

**JOINT REVIEW BOARD MEETING
ROOSEVELT-FABYAN TAX INCREMENT FINANCE DISTRICT
THURSDAY, SEPTEMBER 14, 2023 – 2:00 P.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS
COUNCIL CHAMBERS**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of July 5, 2023 Minutes**
- 4. Review of FY 2022 Annual TIF Report**
- 5. Public Comment**
- 6. Adjournment**

MINUTES

JOINT REVIEW BOARD MEETING ROOSEVELT/FABYAN TAX INCREMENT FINANCE DISTRICT

Wednesday, July 5, 2023
West Chicago City Hall, Council Chambers

1. Call to Order.

Michael Guttman called the meeting to order at 2:35 P.M.

2. Roll Call and Establishment of a Quorum.

Roll call found in attendance: Karen Apostoli of West Chicago Elementary School District 33, Dan Oberg of West Chicago School District 94, Tim Reinbold of Warrenville Park District, Patrick Tanner of West Chicago Fire Protection District, Benjamin Weseloh of West Chicago Public Library District, and Michael Guttman of City of West Chicago.

Others in attendance included: Gina Radun of West Chicago Park District, Vince Malina of Rite-Way Automotive, and Tom Dabareiner and Kelley Chrise both of City of West Chicago.

3. Approval of November 30, 2022 Minutes.

A motion was made by the West Chicago Public Library District and seconded by the West Chicago Fire Protection District to approve the minutes from the November 30, 2022 Joint Review Board meeting. The motion was approved unanimously via voice vote.

4. Review of FY 2021 Annual TIF Report.

Kelley Chrise gave an overview of the FY 2021 Roosevelt/Fabyan TIF District Annual TIF Report. The beginning TIF fund balance was \$38,428 with only legal and TIF consultant fees relating to a development agreement for a speculative development on Fabyan Parkway as the only expenses. The ending fund balance was \$58,589.

Ms. Chrise described the status of the development agreement and expected activity for the project on Fabyan Parkway. Mr. Guttman noted that additional expenses incurred for legal and TIF consultant services related to the final development agreement approved in 2023 will be reflected in the upcoming report. Ms. Chrise also mentioned two other proposed projects that are partly or entirely located within the TIF District and the likelihood of each moving forward.

5. Public Comment. None.

Joint Review Board Meeting Minutes
July 5, 2023

6. Adjournment.

West Chicago Library District made a motion to adjourn, which was seconded by the West Chicago Fire Protection District. The motion carried unanimously via voice vote and the meeting adjourned 2:39pm.

DRAFT

FY 2022
ANNUAL TAX INCREMENT FINANCE
REPORT



SUSANA A. MENDOZA
 ILLINOIS STATE COMPTROLLER

Name of Municipality: City of West Chicago Reporting Fiscal Year: 2022
 County: DuPage Fiscal Year End: 12/31/2022
 Unit Code: 022/115/30

FY 2022 TIF Administrator Contact Information-Required

First Name: Kelley Last Name: Chrissie
 Address: 475 Main St Title: Economic Development Coordinator
 Telephone: 630-818-3331 City: West Chicago Zip: 60185
 E-mail: kchrissie@westchicago.org

I attest to the best of my knowledge, that this FY 2022 report of the redevelopment project area(s)
 in the **City/Village of: West Chicago**
 is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs
 Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Kelley Chrissie 7.24.23
 Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
West Chicago Downtown Redevelopment Project Area	5/21/1990	12/31/2021
West Chicago Oliver Square Redevelopment Project Area	8/2/2004	
West Chicago Roosevelt Road/Fabyan Parkway RPA	12/4/2017	
West Chicago Downtown TIF District No. 2 RPA	3/7/2022	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Primary Use of Redevelopment Project Area*: Combination/Mixed
<small>*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.</small>
If "Combination/Mixed" List Component Types: Retail, Other
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>
Industrial Jobs Recovery Law <input type="checkbox"/>

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ 58,589

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 27,378.00	\$ 87,175.00	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund \$ 27,378.00

Cumulative Total Revenues/Cash Receipts \$ 87,175 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ 31,296.00

Transfers to Municipal Sources \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ 31,296

Net/Income/Cash Receipts Over/(Under) Cash Disbursements \$ (3,918)

Previous Year Adjustment (Explain Below) -

FUND BALANCE, END OF REPORTING PERIOD* \$ 54,671

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Legal Fees	26,365	
TIF Consulting Fees	4,081	
		\$ 30,446
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -

**SECTION 3.2 A
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
TIF Association Membership	850	
		\$ 850
TOTAL ITEMIZED EXPENDITURES		\$ 31,296

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	\$ 54,671
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1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Consulting Services for Development Agreement Analyses	\$	10,000
Legal Fees for Development Agreement Analyses	\$	2,500
Future Incentives	\$	200,000
Total Amount Designated for Project Costs	\$	212,500

TOTAL AMOUNT DESIGNATED	\$ 212,500
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SURPLUS/(DEFICIT)	\$ (157,829)
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SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X

Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
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2. The Municipality DID undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
2a. The total number of ALL activities undertaken in furtherance of the objectives of the redevelopment plan:	

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Provide a general description of the redevelopment project area using only major boundaries.

