
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: SCOTT KOEPPPEL, VILLAGE ADMINISTRATOR
SUBJECT: ORDINANCE: SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF A PUBLIC HEARING REGARDING THE PROPOSED I-88 & IL-47 REDEVELOPMENT PROJECT AREA.
AGENDA: APRIL 16, 2024 REGULAR BOARD MEETING
DATE: APRIL 10, 2024

ISSUE

Shall the Village Board approve an ordinance setting a date for, and to approve a public notice of a public hearing regarding the proposed I-88 and IL-47 Redevelopment Project Area.

DISCUSSION

At the November 7, 2023, Village Board meeting, Village President Konen announced and placed on file the I-88 and IL-47 Redevelopment Project Area Eligibility Report and Redevelopment Plan and Project for public viewing in the Clerks Office. This Report was emailed to interested parties and placed on the Village's website as of November 8, 2023. This was the first step in creating the proposed TIF at I-88 and IL-47.

The next step in the process to consider establishing the TIF district is adopting an Ordinance setting the time and place for a public hearing to establish the TIF district.

Approval of the Ordinance will require mail notification to all affecting taxing districts, property owners within the boundary of the TIF, residential properties within 750-feet of the proposed boundary, Illinois Department of Economic and Commerce and will be sent to all registered interested parties on the interested parties registry. The public hearing is set for June 18, 2024, at 6pm. The Ordinance also establishes the first meeting date of the Joint Review Board on May 22, 2024.

Approval of this Ordinance does not establish the TIF District.

COST

There are publication, printing, and postage costs to send all the required notifications out via certified mailings, which will be paid for by the developer.

RECOMMENDATION

That the Village Board adopt Ordinance 20240416SG To Set a Date for, and to Approve a Public Notice of a Public Hearing Regarding the Proposed I-88 and IL-47 Redevelopment Project Area.



**Village of Sugar Grove
Kane County, Illinois**

Ordinance No. 20240416SG

**An Ordinance to Set a Date for, and to Approve a Public Notice of a Public Hearing
Regarding the Proposed I-88 and IL-47 Redevelopment Project Area**

**Village of Sugar Grove,
Kane County, Illinois**

Adopted by the
Board of Trustee and President
of the Village of Sugar Grove
this 16th day of April 2024

Published in Pamphlet Form
By the authority of the Board of Trustees
Of the Village of Sugar Grove, Kane County,
Illinois, this 16th day of April 2024.

Ordinance No. 20240416SG

**AN ORDINANCE OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY,
ILLINOIS, TO SET A DATE FOR, AND TO APPROVE A PUBLIC
NOTICE OF A PUBLIC HEARING REGARDING THE PROPOSED
I-88 AND IL-47 REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Sugar Grove, Kane County, Illinois (the "*Village*") is a municipal corporation and political subdivision of the State of Illinois and as such is reviewing the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "*TIF Act*") for purposes of designating the proposed I-88 and IL-47 Redevelopment Project Area; and

WHEREAS, pursuant to the Act, the Village is required to adopt an ordinance fixing the time and place for a public hearing on the I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Program to be known as the "I-88 and IL-47 Redevelopment Project Area"; and

WHEREAS, the Village desires to adopt this Ordinance in order to comply with such requirements of the TIF Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. It is necessary and in the best interests of the Village that a public hearing be held prior to the consideration of the adoption by the President and Board of Trustees of the Village (the "*Corporate Authorities*") of an ordinances approving the I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Program (the "*Plan and Program*"), for the proposed I-88 and IL-47 Redevelopment Project Area (the "*Project Area*") and adopting tax increment allocation

financing, and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the TIF Act.

Section 3. It is hereby determined that a public hearing (the "*Hearing*") on the proposed Plan and Program for the proposed I-88 and IL-47 Redevelopment Project Area as legally described in *Exhibit A*, attached hereto and made a part hereof this Ordinance, shall be held on the 18th day of June 2024 at 6:00 p.m., at Waubensee Community College Academic and Professional Center, 4S783 Illinois 47, Sugar Grove, IL 60554.

Section 4. Within a reasonable time after the adoption of this ordinance, the Plan and Program along with the name of the contact person at the Village shall be sent to the affected taxing Districts by certified mail.

Section 5. Notice of the Hearing is hereby authorized to be given by publication and mailing, said notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the Daily Herald, being a newspaper of general circulation within the taxing Districts in the Project Area, and notice by mailing to be given by depositing such notices in the United States mail by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Project Area and to each residential address located with the Project Area, not less than ten (10) days prior to the date set for the Hearing. In the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within preceding three (3) years as owner(s) of such property.

