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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** MATT ANASTASIA, FINANCE DIRECTOR  
**SUBJECT:** ORDINANCES: I-88 & IL-47 TIF APPROVING, DESIGNATING AND ADOPTING ORDINANCES  
**AGENDA:** SEPTEMBER 10, 2024, SPECIAL BOARD MEETING  
**DATE:** SEPTEMBER 3, 2024

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**ISSUE**

Shall the Village Board approve the three (3) Ordinances to approve, designate and adopt the I-88 & IL-47 TIF Redevelopment Project Area.

**DISCUSSION**

At the Board meeting held on August 20, 2024, the Board discussed the three (3) ordinances required to be approved to adopt the I-88 & IL-47 TIF Redevelopment Project Area. The ordinances are as follows:

- **Ordinance #20240910GROVE1 - Approving the Village of Sugar Grove, Illinois, I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project** – This Ordinance approves the Eligibility Report & Redevelopment Plan and Project completed by SB Friedman.
- **Ordinance #20240910GROVE 2 - Designating the proposed I-88 and IL-47 Tax Increment Financing District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act** – This Ordinance designates the proposed Area as a redevelopment project area pursuant to the TIF Act.
- **Ordinance #20240910GROVE3 - Adopting Tax Increment Financing for the I-88 and IL-47 Redevelopment Project Area** – This Ordinance adopts the I-88 & IL-47 TIF pursuant to the Illinois Tax Increment Allocation Redevelopment Act.

There was one change to **Ordinance #20240910GROVE3 Adopting Tax Increment Financing for the I-88 and IL-47 Redevelopment Project Area** on advice of TIF Counsel to add the following wording to the beginning of Section 1:

**Section1. Tax Increment Adoption.** *Upon recordation of the Plat of Subdivision dated \_\_\_\_\_, 2024, the TIF Act is hereby adopted to pay development project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in Exhibit A, attached hereto and incorporated herein.*

A Public Hearing was held regarding the TIF creation on June 18, 2024, at Waubonsee Community College, where discussion amongst the Board occurred, as well.

## **COST**

There is no cost to discuss the three (3) ordinances approving, designating and adopting the TIF Redevelopment Project Area, the Redevelopment Agreement for the TIF is where the costs lie for the Village TIF Increment.

## **RECOMMENDATION**

That the Village Board approve the following Ordinances:

- Ordinance #20240910GROVE1 – Ordinance Approving the Village of Sugar Grove, Illinois, I-88 & IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Project
- Ordinance #20240910GROVE2 – Ordinance Designating the proposed I-88 and IL-47 Tax Increment Financing District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.
- Ordinance #20240910GROVE3 – Ordinance Adopting Tax Increment Financing for the I-88 and IL-47 Redevelopment Project Area.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**Ordinance No. 20240910GROVE1**

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**An Ordinance Approving the Village of Sugar Grove, Illinois, I-88 & IL-47 Redevelopment  
Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and  
Project  
Village of Sugar Grove,  
Kane County, Illinois**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

## **Ordinance No. 20240910GROVE1**

### **AN ORDINANCE OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, APPROVING THE VILLAGE OF SUGAR GROVE, ILLINOIS, I-88 AND IL-47 REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING DISTRICT ELIGIBILITY REPORT AND REDEVELOPMENT PLAN AND PROJECT**

**WHEREAS**, the Village President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of Sugar Grove, Kane County, Illinois (the “*Village*”), have determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors as often manifested by a lack of community planning within an area and the lack of or presence of inadequate utilities, all of which increase the cost of private investments, threaten the sound growth of the tax base of the Village and the taxing districts having the power to tax real property in the Village (the “*Taxing Districts*”), and threaten the future health, safety, morals, and welfare of the public; and,

**WHEREAS**, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions in the Village need to be prevented and eradicated and redevelopment of the Village be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and enhance the tax base of the Village and the Taxing Districts; and,

**WHEREAS**, the Village has authorized an eligibility study to determine whether the proposed I-88 and IL-47 Redevelopment Project Area (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

**WHEREAS**, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Proposed Area; and,

**WHEREAS**, the Village has been advised by SB Friedman on November 2, 2023, that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and,

**WHEREAS**, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

**WHEREAS**, the Village has further caused the preparation of and made available for public inspection the I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Program which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

**WHEREAS**, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the land use to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan accordingly complies in all respects with the requirements of the TIF Act; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted on April 16, 2024, called a public hearing (the “*Hearing*”) relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 18<sup>th</sup> day of June 2024 at 6:00 p.m., at the Waubonsee Community College Academic and Professional Center, 4S783 Illinois 47, Sugar Grove, Illinois 60554; and,

**WHEREAS**, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 24, 2024, was published on May 20, 2024 and June 4, 2024, and sent by certified mail to taxpayers within the Proposed Area on May 16, 2024; and,

**WHEREAS**, the Village has established and have published an “interested parties registry” for the Proposed Area in compliance with the requirements of the TIF Act; and,

**WHEREAS**, the Village gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

**WHEREAS**, the Village convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

**WHEREAS**, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and the forms of proposed ordinances approving the Plan, designating the Proposed Area as a “redevelopment project area” and adopting the TIF Act and were not able by a majority vote to come to a final recommendation to the Village; and,

**WHEREAS**, the Village held the Hearing on June 18, 2024, at the Waubensee Community College Academic and Professional Center, 4S783 Illinois 47, Sugar Grove, Illinois 60554 at 6:00 p.m.; and,

**WHEREAS**, at the Hearing, any interested party or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and,

**WHEREAS**, the Hearing was adjourned on the 18<sup>th</sup> day of June 2024; and,

**WHEREAS**, the Plan set forth the factors which cause (i) the improved parcels in the Proposed Area to be a blighted area, the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which could cause the Proposed Area to be qualified as a “blighted area”, as this term is defined in the TIF Act; and,

**WHEREAS**, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and,

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and

improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and,

**WHEREAS**, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and,

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Village as a whole, to determine whether the proposed Plan conforms to the comprehensive plan of the Village.

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

**Section 1. Findings.** The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area showing its location is depicted in *Exhibit B*, attached hereto as and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and for the parcels included therein to be classified as a “blighted area”, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.
- (d) The Plan conforms to the comprehensive plan for the development of the Village as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2047, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2047.

- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

**Section 2. Exhibits Incorporated by Reference.** The Plan which was the subject matter of the public hearing held on the 18<sup>th</sup> day of June 2024, is hereby adopted and approved. A copy of the Plan is attached as *Exhibit C*, attached hereto and incorporated herein.

