

1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the Roosevelt Road/Fabyan Parkway TIF Redevelopment Project Area (the "Project Area") located in the City of West Chicago, Illinois (the "City").

The Project Area is irregular in shape and encompasses properties in the area generally bounded by Roosevelt Road on the north, the Burlington Northern Santa Fe Railroad on the south and east, and the west property lines of potential development sites generally fronting Fabyan Parkway and Roosevelt Road. The Project Area boundaries are delineated on *Figure 1: Redevelopment Project Area Boundary* in Appendix A and legally described in Appendix B. The Project Area boundaries were drawn to generally include properties with significant infrastructure improvement needs and obsolete properties with future redevelopment potential.

The Project Area contains 22 tax parcels and is approximately 161 acres in size, including rights-of-way. This includes approximately 152 acres of net land area and 9 acres of public rights-of-way. The land use pattern contains a mix of commercial uses and vacant land as defined in the Act. There are 17 buildings in the Project Area, of which 12 or 70.6% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area as discussed herein and reflects a commitment by the City to improve and revitalize the Project Area. The purpose of this Plan is to encourage redevelopment and reinvestment in commercial property by making the public infrastructure investments required to support private reinvestment, thereby stabilizing the tax base of the City and other taxing districts.

The Plan summarizes the analyses and findings of the Consultant's work, which, unless otherwise noted, is the responsibility of Camiros, Ltd. (the "Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as a conservation area tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a combination improved conservation area and blighted vacant area are presented in Appendix C: Roosevelt Road/Fabyan Parkway TIF Redevelopment Project Area Eligibility Study (the "Eligibility Study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked;

and also found at Section 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," or a "conservation area." A redevelopment plan must then be prepared that describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area" or "conservation area," or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- (1) the redevelopment project 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 redevelopment plan;
- (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality;
- (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the Act is to be made

with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted);

- (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and
- (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.
- (6) certification that a housing impact study need not be performed if less than 10 residential units will be displaced (see 5/11-74.4-3 (n)(5) of the Act).

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under tax increment financing, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such

excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid in full.

The City authorized an evaluation to determine whether a portion of the City to be known as the Roosevelt Road/Fabyan Parkway TIF Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualifies, the City also authorized the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

The Eligibility Study, attached as Appendix C, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a combination improved conservation area and blighted vacant area under the Act. The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The Project Area includes only contiguous parcels that are expected to substantially benefit by the proposed redevelopment project area improvements.

Community Context

Early records show that a few settlers owned property in the area of present day West Chicago as early as the late 1830s. However, the growth of the community really began when the Galena & Chicago Union Railroad arrived from Chicago in 1849. That same year, the St. Charles Branch Railroad connected St. Charles with the Galena and Chicago union, followed by the Aurora Branch line in 1850. These connections formed the first railroad junction in Illinois and gave West Chicago its first name, Junction. As train traffic grew, so did the community. By 1873, the community had taken on a substantial and permanent character and incorporated as the Village of Turner.

In 1888, a new railroad, the Elgin, Joliet & Eastern built a freight line through town. It offered free factory sites for any industry willing to locate along its right-of-way. As part of the effort to attract industry, the community changed its name to the Village of West Chicago in 1896. Area businessmen reasoned that the new name sounded more cosmopolitan and would help draw prospective factory owners. As industry located in West Chicago, bringing new jobs, the population grew.

Today, the City of West Chicago continues to be a convenient transportation hub served by three major rail lines, one of the busiest airports in Illinois and three state highways. West Chicago has a diverse, complex local economy that is matched by a diversity of business districts. The City features a traditional downtown, three commercial corridors along major highways, and a series of office and industrial parks.

Current Land Use and Zoning

The zoning classifications within the Project Area are Office/Research/Light Industrial (ORI), Manufacturing (M) and Airport (A), as shown in *Figure 2: Existing Zoning*, found in *Appendix A*. These zoning designations generally mirror the airport, ORI and commercial land use designations of the 2006 West Chicago Comprehensive Plan.

In May 2016, the City adopted the West Chicago Strategic Plan, which establishes an action agenda for improving the community. Residents cited the hundreds of undeveloped acres and infill redevelopment sites near rail lines and the airport as key growth opportunities. The Project Area is strategically located within these growth areas.

Transportation Characteristics

Primary circulation and access for the Project Area is provided via Roosevelt Road (IL 38) and Fabyan Parkway. McChesney Road is a dead end street that abuts four tax parcels, providing the sole street frontage for two of these properties.

Roosevelt Road is a state highway under the jurisdiction of the Illinois Department of Transportation that has an ADT (Average Daily Traffic) of more than 26,000 vehicles per day. Fabyan Parkway is under

the jurisdiction of the DuPage County Highway Department. The ADT at the intersection of Fabyan Parkway and Roosevelt Road is more than 46,000.

