

*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 million to \$71 million. 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 Du Page 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

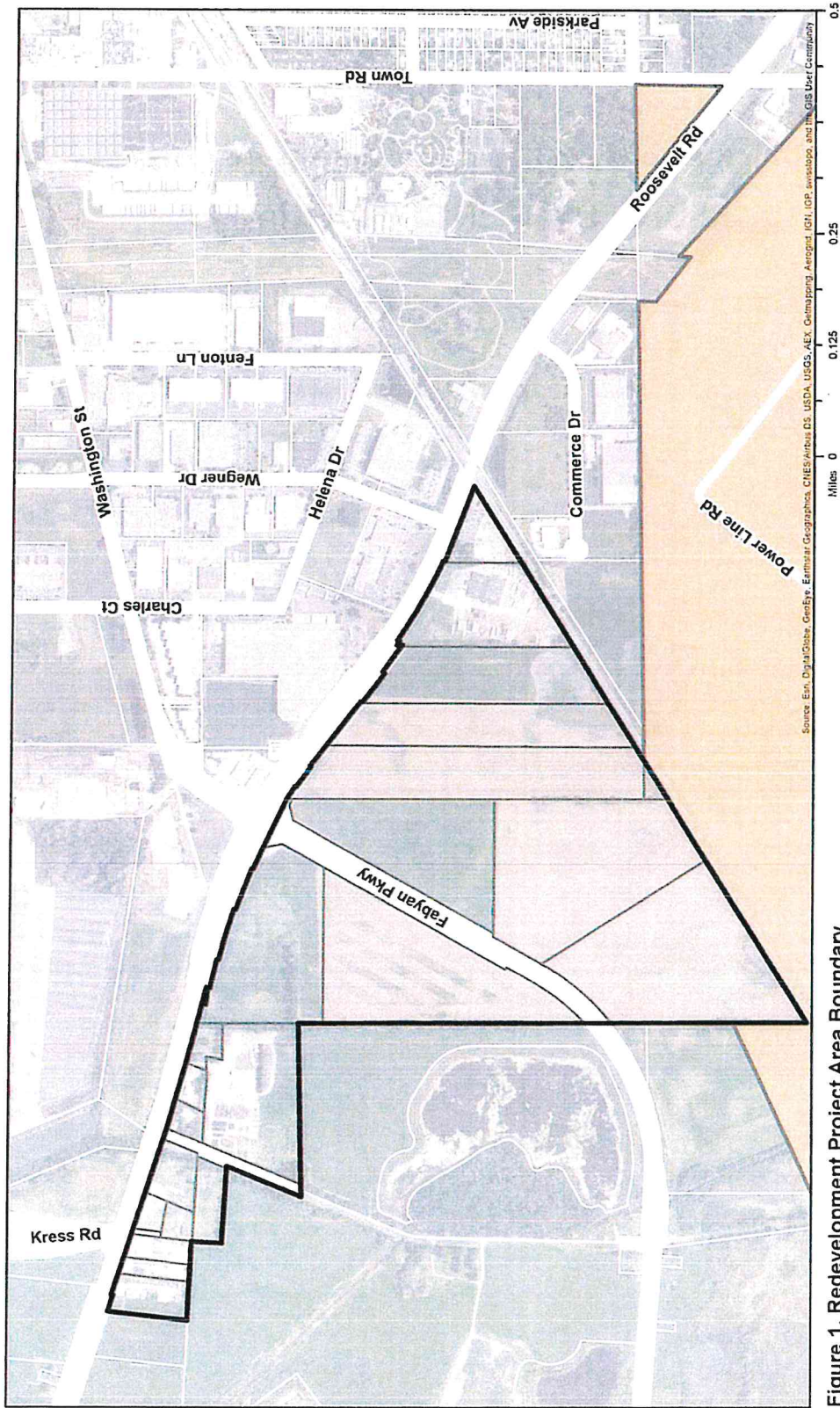


Figure 1. Redevelopment Project Area Boundary

City of West Chicago