**Section 3. Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jennifer Konen  
President of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois

ATTEST: \_\_\_\_\_  
Tracey Conti  
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Heidi Lendi	___	___	___	___
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee James F. White	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Sean Michels	___	___	___	___
Village President Jennifer Konen	___	___	___	___

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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602.92 FEET ALONG MERRILL 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:

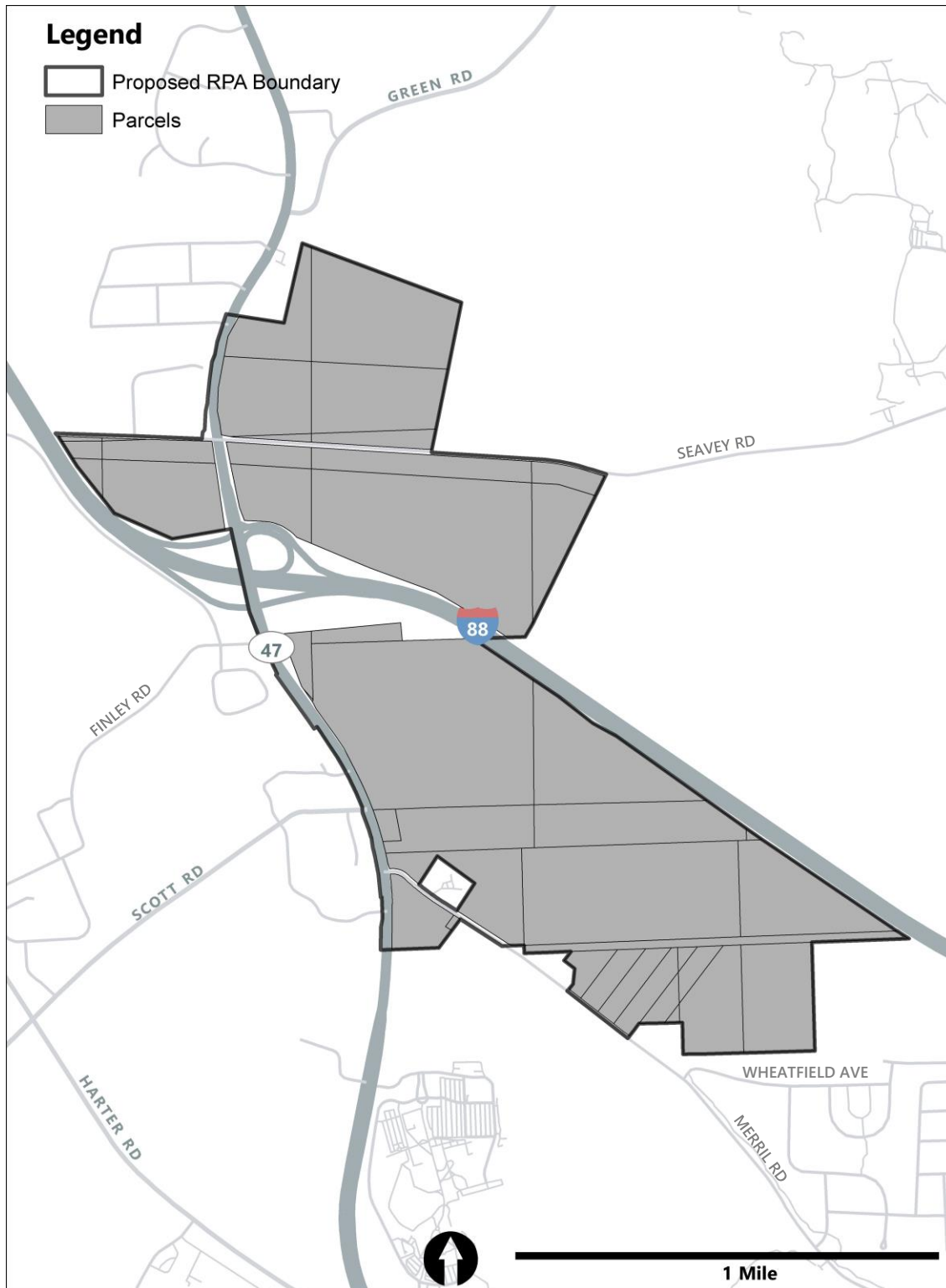
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99.46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 267.31 FEET ALONG MERRILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO EXCEPTNG,

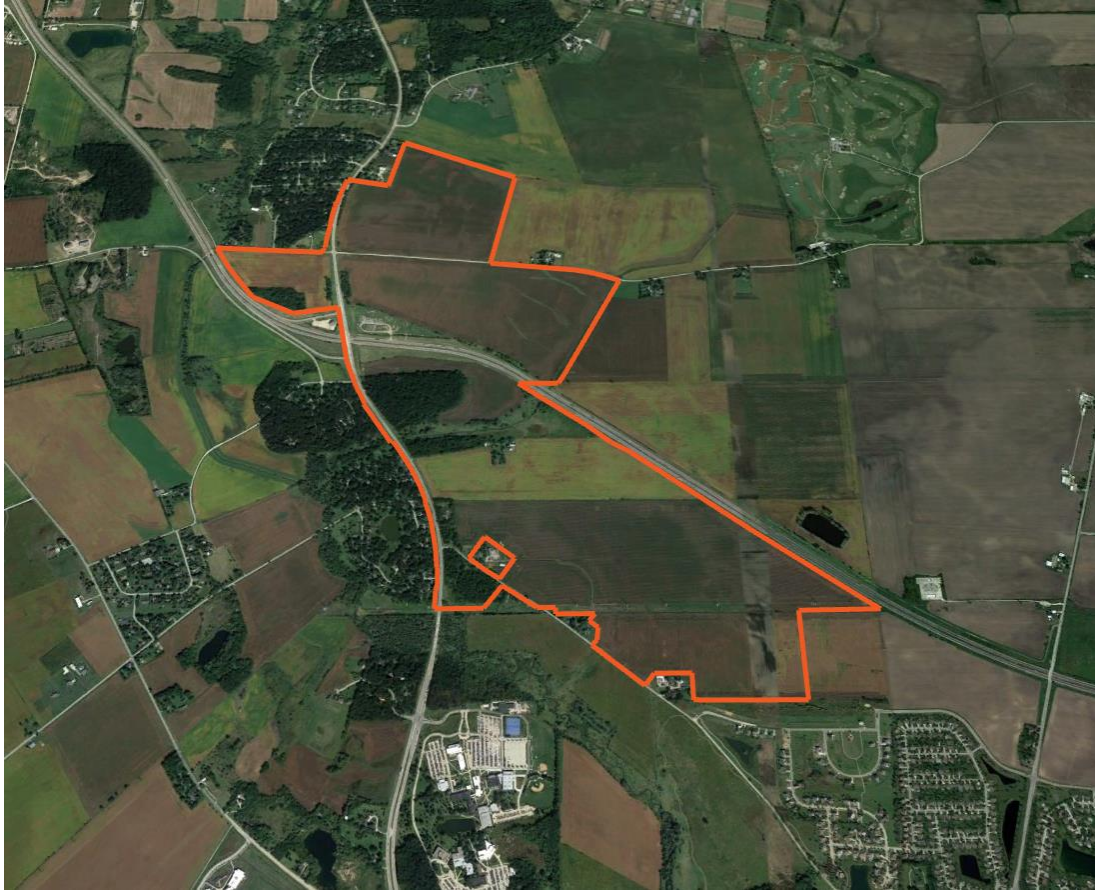
THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

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 MERRILL 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345.72 FEET ALONG MERRILL 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.