Kress Road abuts Roosevelt Road near the western edge of the Project Area. Kress Road provides access to the DuPage Airport, a rail freight yard to the north and a large industrial district to the north. The ADT of the intersection of Roosevelt Road and Kress Road is more than 32,000.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to attract unassisted private sector investment without the creation of the Redevelopment Project Area and adoption of this Plan. In April and May 2017, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a “blighted area” or “conservation area” in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area because it is a combination of an improved conservation area and a blighted vacant area in accordance with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the improved portion of the Project Area must be 35 years of age or older. The Project Area contains 17 structures, 12 of which were built in 1982 or earlier, representing 70.6% of all structures. Once the age requirement has been met, the presence of at least three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, the following conditions have been used to establish eligibility for designation as a conservation area:

- Obsolescence
- Deterioration
- Inadequate utilities
- Lack of community planning
- Lagging or declining equalized assessed valuation (EAV)

Vacant land represents 118 acres or approximately 81% of the net Project Area acreage. This property qualifies for designation as a blighted vacant area by the presence of the following eligibility factors (two of which are required):

- Obsolete platting
- Deterioration of structures or site improvements in adjacent areas
- Lagging or declining equalized assessed valuation (EAV)

Need for Public Intervention

The eligibility factors identified above help to illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more details on the basis for eligibility, refer to Appendix C: Eligibility Study. Despite the accessibility, traffic volumes, and availability of vacant land found within the Project Area, it has not attracted private development interest. The configuration, multiplicity of owners, obsolescence and appearance of uses within the Project Area has adversely impacted development interest. The configuration of the vacant land has also limited development potential due to the size of parcels, their relation to the Fabyan Parkway and Roosevelt Road rights-of-way and the

need to consolidate and re-subdivide land in order to accommodate contemporary commercial, industrial and office/research development. The need to extend utilities and establish an internal circulation network to accommodate development is also an impediment to private investment that would expand the tax base.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The preparation of this Plan was guided by a series of goals and objectives, which describe how the Plan can help improve the Project Area. The delineation of goals and objectives is based on research performed within the Project Area, which includes research performed to document the presence of conditions that qualify the area as being eligible for designation as a redevelopment project area.

A series of goals and objectives have been delineated, consisting of: 1) general goals, 2) redevelopment objectives, and 3) design objectives, as presented below.

General Goals

The following general goals describe broad statements indicating how the Plan can help improve the Project Area.

1. Continue to elevate West Chicago's competitive position as one of the prominent commercial centers and major employment hubs within DuPage County.
2. Upgrade public utilities, infrastructure and streets to serve new development.
3. Reduce or eliminate those conditions that qualify the Project Area as a combination improved conservation area and blighted vacant area while maintaining the economic vitality of the Project Area.
4. Create an environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts that have jurisdiction over the Project Area.

Redevelopment Objectives

The following redevelopment objectives describe how the Plan can be used to help foster particular types of redevelopment needed within the Project Area.

1. Encourage the development of vacant land and the redevelopment of obsolete uses in accordance with West Chicago's Comprehensive Plan and land use regulations.
2. Encourage building owners to improve existing structures and/or demolish existing structures and build new facilities.
3. Undertake streetscape enhancements and other infrastructure improvements as recommended in the West Chicago Comprehensive Plan, in order to improve the business environment in the Project Area.
4. Create jobs including permanent full-time employment as well as temporary construction jobs, and provide job training as may be authorized under the Act.

The preceding goals and objectives provide initial direction regarding priorities for making the public infrastructure improvements and investments to support private investment activity. It is anticipated that the Plan's goals and objectives will be reviewed throughout the life of the Plan and adjusted as required to successfully implement the Plan.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly and Site Preparation

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, or other available means of land acquisition. The purposes of the land assemblage are to be able to (a) sell, lease or convey property to private developers committed to locating in the Project Area, or to (b) sell, lease, or convey or dedicate the land for the construction of public improvements or facilities. The City may enter into written redevelopment agreements with developers before acquiring or conveying land to ensure that properties are developed in accordance with the goals of this Redevelopment Plan, the City's design objectives and land use goals. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

If the City elects to exercise its power to acquire real property in implementing the Plan under the Act, the City will follow its customary procedures. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Terms of redevelopment as part of a redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative legal services or other professional services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities are required to support future development in the Project Area. Public improvements and facilities may include, but are not limited to construction and extension of new stormwater detention facilities, new and rehabilitation of stormwater conveyance facilities, sanitary sewer facilities, domestic water service, public streets, street closures to facilitate

assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements, utility improvements, property access improvement, roadway lighting, sidewalk construction and rehabilitation, and other multi-modal transportation improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for a portion of interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

This Plan seeks to encourage new private development by facilitating a range of redevelopment and conservation actions. Reducing the prevalence of blighting conditions, such as deterioration, inadequate utilities, obsolescence and structures below minimum code standards is essential to stabilizing and conserving the Project Area. The Plan also seeks to support development of vacant land for office, research, light industrial and other appropriate uses in accordance with the City's Comprehensive Plan and land use regulations. Public investments in infrastructure and community facilities may also be required. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area.

Public Improvements

A major impediment to the development of vacant land and redevelopment of obsolete residential and commercial uses is the lack of basic infrastructure to appropriately serve contemporary development. No water lines are currently available to serve properties on the south side of Roosevelt Road. A review of City utility records indicate that none of the improved properties within the Project Area are connected to the City's water and sewer system. These utilities will need to be extended throughout the Project Area to support new development. Public intervention is needed to assist in financing these public utilities.