Section 6. Notice of the Hearing is hereby directed to be in substantially the following form:

NOTICE OF PUBLIC HEARING

VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS HEARING ON THE I-88 and IL-47 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING DISTRICT ELIGIBILITY AND REDEVELOPMENT PLAN AND PROJECT FOR THE PROPOSED GROVE REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 18th day of June 2024 at 6:00 p.m., at Waubonsee Community College Academic and Professional Center, 4S783 Illinois 47, Sugar Grove, IL 60554., a public hearing (the "*Hearing*") will be held to consider the approval of the proposed I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Program (the "*Plan and Program*"), the designation of the I-88 and IL-47 Redevelopment Project Area (the "*Project Area*") and the adoption of tax increment financing therefore. The Project Area consists of the territory legally described on *Exhibit A* and generally described as follows:

Approximately 760 acres of land consisting of forty-two (42) tax parcels roughly bounded by IL-47 and I-88 to the west, I-88 to the east, Merrill Road to the south and Oakley to the north.

The Plan and Program objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village and other affected taxing Districts by encouraging private investment in industrial, commercial and residential development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The Village may issue obligations to finance project costs in accordance with the Plan and Program, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

At the Hearing, approval of the Plan and Program, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area will be considered. The Plan and Program is on file and available for public inspection at the office of the Village Clerk at Village Hall, 160 S. Municipal Dr., Suite 110, Sugar Grove, Illinois.

Pursuant to the proposed Plan and Program, the Village proposes to facilitate the redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, interest costs, all as authorized under the Act. The Plan and Program proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative

activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, capital costs incurred by a taxing District as a direct result of a redevelopment project and the payment of financing and interest costs, pursuant to one or more redevelopment agreements.

Tax increment financing is a public financing tool that does not raise property taxes but is used to assist economic development projects by capturing the projected increase in the property tax revenue stream to be created by the increase of the assessed value of the development or redevelopment of an area and investing those funds in improvements associated with the project.

At the Hearing, all interested persons or affected taxing Districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Plan and Program, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

For additional information about the proposed Plan and Program and to file comments or suggestions prior to the hearing contact the Village Administrator, Village of Sugar Grove, 160 S. Municipal Drive, Suite 110, Sugar Grove, Illinois, 60554-9594 and skoepfel@sugargroveil.gov.

By Order of the Village President and Board of Trustees of the Village of Sugar Grove this 16th day of April 2024.

Village Clerk

Section 7. The above notice is hereby directed to be given by certified mail, not less than forty-five (45) days prior to the date set for the Hearing, to all taxing Districts of which taxable property is included in the proposed Project Area and to the Illinois Department of Commerce and Economic Opportunity (“DCEO”). Notice shall include an invitation to each taxing District and DCEO to submit written comments to the Village, in care of the Village Clerk of the Village of Sugar Grove Village Hall, 160 S. Municipal Dr., Suite 110, Sugar Grove, Illinois 60554-9594, concerning the subject matter of the Hearing prior to the date of the Hearing.

Section 8. It is hereby ordered that a Joint Review Board (the “Board”) shall be convened on the 22nd of May 2024 at 10:00 a.m., at Police Department, 10 S. Municipal Dr., Sugar

Grove, Illinois which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing Districts, as provided in Section 7 above, to review the public record, planning documents and the proposed ordinances approving the Plan and Program. The Joint Review Board shall consist of a representative selected by the community college district, local elementary school district and high school district or local community unit school district, the park district, the library district, townships, the fire protection district, and the county that has authority to directly levy taxes on the property in the proposed Project Area, a representative selected by the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

Section 9. The document entitled the Village of Sugar Grove I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Redevelopment Plan and Program has been available for inspection and review commencing the 7th day of November 2023, which is more than 10 days prior to the adoption of this Ordinance at the office of the Village Clerk at Village of Sugar Grove Village Hall, 160 S. Municipal Dr., Suite 110, Sugar Grove, Illinois, during regular office hours.

Section 10. Notice of the establishment of an interested parties' registry which entitles all registrants to receive information on activities related to the proposed designation of a redevelopment project area and the preparation of the Plan and Program is hereby authorized.

Section 11. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 12. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 13. This Ordinance shall be in full force and effect immediately upon its passage.

Passed this 16th of April 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2024.