## Exhibit B





VILLAGE OF SUGAR GROVE, IL

**I-88 and IL-47**

## **Redevelopment Project Area**

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

**FINAL REPORT** | November 2, 2023



VILLAGE OF SUGAR GROVE, IL

# **I-88 and IL-47 Redevelopment Project Area**

**Tax Increment Financing District**

**Eligibility Report and Redevelopment Plan and Project**

**November 2, 2023**

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VILLAGE OF SUGAR GROVE, IL  
I-88 and IL-47 Redevelopment Project Area  
Tax Increment Financing District  
Eligibility Report and Redevelopment Plan and Project

Table of Contents

SECTION	PAGE
1. Introduction .....	1
2. Eligibility Report .....	8
3. Redevelopment Plan and Project.....	10
Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities .....	21
Appendix 2: Glossary.....	22
Appendix 3: Proposed RPA Boundary Legal Description .....	24
Appendix 4: List of PINs in the Proposed RPA.....	26

LIST OF MAPS	PAGE
Map 1: Overview of Proposed RPA Boundary .....	5
Map 2: Detailed View of Proposed RPA Boundary .....	6
Map 3: Existing Land Use.....	7
Map 4: Proposed Future Land Use Plan.....	12

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# 1. Introduction

The Village of Sugar Grove, Kane County, Illinois (the “Village”) seeks to establish a “redevelopment project area” as defined by the Tax Increment Allocation Redevelopment Act, 65 ITS 5/11-74.4-1, as amended (the “Act”), in order to utilize tax increment financing as authorized by the Act to fund improvements to support private investment within the proposed redevelopment project area. The Village engaged SB Friedman Development Advisors, LLC (“SB Friedman”) in May 2023 to conduct a redevelopment project area feasibility study to determine the eligibility of the proposed I-88 and IL-47 Redevelopment Project Area (“I-88 and IL-47 RPA” or the “RPA”) and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”).

This document serves as the Eligibility Report and Redevelopment Plan and Project (together, the “Report”) for the proposed I-88 and IL-47 RPA, as shown on **Map 1. Section 2** of the Report, the Eligibility Report, details the eligibility factor found within the proposed RPA in support of its designation as a “blighted area” for vacant land, within the definitions set forth in the Act. **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

## Redevelopment Project Area

The proposed RPA is located on the north side of the Village of Sugar Grove along IL-47 and I-88 in Kane County (the “County”), as shown on **Map 1**. The 42 tax parcels included in the proposed RPA are roughly bounded by IL-47 and I-88 to the west, I-88 to the east, Merrill Road to the south, and Oakleaf Drive to the north as seen on **Map 2**. The proposed RPA comprises approximately 861 acres of land, of which approximately 765 acres are currently vacant and approximately 96 acres are rights-of-way, as shown in **Map 3**.

## Determination of Eligibility

This Report concludes that the proposed RPA is eligible for designation as a “blighted area” for vacant land, per the Act.

### BLIGHTED AREA FINDINGS

Per SB Friedman’s analysis, the proposed RPA is eligible as a “blighted area” under the one-factor test as outlined in the Act. The one-factor findings are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

SB Friedman’s analysis indicated that the following factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

*Property is subject to chronic flooding that adversely impacts real property or discharges water that contributes to flooding within the watershed.*

## ONE-FACTOR ELIGIBILITY

Engineering Enterprises, Inc. (EEI) evaluated chronic flooding conditions within the proposed RPA and/or the extent to which runoff from the parcels in the proposed RPA contributes to flooding within the Blackberry Creek watershed (the “Watershed”). EEI found that 88% of the runoff from the proposed RPA contributes to downstream flooding within the Watershed. Thus, the proposed RPA is eligible as a “blighted area” under the one-factor test.

## SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the proposed RPA qualifies to be designated as a “blighted area,” because one (1) of the six (6) one-factor eligibility factors was found to be present to a meaningful extent and reasonably distributed within the proposed RPA. Thus, the proposed RPA is found to be blighted.

These conditions hinder the potential to develop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses the stormwater runoff challenges to facilitate the overall improvement of its physical condition.

## Redevelopment Plan Goal, Objectives and Strategy

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a “blighted area”, and to provide the direction and mechanisms necessary to develop the proposed RPA as a vibrant mixed-use district. Development of the proposed RPA is intended to develop the area, strengthen the economic base, and enhance the Village’s overall quality of life.

**OBJECTIVES.** The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate and encourage the construction of new commercial, industrial, residential, civic/cultural, public, and/or recreational development;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the preparation, and marketing of available sites in the proposed RPA for development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village of Sugar Grove Comprehensive Plan published in 2023 (the “2023 Comprehensive Plan”) and subsequent plans, and;



7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

**STRATEGY.** Development of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources as well as other funding sources to stimulate private investment.

## Financial Plan

**ELIGIBLE COSTS.** The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan pursuant to the Act.

**ESTIMATED REDEVELOPMENT PROJECT COSTS.** The estimated eligible redevelopment project costs of this Redevelopment Plan are \$338 million. The total of eligible redevelopment project costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

**EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA.** The 2022 equalized assessed value (EAV) (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the proposed RPA is \$619,940. By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately \$292.9 million.

## Required Tests and Findings

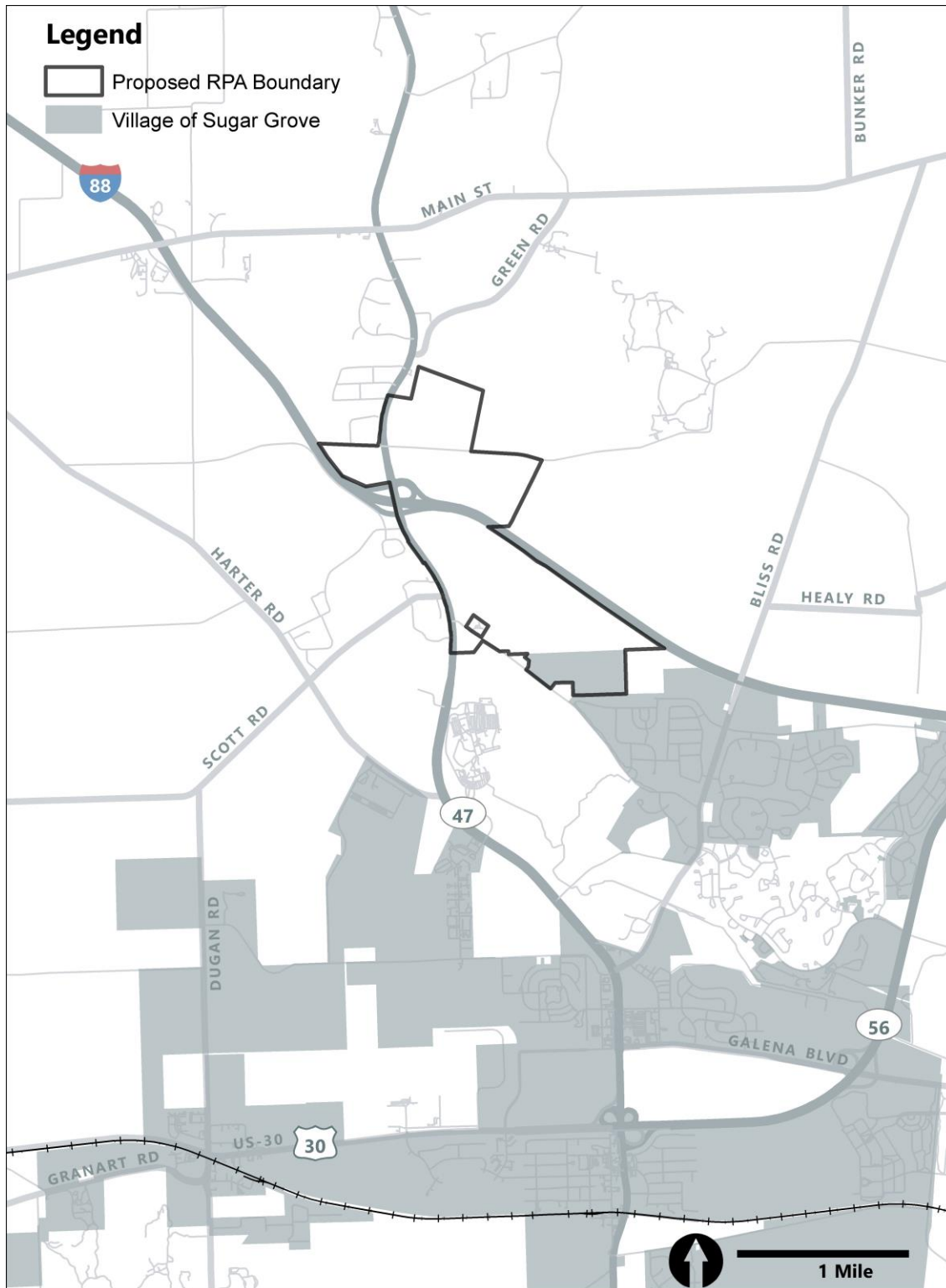
The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed RPA:

1. The proposed RPA is approximately 865 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. No private investment has occurred in the proposed RPA over the last five years;
3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of the proposed RPA, these projects would be unlikely to occur on their own;
4. The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;
5. This Redevelopment Plan will help to implement the 2023 Comprehensive Plan, and also conforms to and proposes future land uses in the 2023 Comprehensive Plan;

## Village of Sugar Grove / I-88 and IL-47 – Eligibility Report and Redevelopment Plan

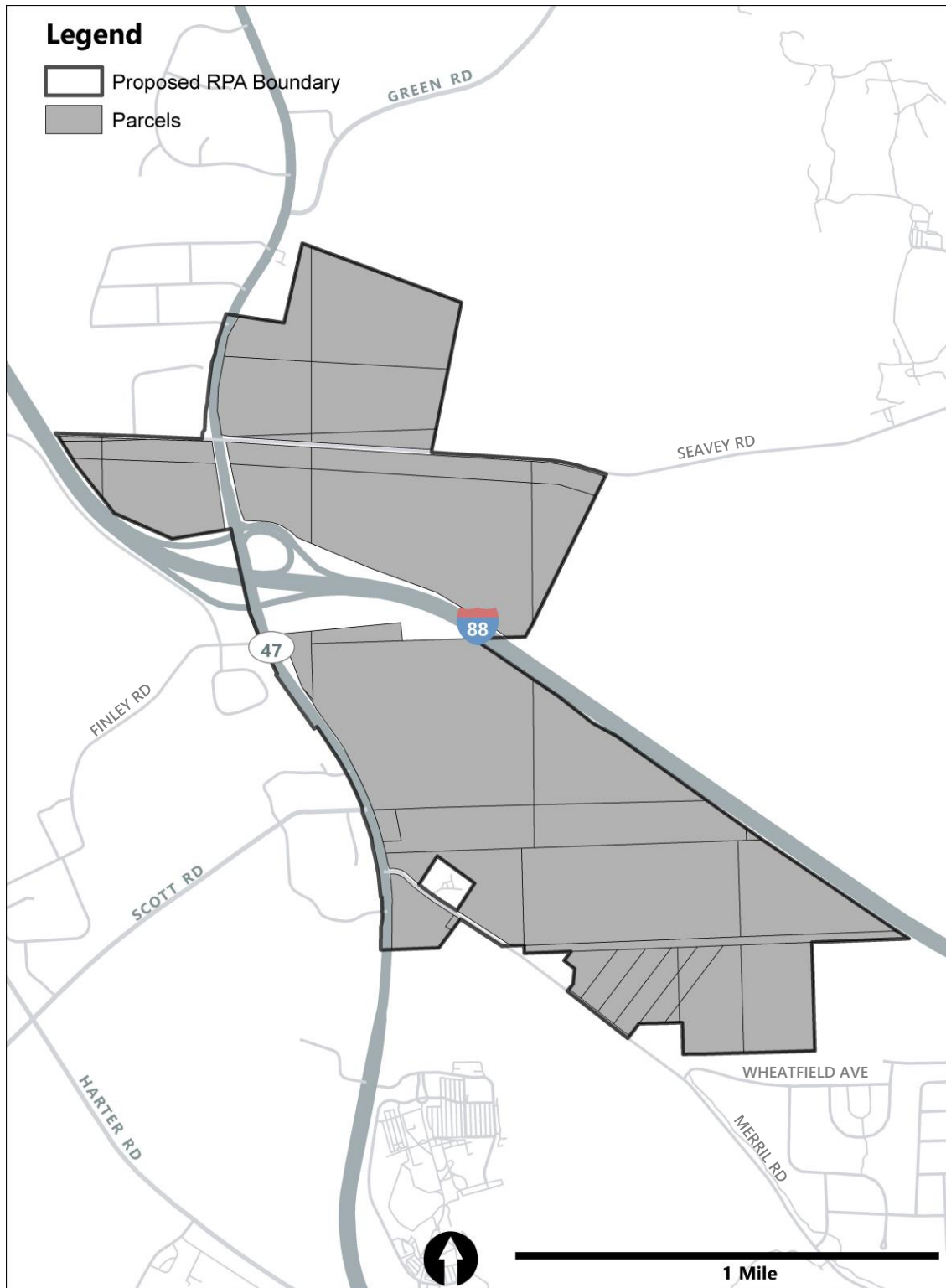
6. Given that the proposed RPA consists of vacant property, the Village certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than the year of receipt of the taxes for the 23<sup>rd</sup> year of the designation of the proposed RPA, the date of which would be December 31, 2048 if the ordinances establishing the proposed RPA are adopted during 2024.