The Roosevelt Rd/Fabyan Pkwy Redevelopment Project Area is generally located on the south side of Roosevelt Rd from approximately Kress Road on the west to the BNSF railroad on the east, generally northeast of Kress Creek

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2022

Name of Redevelopment Project Area:

West Chicago Roosevelt Road/Fabyan Parkway Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2017	\$ 1,215,162	\$ 1,570,283

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

X **Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
DuPage County	
Forest Preserve District of DuPage County	
DuPage Airport Authority	
Winfield Township	
Winfield Township Road	
Warrenville Park District	
West Chicago Fire Protection District	
West Chicago Library District	
Grade School District #33	
High School District #94	
Junior College District #502	

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Attachment B

July 24, 2023

Rosanna Barbaro-Flores, Director
Office of the State Comptroller
Local Government Division
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, IL 60601-3252

Subject: Annual TIF Filing – Roosevelt Road/Fabyan Parkway TIF District

Dear Ms. Barbaro-Flores,

On behalf of the City of West Chicago, I hereby certify that our community has complied with all the requirements of the *Tax Increment Allocation Redevelopment Act*, during the fiscal year 2022, for the Roosevelt Road/Fabyan Parkway TIF District. Enclosed herewith are all of the required documentation your office has requested to verify our compliance with the terms of the Act.

Please contact our Economic Development Coordinator, Kelley Chrisse, at 630-818-3331 if you have any questions or require additional information to evaluate our submittal. Thank you.

Sincerely,



Ruben Pineda
Mayor

pc: Michael Guttman
Tom Dabareiner
Kelley Chrisse



BOND, DICKSON & CONWAY

400 S. Knoll Street, Unit C, Wheaton, Illinois 60187 P 630.681.1000 F 630.681.1020

ATTACHMENT C

July 24, 2023

VIA E-MAIL TRANSMISSION

Mr. Michael L. Guttman
City Administrator
City of West Chicago
475 Main Street
West Chicago, IL 60185

Re: Roosevelt Road/Fabyan Parkway
Redevelopment Project Area
Annual T.I.F. Report – 2022
Our File No.

Dear Mr. Guttman:

You have requested a legal opinion as to whether the actions the City has undertaken in connection with the Roosevelt-Fabyan redevelopment project area for the above referenced project are in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*); (hereinafter referred to as the “Act”).

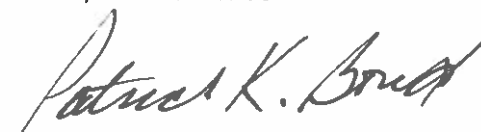
In connection with your request, I have reviewed the Ordinances passed by the Corporate Authorities of the City approving the Redevelopment Project Area, approving a Redevelopment Plan and adopting Tax Increment Financing Allocations. I have also reviewed the representations and certifications by the City and the documentation provided by the City in the Annual Tax Increment Finance Report.

Based on my review of the foregoing documents and representations, it is my opinion that the City of West Chicago has satisfied, and is in compliance with, the requirements and provisions of the Act during the 2022 Fiscal Year. This opinion is made pursuant to the Act. [65 ILCS 5/11-74.4-4-5(d)(4) and 5/11 74.6-22(d)(7)].

Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

BOND, DICKSON & CONWAY


Patrick K. Bond

Attachment D

Statement of Activities

West Chicago Roosevelt Rd/Fabyan Pkwy Redevelopment Project Area

During FY 2022, the activities in the Roosevelt Rd/Fabyan Pkwy TIF were related to the drafting and negotiation of a development agreement for the construction of one or two industrial buildings and public infrastructure, including the construction of a roadway, utilities and regional stormwater facilities. The development agreement was not finalized during the reporting year.

**ROOSEVELT ROAD/FABYAN PARKWAY TIF DISTRICT
LEGAL DESCRIPTION**

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

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

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

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 HAFFFEY'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 ACROSS SAID SOUTHWEST 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

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

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 DUPAGE COUNTY, ILLINOIS.