Village President

Attest:

Village Clerk

EXHIBIT A

PARCEL 1: THE NORTH 300' OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220.20 FEET TO AN EXISTING LIMESTONE MONUMENT; THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463.91 FEET TO AN EXISTING IRON PIPE STAKE; THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175.00 FEET; THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265.54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING; THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908.39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8- 28.2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE SOUTH 6 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 1165.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED-7077, AFOREMENTIONED, 669.96 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845.31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712.02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349.97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102.08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35.13 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 80 DEGREES 32 MINUTES 02 SECONDS EAST, (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES) 220.20; THENCE NORTH 86 DEGREES 55 MINUTES, 13 SECONDS EAST, 1463.92; THENCE NORTH 86 DEGREES 55 MINUTES 13 SECONDS EAST, 175.00 FEET ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE; THENCE SOUTH 77 DEGREES 24 MINUTES 25 SECONDS EAST, 266.14 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 24 MINUTES 25 SECONDS EAST, 35.22 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES 29 SECONDS EAST, 184.98 FEET ALONG THE CENTERLINE OF SEAVEY ROAD; THENCE SOUTH 03 DEGREES 05 MINUTES 31 SECONDS WEST, 300.00 FEET PERPENDICULAR TO SAID CENTERLINE TO A NORTHEASTERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE NORTH 30 DEGREES 40 MINUTES 15 SECONDS WEST, 274.75 FEET ALONG SAID NORTHEASTERLY LINE TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 37 DEGREES 47 MINUTES 45 SECONDS WEST, 102.38 FEET ALONG SAID NORTHEASTERLY LINE TO A LINE DRAWN NORTH 77 DEGREES 24 MINUTES 25 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 24 MINUTES 25 SECONDS EAST ALONG SAID LINE 35.22 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 300' OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161.28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372.20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989.79 FEET AND WHOSE CHORD LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 194.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490.70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876.97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409.64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28. 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED- 7077, AFOREMENTIONED; THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28. 3, A DISTANCE OF 246.07 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828.42 FEET TO THE CENTER LINE OF SEAVEY ROAD; THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588.97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902.50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274.10 FEET; THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297.15 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 19 MINUTES 42 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 94.40 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 28 DEGREES 21 MINUTES 39 SECONDS EAST, 1996.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 05 MINUTES 31 SECONDS EAST, 332.15 FEET TO THE CENTERLINE OF SEAVEY ROAD; THENCE SOUTH 61 DEGREES 29 MINUTES 30 SECONDS EAST, 141.78 FEET ALONG SAID CENTERLINE TO A LINE DRAWN NORTH 28 DEGREES 21 MINUTES 39 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 21 MINUTES 39 SECONDS WEST 300.00 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE; THENCE SOUTHERLY, 366.30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336; THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955.09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL; THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273.19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572.87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE FOR A

POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 758.17 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 11 DEGREES 48 MINUTES 48 SECONDS WEST, 291.56 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE IN THE CENTER LINE OF SEAVEY ROAD; THENCE NORTH 84 DEGREES 45 MINUTES 06 SECONDS WEST, 4.14 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT; THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2372.40 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF PART "A" OF PARCEL NO. 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO. 70ED8972 (THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PART "A" OF PARCEL NO. 0066); THENCE NORTH 04 DEGREES 42 MINUTES 24 SECONDS EAST, 33.00 FEET; THENCE NORTH 77 DEGREES 30 MINUTES 30 SECONDS WEST, 234.68 FEET; THENCE NORTH 06 DEGREES 20 MINUTES 24 SECONDS WEST, 145.44 FEET; THENCE NORTH 10 DEGREES 53 MINUTES 12 SECONDS WEST, 147.37 FEET; THENCE NORTH 02 DEGREES 42 MINUTES 08 SECONDS EAST, 287.71 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8; THENCE NORTHERLY, 45.33 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1870.08 FEET, THE CHORD OF SAID CURVE BEARING NORTH 10 DEGREES 37 MINUTES 54 SECONDS EAST; THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 361.08 FEET ALONG SAID EASTERLY LINE TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST, 2776.73 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS. BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE; THENCE SOUTHERLY, 366.30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336 FOR A POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955.09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL; THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273.19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572.87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE; THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2776.73 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8; THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 251.66 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY CORNER OF PART "C" OF PARCEL NO. 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO. 70ED8972; THENCE NORTH 23 DEGREES 43 MINUTES 23 SECONDS EAST, 127.64 FEET ALONG THE EASTERLY LINE OF ROUTE 47, BEING THE EASTERLY LINE OF SAID PART "C" OF PARCEL NO. 0066, TO AN ANGLE POINT; THENCE NORTH 31 DEGREES 02 MINUTES 48 SECONDS EAST, 154.30 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST, 563.45 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PROPERTY CONVEYED TO NICHOLAS PANAGIOTAROS AS PER DEED RECORDED AS DOCUMENT 2000K050918; THENCE NORTH 14 DEGREES 20 MINUTES 19 SECONDS EAST, 1017.33 FEET ALONG SAID PROLONGATED AND EASTERLY LINE TO THE NORTHEAST CORNER OF SAID PANAGIOTAROS PROPERTY; THENCE SOUTH 69 DEGREES 00 MINUTES 36 EAST, 156.76 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 98K036488 TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220.20 FEET TO AN EXISTING LIMESTONE MONUMENT; THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463.91 FEET TO AN EXISTING IRON PIPE STAKE; THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175.00 FEET; THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265.54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING; THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908.39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8- 28.2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE SOUTH 6 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 1165.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED-7077, AFOREMENTIONED, 669.96 FEET TO AN ANGLE IN SAID NORTHERLY LINE; THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845.31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712.02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349.97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102.08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35.13 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 6: THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94.40 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161.28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO. 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS; THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372.20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989.79 FEET AND WHOSE CHORD LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 194.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490.70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876.97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409.64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28. 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO. 71-ED- 7077, AFOREMENTIONED; THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28. 3, A DISTANCE OF 246.07

FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828.42 FEET TO THE CENTER LINE OF SEAVEY ROAD; THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588.97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902.50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274.10 FEET; THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297.15 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 7: THAT PART LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET NORMAL DISTANT EASTERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 47 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, 16.90 CHAINS EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED DATED OCTOBER 17, 1844 AND RECORDED APRIL 24, 1848 IN BOOK 10, PAGE 487; THENCE SOUTH 40 DEGREES EAST ALONG SAID WESTERLY LINE 13.83 CHAINS TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO HARRY WHITE BY DEED DATED NOVEMBER 8, 1844 AND RECORDED DECEMBER 21, 1849 IN BOOK 16, PAGE 56; THENCE SOUTH 68 DEGREES WEST ALONG SAID NORTHERLY LINE 14.80 CHAINS; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID, 15.78 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WEST 1.58 CHAINS; THENCE NORTH THREE AND THREE QUARTERS DEGREES WEST 15.88 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

PARCEL 8: THAT PART OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 580.80 FEET TO THE CENTER LINE OF A ROAD; THENCE NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE 625.20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47; THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 63.08 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 66.12 FEET TO A POINT THAT IS 129.20 FEET NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST OF THE CENTER LINE OF SAID STATE ROUTE; THENCE NORTH 88 DEGREES, 37 MINUTES, 00 SECONDS EAST 4105.25 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E8-31, BEING PART OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CONDEMNATION PROCEEDINGS HELD IN THE CIRCUIT COURT OF KANE COUNTY AND KNOWN AS CASE NO. 71-ED-7447; THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1439.12 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 60 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 301.10 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 52 DEGREES, 25 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 500.73 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1314.01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 88 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 938.03 FEET TO A POINT THAT IS 995.45 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH

04 DEGREES, 08 MINUTES, 43 SECONDS WEST 221.76 FEET TO A MONUMENTAL STONE; THENCE SOUTH 84 DEGREES, 15 MINUTES, 40 SECONDS WEST 1502.24 FEET TO THE NORTHEAST CORNER OF PARCEL E8-31. 1, BEING PART OF SAID ILLINOIS STATE TOLL HIGHWAY PREMISES; THENCE SOUTH 19 DEGREES, 39 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 447.36 FEET TO THE SOUTHERLY CORNER THEREOF; THENCE SOUTH 41 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 100.38 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE; THENCE SOUTH 35 DEGREES, 25 MINUTES, 34 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 72.39 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED RECORDED APRIL 24, 1848 IN BOOK 10 AT PAGE 487; THENCE SOUTH 39 DEGREES, 38 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LINE 328.87 FEET TO A STONE ON THE SOUTHEASTERLY LINE EXTENDED OF LOT 13 IN MARIAN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTH 66 DEGREES, 02 MINUTES, 22 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE EXTENDED 24.63 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075, A DISTANCE OF 1550.42 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 9: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 580.8 FEET TO THE CENTER LINE OF A GRAVEL ROAD; THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 625.2 FEET TO THE CENTER LINE OF STATE HIGHWAY NO. 47 FOR THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 59 MINUTES EAST 129.2 FEET; THENCE NORTH 88 DEGREES 37 MINUTES EAST 215.1 FEET; THENCE SOUTH 09 DEGREES 54 MINUTES EAST 404.5 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290.6 FEET TO THE CENTER LINE OF SAID STATE HIGHWAY NO. 47; THENCE NORTHERLY ALONG SAID CENTER LINE 414.8 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WESTERLY OF A LINE DRAWN 60 FEET EASTERLY OF AND RADIALLY DISTANT FROM THE CENTER LINE OF F.A. ROUTE 47), IN TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