Map 1: Overview of Proposed RPA Boundary



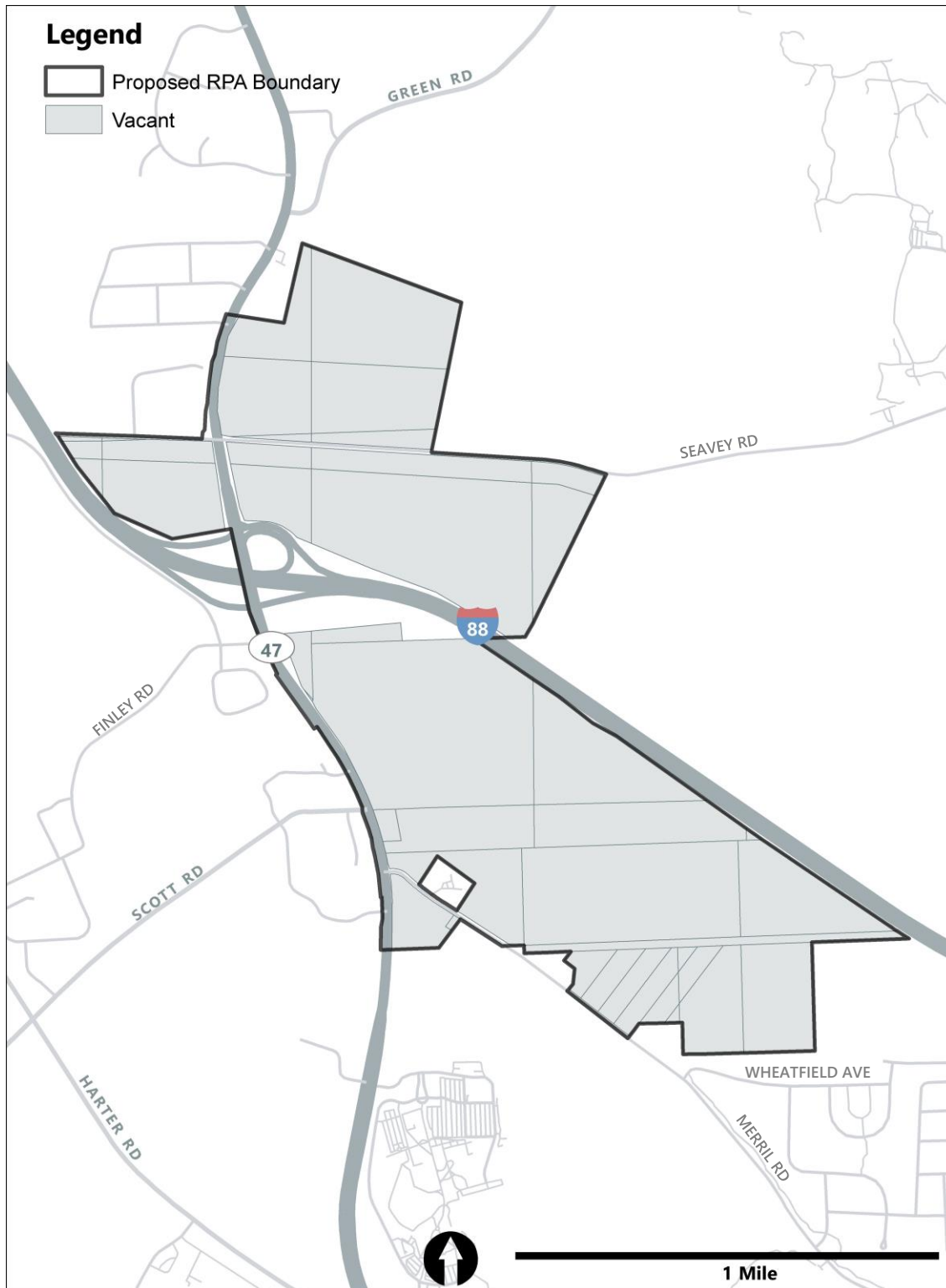
Source: Village of Sugar Grove, Kane County, Esri, SB Friedman

Map 2: Detailed View of Proposed RPA Boundary



Source: Village of Sugar Grove, Kane County, Esri, SB Friedman

Map 3: Existing Land Use



Source: Village of Sugar Grove, Kane County, Esri, SB Friedman

## 2. Eligibility Report

This report concludes that the proposed RPA is eligible for designation as a “blighted area” for vacant land per the Act.

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below for vacant “blighted areas”.

### Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one (1) of the six (6) factors under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

#### TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

#### ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;

- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

A definition of each factor is provided in **Appendix 2**.

## Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed RPA is eligible for designation as a “blighted area” for vacant land, per the Act:

- Parcel-by-parcel field observations and photography documenting property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which parcel and Village as a whole data are available and final (2017-2022) from the Kane County Assessor’s Office;
- Review of parcel-level GIS shapefile data provided by the Village;
- Review of a memorandum from EEI regarding stormwater;
- Review of the 2023 Village of Sugar Grove Comprehensive Plan.

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a parcel-by-parcel basis, and/or aggregate basis as applicable. The parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## Blighted Area Finding

Per SB Friedman’s analysis, the proposed RPA is eligible to be designated as a “blighted area” per the one-factor finding.

### ONE-FACTOR BLIGHTED FINDING

EEI, as the Village’s engineering firm, has indicated that runoff from 88% of the proposed RPA contributes to downstream flooding within the Blackberry Creek Watershed. This factor is found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## Summary of Findings

SB Friedman found that the proposed RPA qualifies to be designated as a “blighted area” for vacant land. The proposed RPA is eligible under a one-factor test due to flooding and contribution to flooding in the proposed RPA. This factor is present to a meaningful extent and reasonably distributed within the proposed RPA.

### 3. Redevelopment Plan and Project

This document describes the comprehensive development program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The development program will be implemented over the 23-year life of the proposed RPA. If a development project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the proposed RPA.

#### Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is characterized by vacant land that contributes to downstream flooding. These conditions reduce the value of the properties in the area. They make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation and stormwater management;
3. Development of vacant parcels;
4. Streetscape and infrastructure improvements, including utilities;
5. Resources for commercial, industrial, residential, civic and institutional, park/open space, transportation and utilities, and right-of-way.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable development of the proposed RPA.

#### GOAL, OBJECTIVES AND STRATEGY

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant blighted area, and to provide the direction and mechanisms necessary to develop the proposed RPA as a vibrant mixed-use district. Development of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

**OBJECTIVES.** The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate and encourage the construction of commercial, business park, residential flex, single family housing, park/open space, transportation and utilities, and/or right-of-way land uses;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, to create an environment conducive to private investment;
3. Facilitate the construction and/or renovation of stormwater management systems and flood control within the proposed RPA;



4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for development and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including 2023 Comprehensive Plan ,and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