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

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 DUPAGE 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 DUPAGE COUNTY, ILLINOIS.

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

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 McCAULEY 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 WEST ALONG SAID RIGHT OF WAY LINE, 185.0 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 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 DUPAGE 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 PORTION 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 DUPAGE 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 DUPAGE 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 DUPAGE 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 CONRER; 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 DUPAGE 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 DUPAGE COUNTY, ILLINOIS.

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

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

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

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

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

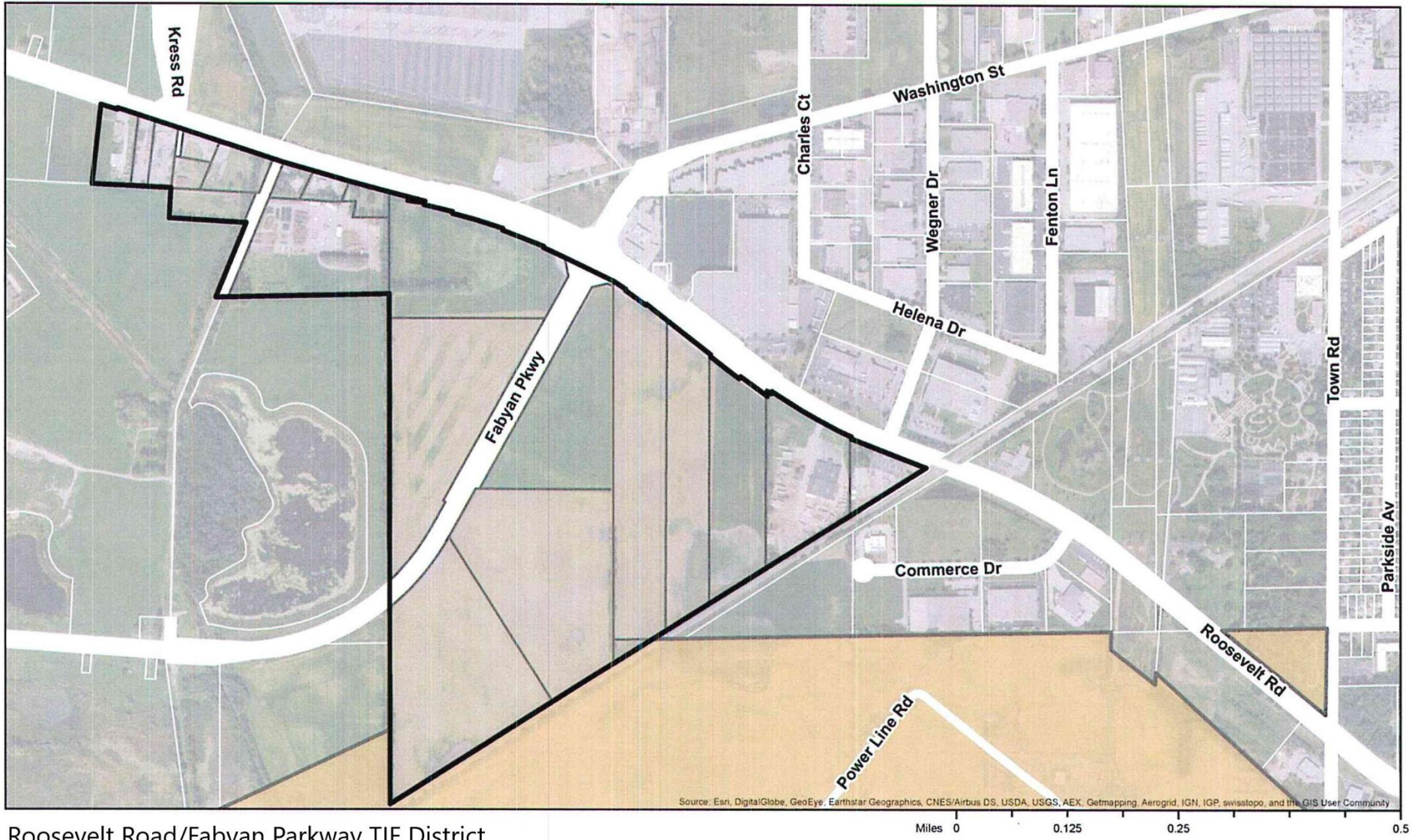
PARCEL 5 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-304-005; P.I.N. 04-08-401-011; P.I.N. 04-17-100-004; 04-08-401-009; 04-08-401-010

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 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 3132.5 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.

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

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.



Roosevelt Road/Fabyan Parkway TIF District
 City of West Chicago