PARCEL 10: THAT PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129.20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED); THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 215.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 09 DEGREES 54 MINUTES 00 SECONDS EAST 404.50 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 228.93 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO. 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1363.04 FEET TO THE SOUTH LINE EXTENDED WESTERLY OF UNIT NO. 1 - OAKCREST, SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE EXTENDED 585.70 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO. 1; THENCE NORTH 34 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID UNIT 1, 472.01 FEET TO THE CENTER LINE OF MERRILL ROAD; THENCE SOUTH 55 DEGREES, 09 MINUTES 08 SECONDS EAST ALONG SAID CENTER LINE 56.0 FEET TO AN ANGLE IN SAID MERRILL ROAD CENTER LINE; THENCE SOUTH 57 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID

CENTER LINE 612.98 FEET TO THE SOUTHEAST CORNER OF SAID UNIT NO. 1, BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT 714344; THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PUBLIC SERVICE COMPANY (NOW COMMONWEALTH EDISON COMPANY) TRACT, 247.08 FEET TO AN ANGLE IN SAID NORTH LINE; THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 4712.94 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E-8-33 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 2960.71 FEET TO A LINE DRAWN NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 3890.15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS; THENCE EASTERLY, 129.20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED); THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 215.10 FEET; THENCE SOUTH 08 DEGREES 50 MINUTES 33 SECONDS EAST 404.25 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST 229.34 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO. 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738; THENCE SOUTHERLY, 265.47 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3879.83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 10 DEGREES 59 MINUTES 30 SECONDS EAST TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 76.93 TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTHERLY, 45.24 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3889.83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 07 DEGREES 34 MINUTES 24 SECONDS EAST TO THE CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST, 137.50 FEET ALONG SAID CENTERLINE AS STAKED; THENCE SOUTH 47 DEGREES 39 MINUTES 05 SECONDS EAST, 270.56 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED TO THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS EAST, 441.01 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, 573.32 FEET; THENCE SOUTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440.04 FEET TO THE SAID CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE NORTH 54 DEGREES 03 MINUTES 27 SECONDS WEST, 470.21 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED; THENCE NORTH 47 DEGREES 39 MINUTES 05 SECONDS WEST, 103.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 11: THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99.46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST 393.71 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1984791 TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF; THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 3036.76 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF TO THE NORTHEAST CORNER OF THE WEST 13.26 CHAINS, AS OCCUPIED, OF THE SOUTH HALF OF THE

NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 1322.63 FEET ALONG THE EAST LINE, AS OCCUPIED, OF SAID WEST 13.26 CHAINS TO THE SOUTHEAST CORNER OF SAID WEST 13.26 CHAINS; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 2045.24 FEET ALONG THE SOUTH LINE, AS MONUMENTED, OF SAID NORTH HALF TO A POINT IN MERILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602.92 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS OF REAL ESTATE:

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99.46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST, 253.00 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1984791; THENCE SOUTH 51 DEGREES 12 MINUTES 59 SECONDS EAST, 165.89 FEET; THENCE SOUTH 06 DEGREES 59 MINUTES 05 SECONDS WEST, 192.43 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 89.40 FEET TO A POINT IN MERILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 267.31 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO EXCEPTNG,

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 1156.98 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE CENTER LINE OF MERILL ROAD, AS IT EXISTED IN 1936; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 424.22 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, 391.78 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 540.27 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 224.41 FEET TO A POINT IN MERILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345.72 FEET ALONG MERILL ROAD TO THE AFOREMENTIONED NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 412.23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.