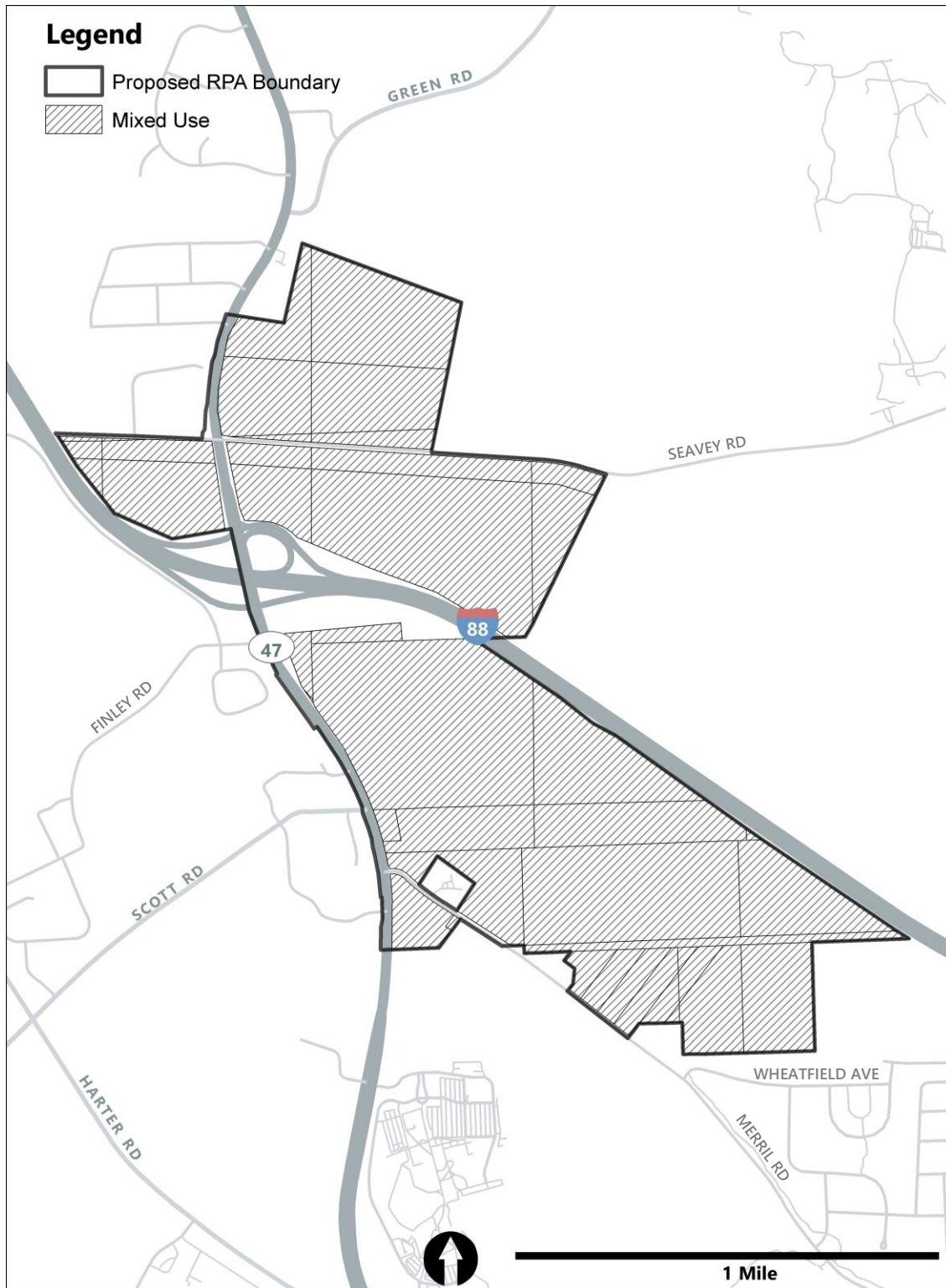
**STRATEGY.** Development of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment.

## Proposed Future Land Use

The proposed future land use of the proposed RPA, as shown in **Map 4**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA, in a manner that is in conformance with the Comprehensive Plan. The mixed-use designation allows for the following land uses within the proposed RPA:

- Commercial
- Business Park
- Residential Flex
- Single Family Housing
- Park and Open Space
- Transportation and Utilities
- Right-of-Way

Map 4: Proposed Future Land Use Plan



Source: Village of Sugar Grove, Kane County, Esri, SB Friedman

## Financial Plan

### ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
  - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and
  - f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line-item costs are expected and may be made administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line-item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 1**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the proposed RPA.

**Table 1: Estimated TIF-Eligible Redevelopment Project Costs**

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	\$3,500,000
Site Marketing Costs	\$2,000,000
Site Preparation Costs	\$110,450,000
Costs of Building Rehabilitation	\$0
Costs of Construction of Public Works or Improvements	\$220,000,000
Financing Costs	\$8,000,000
Taxing District Capital Costs	\$4,000,000
Relocation Costs	\$0
Payments in Lieu of Taxes	\$1,000,000
Costs of Job Training	\$50,000
Interest Costs (Developer or Property Owner)	\$1,000,000
<b>TOTAL DEVELOPMENT PROJECT COSTS [2] [3] [4]</b>	<b>\$350,000,000</b>

[1] Described in more detail in Eligible Costs Section.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the proposed RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the proposed RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the proposed RPA, but may not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are paid from

incremental property taxes generated in contiguous RPAs or those separated from the proposed RPA only by a public right-of-way.

[4] All costs are in 2024 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

## **PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION**

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village of Sugar Grove. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048 if the ordinances establishing the proposed RPA are adopted during 2024.

## **SOURCES OF FUNDS TO PAY COSTS**

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract or parcel of real property in the proposed RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer may deem appropriate.

The proposed RPA may be or become contiguous to or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 1** of this Redevelopment Plan.

## ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the proposed RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing, Scheduling of the Redevelopment, and Estimated Dates of Completion” above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

## MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2022 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is approximately \$619,940. This total EAV amount by property index number (“PIN”) is summarized in **Appendix 4**. The EAV is subject to verification by the Kane County Assessor’s Office. After verification, the final figure shall be certified by the Kane County Clerk and shall become the “Certified Initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the County.

## ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately \$292.9 million.

## Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the proposed RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the



proposed RPA will be distributed to all taxing district levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

## **DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS TO ADDRESS FINANCIAL AND SERVICE IMPACT**

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement of vacant sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the proposed RPA:

- Blackberry Township
- Blackberry Township Road District
- Elburn Fire Protection District
- Kane County
- Kane County Forest Preserve
- Kaneland C.U.S.D 302
- Sugar Grove Community Building
- Sugar Grove Fire Protection District
- Sugar Grove Library District
- Sugar Grove Park District
- Sugar Grove Township
- Sugar Grove Township Road District
- Sugar Grove Water Authority
- Town and County Library District
- Waubensee Community College 516

## **Required Tests and Findings**

As a part of establishing the proposed RPA, the following additional findings must be made:

### **FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT**

The Village is required to evaluate whether the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. No private investment has occurred in the proposed RPA during the past five years (2018-2022), as demonstrated by the following:



- **ZERO CONSTRUCTION RELATED PERMIT ACTIVITY.** According to the County, no building permits have been issued for parcels within the proposed RPA in the last five years. The proposed RPA has therefore not been subject to growth and development through investment by private enterprise.

*Finding: The proposed RPA, on the whole, has not been subject to growth and development through investment by private enterprise.*

## **FINDING 2: “BUT FOR...” REQUIREMENT**

The Village is required to find that the proposed RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to develop the proposed RPA parcels contribute to flooding in the Watershed are extensive and costly. The private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

*Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed.*

## **FINDING 3: CONTIGUITY**

No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

*Finding: The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan.*

## **FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE**

The Redevelopment Plan must conform to the comprehensive land use plan for the Village.

The proposed RPA was located outside of the Village when the Village drafted and approved its 2023 Comprehensive Plan. However, the 2023 Comprehensive Plan aims to facilitate more “walkable urbanism” in Sugar Grove. As part of this vision, the Village aims to attract more jobs, services, and housing to support an increased daytime population. One of the themes in the 2023 Comprehensive Plan is the need to ensure a resilient economy, which depends on growing the local jobs and tax bases.