The Project Area also currently lacks parcel access from Fabyan Parkway, which will need to be remedied in order to support private development within the Project Area. Because of the size and configuration of tax parcels, consolidation and re-subdivision of property will be required to support redevelopment. The construction of new street connections between Roosevelt Road and Fabyan Parkway will be a necessary component of the redevelopment project.

Property Acquisition and Land Assembly

In order to facilitate redevelopment project activities, the acquisition of property may be required. In order for the Project Area to be developed in a cohesive manner, developers and redevelopers will need to assemble properties.

Commercial Rehabilitation and Redevelopment

The improved portions of the Project Area include obsolete properties where rehabilitation of existing buildings may be appropriate. However, given the age and condition of many of these properties, development of new commercial uses may be more viable alternatives. Redevelopment is likely to require property assembly and utility extensions.

7. GENERAL LAND USE PLAN AND MAP

Figure 3: General Land Use Plan, in [Appendix A](#), identifies land uses expected to result from implementation of the Plan. The land use designation is commercial/office/research/light industrial/airport mixed use in keeping with the historic development character of the area, influence of major arterial corridors, and West Chicago's official land use designations. The mixed use designation provides guidance and flexibility in future land use policy where a variety of commercial support uses may be appropriate.

The land use plan is intended to direct development toward the most appropriate land use pattern for the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the West Chicago Plan Commission and City Council.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in conservation areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided. It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the "Redevelopment Project Costs" or "Project Budget").

In the event the Act is amended after the date of the approval of this Plan by the West Chicago City Council to: a) include new eligible redevelopment project costs, or b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in *Table 1: Estimated Redevelopment Project Costs* or otherwise adjust the line items in *Table 1* without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Redevelopment Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the 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;
- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;

- c) 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;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of welfare to work programs implemented by businesses located within the Project Area;
- g) 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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City 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 the Plan.
- i) An elementary, secondary or unit school district or public library district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;
- k) Payment in lieu of taxes, as defined in the Act;
- l) 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, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the

taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3) 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;
 - 4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - 5) up to 75 percent of the interest cost incurred by a redeveloper 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.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing 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 benefits under the Act;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area, if the Project Area is located within a municipality with a population of more than 100,000. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- q) The Act contains limitations on eligible redevelopment project costs related to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within ten miles of the redevelopment project area, but outside of the boundaries of the redevelopment project area municipality.
- r) No cost shall be an eligible project cost if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. This provision does not apply to a place or structure for which demolition, removal or modification is subject to review by the preservation agency of a designated Certified Local Government.
- s) If a special service area has been 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 Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Redevelopment Project Cost Budget

Not every eligible project cost listed in the Act is contemplated to achieve the goals and objectives of the Plan. The eligible project cost line items that constitute the project budget of the Plan are listed in *Figure 1: Estimated Redevelopment Project Costs*. Costs may be reallocated among line items, as long as the total costs do not exceed the total set forth in this Plan or are expressly authorized under the Act.

The maximum estimated gross eligible project cost over the life of the Project Area is \$92 million. All project cost estimates are in 2017 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above. In the event there are costs savings in certain line items, the City reserves the right to re-allocate dollars among the line items listed below. The total reflects the maximum amount the City could spend over the 23 year life of the TIF; it does not reflect any expenditures or commitments the City has made.

Table 1:
Estimated Redevelopment Project Costs

Eligible Expense	Estimated Cost
Analysis, Planning, Engineering, Surveys, Legal, etc.	\$3,000,000
Marketing Costs	\$2,000,000
Property Assembly including Acquisition, Demolition, Site Preparation Relocation and Environmental Remediation	\$20,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements	\$1,000,000
Public Works and Improvements	\$60,000,000
Financing Costs and Required Payments (pursuant to the provisions of the Act)	\$3,000,000
Interest Costs	\$3,000,000
TOTAL REDEVELOPMENT PROJECT COSTS	\$92,000,000

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa pursuant to the provisions of the Act.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental

revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in *Table 1: Estimated Redevelopment Project Costs*.

Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may elect to pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as 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 the Project Area is adopted.

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become "surplus" as that term is defined in the Act and shall be distributed annually on a pro rata basis to taxing districts having the authority to levy property taxes in the Project Area as provided by the Act.

NOTHING HEREIN SHALL BE CONSTRUED AS A COMMITMENT OF THE CITY TO USE ITS FULL FAITH AND CREDIT TO SUPPORT ANY TIF OBLIGATIONS ISSUED OR ANY AGREEMENTS ENTERED INTO WITHOUT THE EXPRESS APPROVAL OF THE CITY COUNCIL GIVEN IN COMPLIANCE WITH ILLINOIS LAW.

Most Recent Equalized Assessed Valuation (EAV)

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the DuPage County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2016 EAV of all taxable parcels in the Project Area is approximately \$1,215,162. This total EAV amount, listed by tax parcel, is summarized in Appendix D. The EAV is subject to verification by the DuPage County Clerk. After verification, the final figure shall be certified by the DuPage County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by DuPage County. The Plan has utilized the EAVs for the 2016 tax year. If the 2017 EAV shall become

available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2016 EAV with the 2017 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the estimated EAV of real property within the Project Area is expected to be in the range of \$55 to \$71. This estimate has been calculated assuming that the Project Area will be developed in accordance with *Figure 3: General Land Use Plan* presented in Appendix A.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including 1) the redevelopment of the Project Area will occur in a timely manner and 2) 3.5% average annual appreciation is assumed throughout the life of the TIF.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

County of DuPage. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Forest Preserve District of DuPage County. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. As mandated by the Illinois Downstate Forest Preserve Act, its mission is "to acquire and hold lands containing forests, prairies, wetlands, and associated plant communities or lands capable of being restored to such natural conditions for the purpose of protecting and preserving the flora, fauna and scenic beauty for the education, pleasure and recreation of its citizens."