 Roosevelt Road/Fabyan Parkway TIF

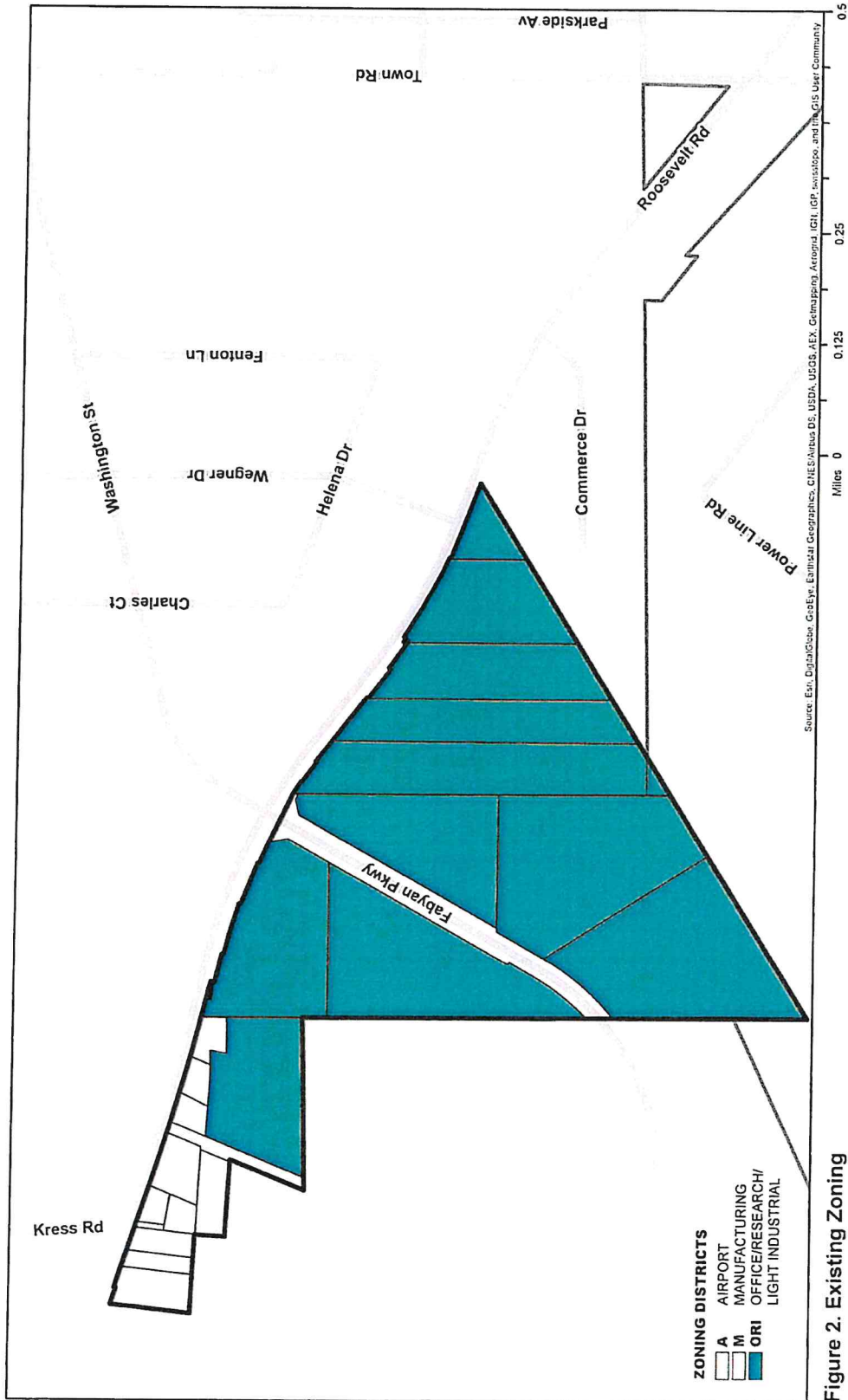


Figure 2. Existing Zoning

City of West Chicago
Roosevelt Road/Fabyan Parkway TIF

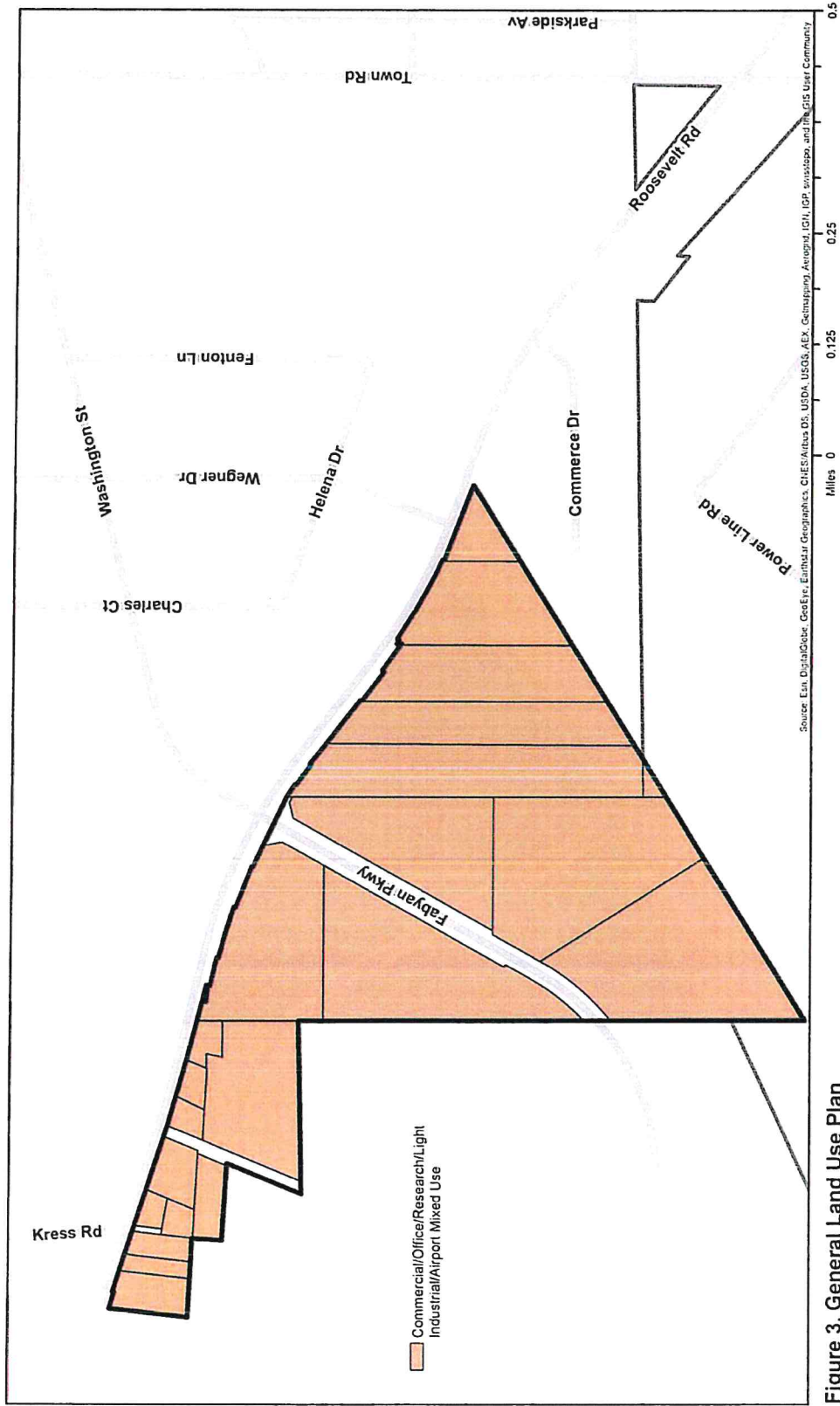


Figure 3. General Land Use Plan
 City of West Chicago
 Roosevelt Road/Fabyan Parkway TIF

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. 1, 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 HAFHEY'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 C R O S S SAID SOUTH WEST 1/4 O F THE NORTH WEST 1/4 O F 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.

APPENDIX C

ROOSEVELT ROAD/FABYAN PARKWAY TIF
REDEVELOPMENT PROJECT AREA
ELIGIBILITY STUDY