The Future Land Use Map in the 2023 Comprehensive Plan identifies desired future land uses in the proposed RPA as a combination of commercial, single-family housing, residential flex, business park and park and open space. This Redevelopment Plan is broadly consistent with the Village’s 2023 Comprehensive Plan and proposes land uses that are consistent with that plan.

*Finding: The Future Land Use Plan included in this Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the future land uses in the 2023 Comprehensive Plan.*

#### **FINDING 5: HOUSING IMPACT AND RELATED MATTERS**

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan document.

*Finding: SB Friedman found that there are no housing units within the proposed RPA. The Village hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.*

#### **FINDING 6: ESTIMATED DATES OF COMPLETION**

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

*Finding: The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.*

### **Provisions for Amending Action Plan**

This Redevelopment Plan document may be amended pursuant to the provisions of the Act.

### **Commitment to Fair Employment Practices and an Affirmative Action Plan**

The Village of Sugar Grove hereby affirms its commitment to fair employment practices and an affirmative action plan.

# Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area ("RPA") as a "blighted area" under the Act at the completion of our field research in July 2023 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the proposed RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed RPA, so that the Report will comply with the Act and that the proposed RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary TIF revenue projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed RPA boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed RPA.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village's information, for the purpose of establishing an RPA. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

## Appendix 2: Glossary

### Factors for Vacant Land – One Factor Test

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

### Factors for Vacant Land – Two Factor Test

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

**Environmental Contamination.** The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for, the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the

balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Appendix 3: Proposed RPA Boundary Legal Description

### OF PROPERTY DESCRIBED AS:

THAT PART OF SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 7 EAST AND SECTION 29, 30, 31, 32 AND 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21 IN OAKCREST UNIT 2; THENCE NORTHERLY ALONG THE WEST LINE OF STATE ROUTE 47 TO THE NORTH LINE OF INTERSTATE 88; THENCE WESTERLY AND NORTHWESTERLY ALONG SAID NORTH LINE TO THE CENTERLINE OF SEAVEY ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE WEST LINE OF STATE ROUTE 47; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 2012K030289; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE EXTENDED AND SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH EAST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 2000K050918; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY, 156.76 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2001K029336; THENCE SOUTHEASTERLY 1955.09 FEET, ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2003K067566; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2002K059117; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE CENTERLINE OF SEAVEY ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE NORTHEASTERLY EXTENSION OF THE EASTERLY LINE OF PARCEL 2 DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 2002K027296; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE WEST ALONG SAID NORTH LINE TO THE SOUTHWESTERLY LINE OF INTERSTATE 88; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTH LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2004K161273; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF HANNAFORD FARM UNIT 2; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2005K154910; THENCE NORTH, 391.78 FEET ALONG SAID WEST LINE TO A BEND POINT IN SAID WEST LINE; THENCE WEST, 34.44 FEET TO THE SOUTHEAST CORNER OF PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2006K109520; THENCE WEST 505.83 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED TO THE CENTERLINE LINE OF MERRILL ROAD; THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF A PARCEL DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2016K031882; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID SOUTHEASTERLY LINE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE BOUNDARY FOR SAID PARCEL TO THE SOUTHEASTERLY LINE OF PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED AS DOCUMENT 2023K007079; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 4; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE

COMMONWEALTH EDISON RIGHT OF WAY; THENCE WEST ALONG SAID NORTH LINE TO THE SOUTHWEST LINE OF MERRILL ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE TO THE NORTHWEST LINE OF OAKCREST UNIT NO. 1; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO THE NORTH LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. EXCEPT THAT PART OF A PARCEL LYING NORTH OF MERRILL ROAD DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 2004K111075.

## Appendix 4: List of PINs in the Proposed RPA

Record #	PIN	2022 EAV
1	11-29-352-001	\$210
2	11-29-376-011	\$6,168
3	11-29-376-012	\$14,269
4	11-29-400-006	\$15,216
5	11-29-400-007	\$13,117
6	11-30-477-004	\$257
7	11-31-200-016	\$1,565
8	11-31-200-017	\$1,736
9	11-32-100-005	\$1,053
10	11-32-100-021	\$4,916
11	11-32-100-022	\$4,109
12	11-32-100-023	\$10,788
13	11-32-100-025	\$10,680
14	11-32-200-001	\$5,431
15	11-32-200-005	\$288
16	11-32-200-013	\$10,589
17	11-32-200-014	\$44,845
18	11-32-328-004	\$836
19	11-32-328-007	\$229
20	11-32-426-004	\$25,318
21	11-32-426-006	\$14,435
22	11-32-426-009	\$28,022
23	11-33-100-014	\$2,323
24	11-33-100-015	\$8,021
25	11-33-300-003	\$16,950
26	11-33-300-007	\$18,797
27	11-33-400-012	\$218
28	14-04-100-001	\$34,735
29	14-04-100-002	\$19,794
30	14-04-100-011	\$2,447
31	14-04-100-012	\$2,206
32	14-04-100-022	\$107,687
33	14-04-100-023	\$36,227
34	14-04-100-024	\$4,834
35	14-04-100-026	\$20,500
36	14-04-100-028	\$2,589



## Village of Sugar Grove / I-88 and IL-47 – Eligibility Report and Redevelopment Plan

Record #	PIN	2022 EAV
37	14-04-100-030	\$170
38	14-04-100-032	\$1,061
39	14-04-200-004	\$19,457
40	14-04-200-019	\$25,225
41	14-05-200-028	\$941
42	14-05-200-041	\$81,741
<b>TOTAL</b>		<b>\$619,940</b>

Source: Kane County Assessor, SB Friedman



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**Ordinance No. 20240910GROVE2**

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**An Ordinance Designating the Proposed I-88 and IL-47 Tax Increment Financing District  
Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act  
Village of Sugar Grove,  
Kane County, Illinois**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Ordinance No. 20240910GROVE2**

**AN ORDINANCE DESIGNATING THE PROPOSED I-88 AND IL-47 TAX INCREMENT  
FINANCING DISTRICT REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX**

**INCREMENT ALLOCATION REDEVELOPMENT ACT, VILLAGE OF SUGAR GROVE, KANE  
COUNTY, ILLINOIS,**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of Sugar Grove, Kane County, Illinois (the “*Village*”), for the Village to implement tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”), for a Redevelopment Plan and Program as set forth in the I-88 and IL-47 Redevelopment Project Area Tax Increment Financing District Eligibility Report and Redevelopment Plan and Program (the “*Plan*”) within the municipal boundaries of the Village for a proposed redevelopment project area (the “*Area*”), as described in *Section 1* of this Ordinance; and

**WHEREAS**, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 18<sup>th</sup> day of June 2024, at 6:00 p.m., at the Waubonsee Community College Academic and Professional Center, 4S783 Illinois 47, Sugar Grove, Illinois, 60554, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to the TIF Act.