Winfield Township. Winfield Township is a basic division of a County with powers to levy taxes, pass local ordinances and regulations, and provide various services as authorized by state statutes and elected officials.

Winfield Township Road. This levy covers administrative costs, highway department employee salaries and costs to construct, maintain and repair township roads and bridges, and is the responsibility of the Township Highway Commissioner.

City of West Chicago. The City is responsible for the provision of a wide range of municipal services, including: police, capital improvements and maintenance, water supply and distribution, garbage and recycling, administration of building, housing and zoning codes, the maintenance of City streets and public works, etc.

West Chicago Library District. The Library's mission is to facilitate the sharing of knowledge among people of all ages by providing various format in an organized, accessible collection for the purpose

of enriching lives through accurate information, reading and entertainment within an inviting facility.

West Chicago Elementary School District 33. General responsibilities of School District 33 include the provision, maintenance and operations of educational facilities and the provision of educational services for pre-kindergarten through eighth grade. There are six elementary schools, two preschools and one 6/7/8 middle school. The District's population reflects the diverse demographics of West Chicago and portions of Winfield and Wheaton from which it draws its student enrollment.

West Chicago Community High School District 94. The District serves approximately 2,082 students from the communities of Carol Stream, West Chicago and Winfield.

College of DuPage District 502. The College of DuPage is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Warrenville Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities and for the provision of recreation programs throughout the district. The district covers approximately 14 square miles and includes most of Warrenville as well as small portions of Aurora and West Chicago.

West Chicago Fire District. The Fire District was established in 1896 and serves most of West Chicago as well as parts of St. Charles, Warrenville and Winfield. The District operates four fire stations and a variety of different vehicles to keep its residents safe from medical emergencies, fire emergencies and natural disasters.

DuPage Airport Authority. The DuPage Airport Authority is an independent governmental body established by the State of Illinois that manages the DuPage Airport in West Chicago. The duties of the Airport Authority include enacting ordinances and resolutions regarding rules, regulations, standards, practices and policies applicable to the Authority, users of the airport and the public. The Airport Authority also strives to attract business to the DuPage Airport.

The proposed revitalization of the Project Area may create an increase in demand on public services and facilities as properties within the Project Area are redeveloped. However, the public service demand is not anticipated to be significant since the new buildings will be built in accordance with current building and life safety codes and meet DuPage County stormwater management requirements. No residential units are contemplated within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because the proportional increase in service demand will be relatively small. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately addressed by the existing services and programs maintained by these taxing districts. A portion of the Project Budget has

been allocated for public works and improvements, which may be used to address potential public service demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as 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 the Plan is adopted (assuming adoption in 2017, by December 31, 2041).

9. HOUSING IMPACT STUDY APPLICABILITY

As set forth in the Act, if the 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 incorporated the study in the redevelopment project plan.

There is one inhabited residential unit in the Project Area and one other vacant dilapidated residential structure. Since the number of inhabited residential units is below the statutory threshold, a housing impact study is not a required element of this Plan.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended in accordance with the provisions of the Act.

11. CITY OF WEST CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles with respect to this Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- C) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

APPENDIX A

ROOSEVELT ROAD/FABYAN PARKWAY TIF REDEVELOPMENT PROJECT AREA

FIGURES 1-3

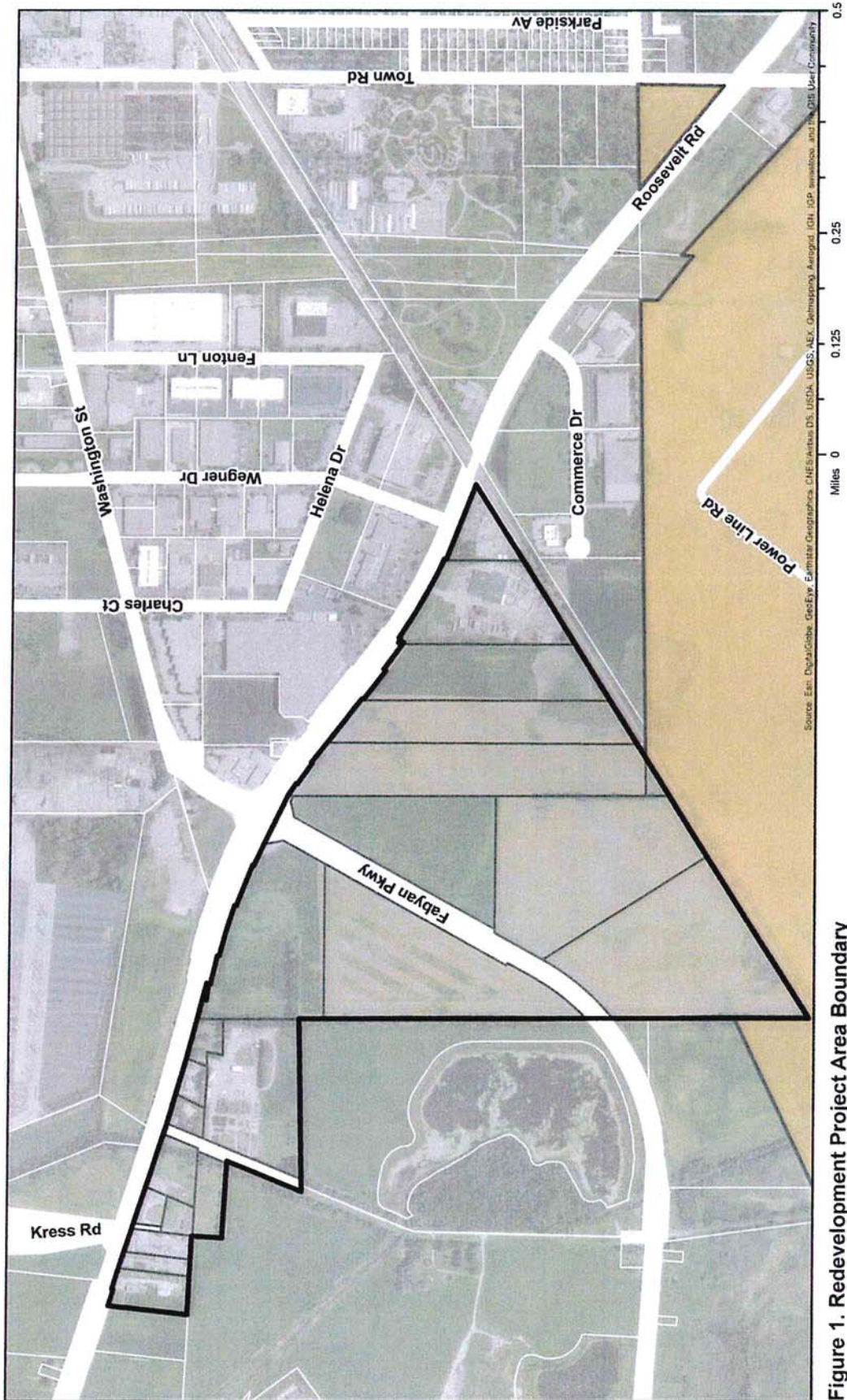


Figure 1. Redevelopment Project Area Boundary

City of West Chicago
 Roosevelt Road/Fabyan Parkway TIF

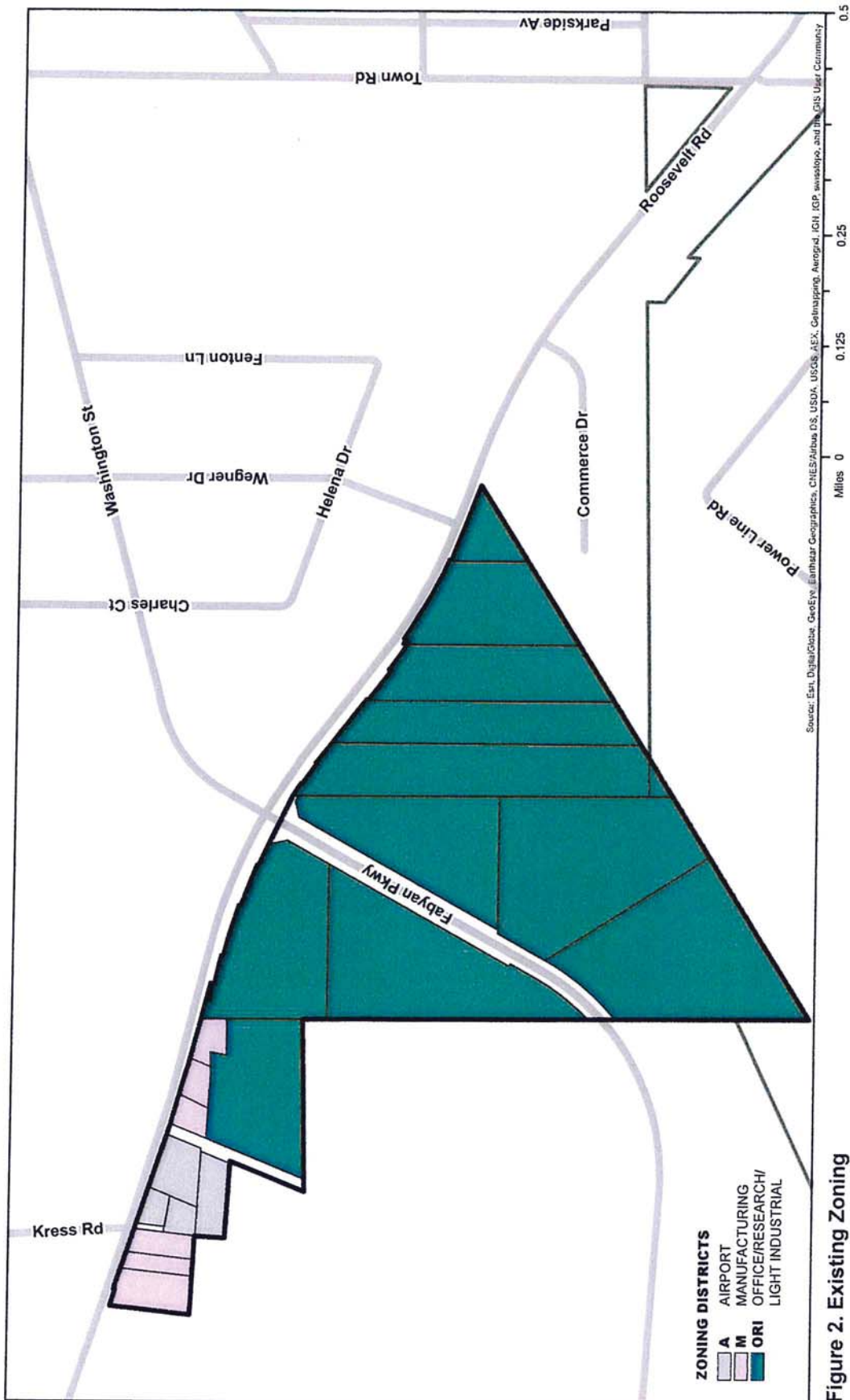


Figure 2. Existing Zoning