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

*Section 1. Area Designated.* The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the

Area showing its location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

*Section 2. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.* It is hereby expressly found and determined that the year the County Clerk of the County of Kane, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is 2023. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, as itemized in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

*Section 3. Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

*Section 4. Invalidity of Any Section.* If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

*Section 5. Superseder and Effective Date.* All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this

Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Section 6.* This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

*Passed* this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jennifer Konen  
President of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois

ATTEST: \_\_\_\_\_  
Tracey Conti  
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Heidi Lendi	___	___	___	___
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee James F. White	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Sean Michels	___	___	___	___
Village President Jennifer Konen	___	___	___	___

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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602.92 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13

MINUTES 39 SECONDS WEST, 267.31 FEET ALONG MERRILL 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 MERRILL 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345.72 FEET ALONG MERRILL 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.

## Exhibit B

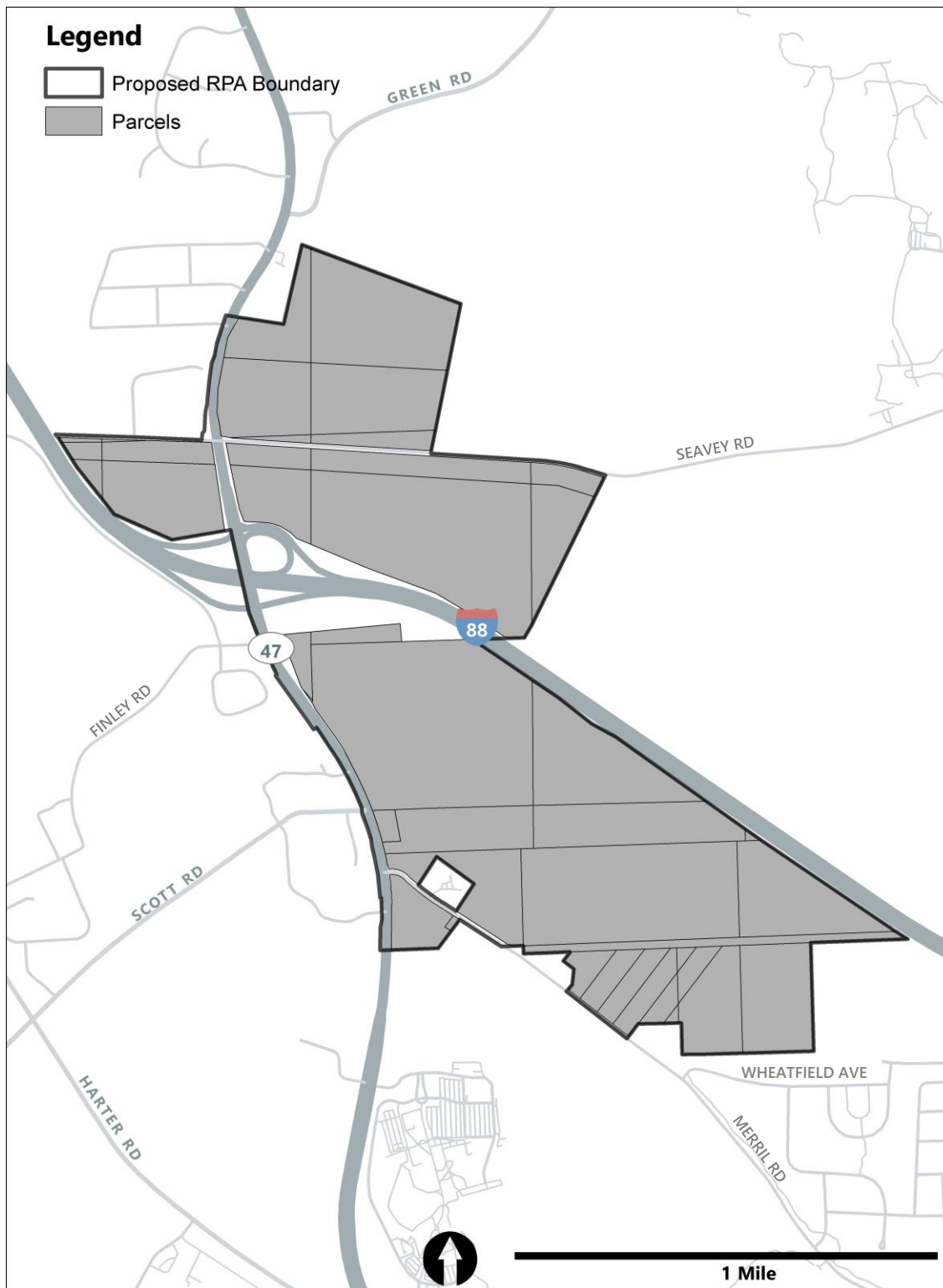




Exhibit C

Parcel Tax Identification Numbers

11-29-352-001	11-32-200-005	14-04-100-011
11-29-376-011	11-32-200-013	14-04-100-012
11-29-376-012	11-32-200-014	14-04-100-022
11-29-400-006	11-32-328-004	14-04-100-023
11-29-400-007	11-32-328-007	14-04-100-024
11-30-477-004	11-32-426-004	14-04-100-026
11-31-200-016	11-32-426-006	14-04-100-028
11-31-200-017	11-32-426-009	14-04-100-030
11-32-100-005	11-33-100-014	14-04-100-032
11-32-100-021	11-33-100-015	14-04-200-004
11-32-100-022	11-33-300-003	14-04-200-019
11-32-100-023	11-33-300-007	14-05-200-028
11-32-100-025	11-33-400-012	14-05-200-041
11-32-200-001	14-04-100-001	



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**Ordinance No. 20240910GROVE3**

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**An Ordinance Adopting Tax Increment Allocation Financing for the I-88 and IL-47 Tax  
Increment Financing District Redevelopment Project Area  
Village of Sugar Grove,  
Kane County, Illinois**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Ordinance No. 20240910GROVE3

**AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING  
FOR THE I-88 AND IL-47 TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PROJECT AREA, VILLAGE OF SUGAR GROVE, KANE COUNTY,  
ILLINOIS.**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of Sugar Grove, Kane County, Illinois (the “*Village*”), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the “*TIF Act*”); and

**WHEREAS**, pursuant to the TIF Act, the Village President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore approved a I-88 and IL-47 Tax Increment Financing District Eligibility and Redevelopment Plan and Program (the “*Plan*”) as required by the TIF Act by passage of an ordinance and have heretofore designated the I-88 and IL-47 Tax Increment Financing District Redevelopment Project Area (the “*Area*”) as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

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

**Section 1. Tax Increment Adoption.** Upon recordation of the Plat of Subdivision dated \_\_\_\_\_, 2024, the TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Area showing its location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

**Section 2. Allocation of Ad Valorem Taxes.** Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid, shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his or her designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "I-88 and IL-47 Tax Increment Financing District Redevelopment Project Area Special Tax

Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**Section 3. Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Jennifer Konen  
President of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois

ATTEST: \_\_\_\_\_  
Tracey Conti  
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Heidi Lendi	___	___	___	___
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee James F. White	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee Sean Michels	___	___	___	___
Village President Jennifer Konen	___	___	___	___

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 SECONDS 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602.92 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483.0 FEET ALONG MERRILL 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 MERRILL ROAD; THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 267.31 FEET ALONG MERRILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO EXCEPTING,

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 MERRILL 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 MERRILL ROAD; THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345.72 FEET ALONG MERRILL 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.

## Exhibit B