 City of West Chicago
 Roosevelt Road/Fabyan Parkway TIF

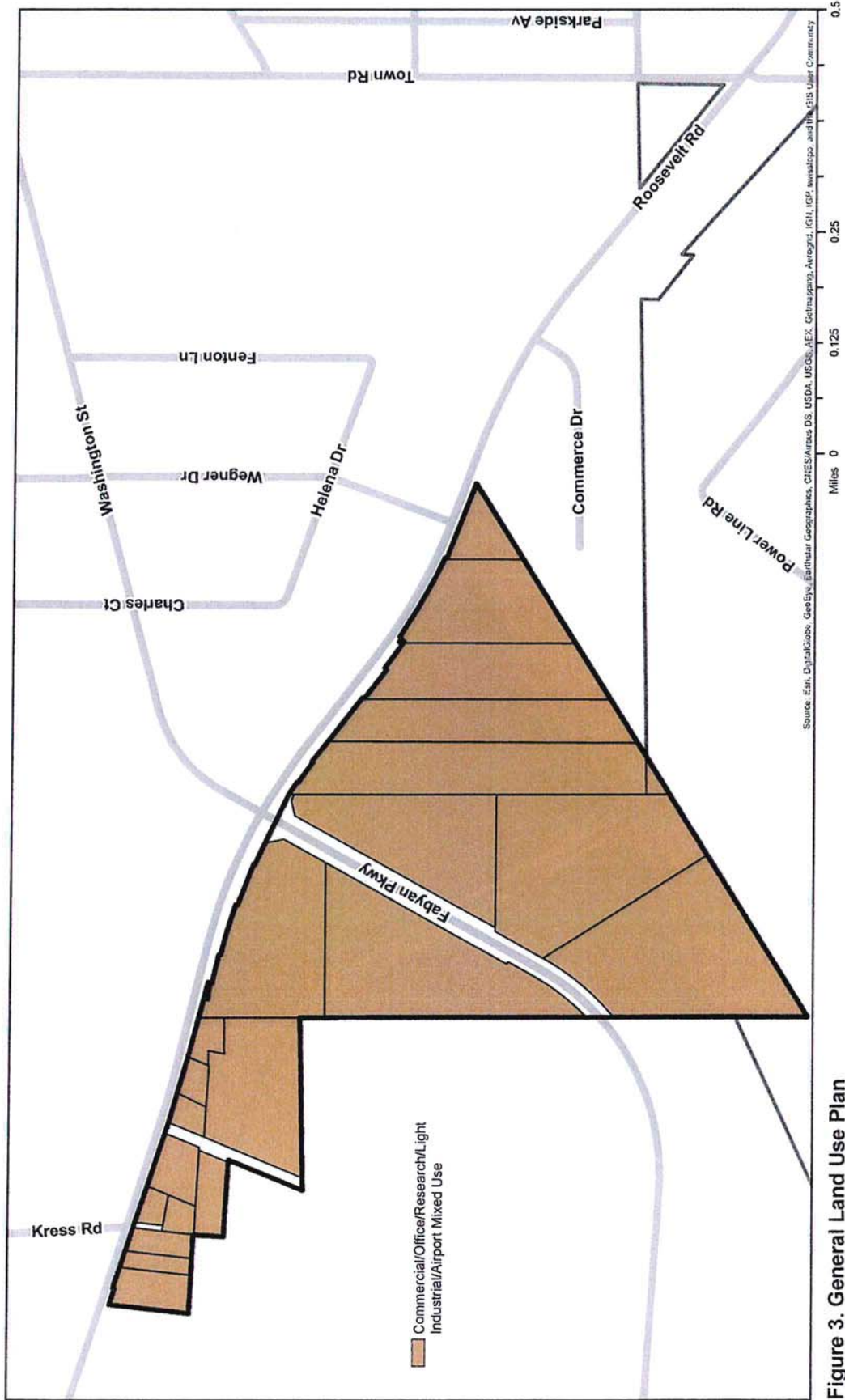


Figure 3. General Land Use Plan

City of West Chicago
Roosevelt Road/Fabyan Parkway TIF

APPENDIX B

ROOSEVELT ROAD/FABYAN PARKWAY TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

P.I.N.04-07-203-012

LEGAL DESCRIPTION:

THE EAST 125' OF LOT 2 OF R.J. RESUBDIVISION OF A PORTION OF CLARENCE ROLLAND'S ASSESSMENT PLAT NUMBER ONE IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1996 AS DOCUMENT R96-027892, IN DUPAGE COUNTY, ILLINOIS

P.I.N.04-07-203-006; P.I.N.04-07-203-007

LEGAL DESCRIPTION:

LOT 1 (EXCEPT THE WEST 125 FEET, MEASURED AT RIGHT ANGLES) IN CLARENCE ROLLAND'S ASSESSMENT PLAT NO. I, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1947 AS DOCUMENT 515097, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.04-07-204-001; P.I.N.04-07-204-002; P.I.N.04-08-300-001; P.I.N. 04-08-102-001

LEGAL DESCRIPTION:

PARCEL 1: LOT 1 IN Kaelin's Assessment Plat, being a subdivision of part of section 7, township 39 north, range 9, east of the third principal meridian, according to the plat thereof recorded september 17, 1958 as document 895011, in dupage county, illinois.

PARCEL 2: LOT 2 OF Kaelin's Assessment Plat, being a subdivision of part of section 7, township 39 north, range 9, east of the third principal meridian, according to the plat thereof recorded september 17, 1958 as document 895011, in dupage county, illinois.

PARCEL 3: LOT 1 OF Haffey's Assessment Plat of part of sections 7 and 8, township 39 north, range 9, east of the third principal meridian, according to the plat thereof recorded august 10, 1966 as document R66-31487, in dupage county, illinois.

PARCEL 4: THOSE PARTS OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7 AND THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH ARE BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNITED STATES HIGHWAY #330 (ROOSEVELT ROAD) AS WIDENED AND THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 8; RUNNING THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF SAID UNITED STATES HIGHWAY #330, A DISTANCE OF 310.8 FEET TO WESTERLY LINE OF PUBLIC ROAD RUNNING IN A SOUTHWESTERLY DIRECTION A CROSS SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8; THENCE SOUTHWESTERLY ON AND ALONG SAID WESTERLY LINE OF SAID LAST MENTIONED HIGHWAY, FORMING AN ANGLE 84 DEGREES 22 MINUTES IN SOUTH WEST QUADRANT, A DISTANCE OF 220.35 FEET TO A STAKE; THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE IN NORTH WEST QUADRANT, 109 DEGREES 23 MINUTES, A DISTANCE OF 353.02 FEET TO A STAKE; THENCE NORTHEASTERLY ON AND ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF AFOREMENTIONED PUBLIC HIGHWAY, 302.86 FEET TO A POINT IN SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET WEST OF POINT OF BEGINNING; THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-008

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MCCAULEY, SR. AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 329435; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 185.00 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET (AS MEASURED ALONG SAID EAST RIGHT OF WAY) NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 25 DEGREES 22 MINUTES 22 SECONDS EAST 161.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-009

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST QUARTER CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR. AND WIFE TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; RUNNING THENCE NORTH 82 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE NORTH 73 DEGREES 20 MINUTES WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 441.7 FEET TO THE EAST LINE OF THE HIGHWAY RUNNING SOUTHERLY; THENCE SOUTH 22 DEGREES 54 MINUTES WEST ALONG THE EAST LINE OF THE HIGHWAY 208 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM LAND CONVEYED TO TRUSTEES OF SCHOOLS DISTRICT 27 BY QUIT CLAIM DEED RECORDED MAY 14, 1921 AS DOCUMENT 14835 AND EXCEPTING THEREFROM THE WESTERLY 185.0 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-103-005

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200 FEET WEST OF THE NORTH EAST CORNER OF THE WEST 60 ACRES (ASSUMED TO BE THE NORTHEAST CORNER OF THE WEST THREE-QUARTERS OF THE WEST HALF) OF THE SOUTHWEST QUARTER OF SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MCAULEY, SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 AS DOCUMENT 11308, IN BOOK 20 OF DEEDS, AT PAGE 430; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 65 FEET; THENCE NORTH TO A POINT IN THE SOUTHERLY LINE OF THE HIGHWAY (ROOSEVELT ROAD) THAT IS 35 FEET NORTHWESTERLY, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, OF THE NORTHWEST CORNER OF SAID SCHOOL HOUSE LOT AS

DESCRIBED IN DOCUMENT 11308; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WEST, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, EXCEPTING THAT PART LYING EASTERLY OF THE EAST LINE OF THE WEST THREE FOURTHS (REFERRED TO IN SOME DEEDS AS THE EAST LINE OF THE WEST 60 ACRES), AS EXTENDED NORTH, OF SAID SOUTHWEST QUARTER, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 99.0 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 086 DEGREES, 48 MINUTES, 08 SECONDS FROM NORTH TO WESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 216.5 FEET TO AN OLD FENCE LINE; THENCE NORTHEASTERLY ALONG THE SAID OLD FENCE LINE A DISTANCE OF 99.3 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID (LYING 196.0 FEET WEST FROM THE POINT OF BEGINNING); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER THEREOF A DISTANCE OF 196.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-014

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 32943; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET AS MEASURED ALONG SAID EAST RIGHT OF WAY, NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 FOR POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST, 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 25 DEGREES 22 MINUTES 22 SECONDS WEST 19.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 189.76 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 34 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE, 34.97 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; THENCE COMMENCING WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 65.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 455.47 FEET TO THE EASTERLY LINE OF McCHESNEY ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 35.60 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM ANY PROTION FALLING WITH THE WESTERLY 185.00 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF SAID SOUTHWEST QUARTER, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE McCauley SR., AND WIFE, TO THE SCHOOL TRUSTEE BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 65.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 41.92 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE MONUMENTED AND OCCUPIED NORTH LINE OF SAID SOUTHWEST QUARTER 41.23 FEET TO THE INTERSECTION OF THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351; THENCE NORTHERLY ALONG THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351, 3.40 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 196.0 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT R80-16971, SAID TRACT BEING PART OF THE McCauley School Property; THENCE SOUTHWESTERLY ALONG SAID LINE, 87.38 FEET TO ITS INTERSECTION WITH AN OLD FENCE LINE (BEING AN EASTERLY LINE OF THE BRUSS PROPERTY AS SHOWN ON A PLAT OF SURVEY THEREOF, AFORESAID); THENCE NORTHERLY ALONG SAID OLD FENCE LINE, 81.63 FEET TO A LINE PREVIOUSLY USED AS THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID LINE, 65.05 FEET TO A SOUTHERLY EXTENSION OF THE MOST WESTERLY WESTERLY LINE OF THE McCauley School Property; THENCE NORTHERLY ALONG SAID EXTENSION, 0.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (BEING A SOUTHERLY LINE OF THE McCauley School Property); THENCE EASTERLY ALONG SAID NORTH LINE, 65.00 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS, 99.00 FEET TO THE SOUTHEAST CORNER OF THE SCHOOL LOT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID 19.34 FEET; THENCE NORTHWESTERLY, 216.98 FEET TO AN OLD WOOD FENCE POST USED PREVIOUSLY AS A PROPERTY CORNER; THENCE NORTHERLY, 4.99 FEET TO A POINT ON THE SOUTH LINE OF THE SCHOOL LOT THAT IS 0.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SCHOOL LOT; THENCE EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT, 216.05 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE WEST THREE FOURTHS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID WEST THREE FOURTHS OF THE WEST HALF OF SOUTHWEST QUARTER THEREOF LYING 99.0 FEET SOUTH (AS MEASURED ON SAID EAST LINE) FROM THE NORTHEAST CORNER THEREOF FOR A POINT AND PLACE OF BEGINNING; THENCE SOUTH ALONG THE SAID EAST LINE OF WEST THREE FOURTHS OF WEST HALF OF SOUTHWEST QUARTER A DISTANCE OF 457.19 FEET; THENCE WEST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE A DISTANCE OF 985.04 FEET TO A POINT ON THE CENTER LINE OF McCHESNEY ROAD; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF McCHESNEY ROAD ON A LINE FORMING AN ANGLE OF 67 DEGREES 32 MINUTES 10 SECONDS FROM EAST TO NORTHEASTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 643.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8

AFORESAID; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 544.03 FEET; THENCE SOUTHWESTERLY ALONG AN OLD FENCE LINE, ON A LINE FORMING AN ANGLE OF 81 DEGREES 07 MINUTES 27 SECONDS FROM WEST TO SOUTHWESTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 99.3 FEET; THENCE EASTERLY ALONG AN OLD FENCE LINE, SAID LINE FORMING AN ANGLE OF 81 DEGREES 19 MINUTES 27 SECONDS FROM NORTHEASTERLY TO EASTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.5 FEET TO THE POINT AND PLACE OF BEGINNING, (EXCEPT ANY PART THEREOF LYING NORTH OF THE SOUTH LINE OF BRUSS ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1997 AS DOCUMENT R97-193429) IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-016

LEGAL DESCRIPTION

PARCEL 1 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-303-015

LEGAL DESCRIPTION

PARCEL 4 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-17-100-005

LEGAL DESCRIPTION

PARCEL 2 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-004

LEGAL DESCRIPTION

PARCEL 3 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-006

LEGAL DESCRIPTION

PARCEL 5 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-005; P.I.N. 04-08-401-011; P.I.N. 04-17-100-004

LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY

RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY FINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY FINE TO THE SOUTHERLY FINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.5 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.46 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 836.89 FEET AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE THEREOF} IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-009

LEGAL DESCRIPTION

THE WEST 336.89 FEET OF THE EAST 836.89 FEET OF THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT THE ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING THE SOUTH WEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-010

LEGAL DESCRIPTION

THE EASTERLY 500 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1,555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790 FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT-OF-WAY LINE, 2,317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT- OF-WAY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY

LINE 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 742.7 FEET ON THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS, TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-401-007

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND RUNNING THENCE WEST, ON THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 735.35 FEET TO THE NORTHERLY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH SAID EAST LINE 537.51 FEET TO THE CENTERLINE OF ROOSEVELT ROAD (BEFORE BEING WIDENED); THENCE SOUTHEASTERLY, ON SAID CENTER LINE, 565.5 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, 624.10 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ROOSEVELT ROAD (ROUTE 38) AS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R81-57491), IN DUPAGE COUNTY, ILLINOIS.