

**NOTICE OF PUBLIC HEARING**  
**CITY OF NOKOMIS, MONTGOMERY COUNTY, ILLINOIS**  
**PROPOSED APPROVAL OF REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS, ESTABLISHMENT OF REDEVELOPMENT PROJECT AREA AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR**

**NOTICE IS HEREBY GIVEN** that the Mayor and City Council (the “**Corporate Authorities**”) of the City of Nokomis, Montgomery County, Illinois (the “**Municipality**”) will hold a public hearing for the purpose of hearing all protests and objections in connection with the proposed approval of a redevelopment plan entitled “Nokomis TIF Redevelopment Plan and Project” (the “**Redevelopment Plan**”), establishment of a redevelopment project area to be known as the “Nokomis TIF Redevelopment Project Area” (the “**Redevelopment Project Area**”) and the proposed adoption of tax increment allocation financing therefor (“**TIF**”) under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), including notice as follows:

1. The Corporate Authorities of the Municipality will hold the public hearing at **6:30 p.m. on Monday, January 27, 2025**, at City Hall, 22 S. Cedar Street, Nokomis, IL 62075. Such public hearing may be adjourned by the Corporate Authorities of the Municipality to another time and date without further notice other than a motion to be entered upon the minutes of the Corporate Authorities of the Municipality fixing the time, date and place of such adjourned public hearing.

2. The boundaries of the proposed Redevelopment Project Area by legal description are attached to and immediately follow this Notice of Public Hearing. The proposed Redevelopment Project Area consists of approximately 394 parcels and related rights-of-way, the boundaries of which, by street location where possible, are as follows: Generally, the Area is generally located in the central area of the City taking in parcels from the southwest corner to the northeast corner of the corporate boundary. Parcels north of Bertolino Avenue make up the southern portion of the boundary, and the Area continues northeast taking in parcels until reaching property adjacent to Doris Street. Additionally, the boundary extends northwest from the central portion of the City to take in property south of and adjacent to Oberle Street.

3. The Corporate Authorities of the Municipality will give all interested persons and all affected taxing districts an opportunity to be heard at the public hearing. In addition, any interested person or any affected taxing district may file written comments with the Municipality at or before the public hearing regarding any issues embodied in the subject matter of this Notice of Public Hearing by directing such comments in person or by mail to the attention of the City Clerk, 22 S Cedar St., Nokomis, IL 62075 (Telephone: 217-563-2514).

4. The proposed Redevelopment Plan, which includes in reasonable detail the basis for the eligibility of the Redevelopment Project Area under the Act and a description of the proposed redevelopment projects, is on file with and available for public inspection at the office of the City Clerk of the Municipality located at City Hall, 22 S Cedar St., Nokomis, IL 62075. In general, such Redevelopment Plan sets forth the program of the Municipality to alleviate, as applicable, blighting and/or conservation conditions in the Redevelopment Project Area and to enhance the tax base of both the City and the taxing districts having taxable property within the Redevelopment Project Area by utilizing TIF to fund various eligible redevelopment project costs to stimulate private investment in the Redevelopment Project Area. These eligible redevelopment costs may include, but are not limited to, professional services (including analysis, administration, studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing or other services); property assembly, including acquisition of land and other property, real or personal and related disposition of land (including up to 100% write-down or reimbursement); demolition of structures, site preparation and the clearing and grading of land; rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures or leasehold improvements; the construction of public works or improvements (construction or reconstruction of rights-of-way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways and public utilities, including storm and sanitary sewers, and lift stations); financing, including any related to the issuance of obligations; interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project; and relocation expenses to the extent that the Municipality determines that these costs shall be paid or are required by federal or state law. To achieve this objective, the Redevelopment Plan proposes to provide TIF assistance for commercial (including mixed use) development, and related and appurtenant development, including related public infrastructure.

5. The Municipality hereby requests proposals from any developer or redeveloper in connection with the Redevelopment Project Area.

6. Additional information with respect to the proposed Redevelopment Plan, redevelopment projects and Redevelopment Project Area can be obtained from the following:  
Dylan Goldsmith, Mayor  
22 Cedar Street  
Nokomis, IL 62075  
Tel: 217-563-2514  
Email: dgoldsmith@cityofnokomis.com

By order of the Mayor and City Council of the City of Nokomis, Montgomery County, Illinois.  
By:/s/ Dylan Goldsmith  
Mayor

**Boundary Description**  
**Nokomis TIF I Description**

PART OF THE FOLLOWING SECTIONS: SECTIONS 14, 15, 22, AND 23, IN TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MONTGOMERY COUNTY, ILLINOIS; THAT PART OF THE ABOVE-DESCRIBED SECTIONS ALL BEING PART OF THE CITY OF NOKOMIS IN MONTGOMERY COUNTY, ILLINOIS, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16, AND POINT OF BEGINNING; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,621 FEET TO THE SOUTHWEST CORNER OF MONTGOMERY COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 08-22-504-002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 128 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,719 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-401-002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 342 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-279-018; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 660 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-279-008; THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-279-014; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 100 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-279-022; THENCE NORTHWESTERLY ALONG SAID SOUTHWEST LINE A DISTANCE OF APPROXIMATELY 191 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FRANKLIN STREET; THENCE SOUTHERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-251-006; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,134 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,173 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-100-006; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,363 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-100-004; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 667 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,331 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 538 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST HAMILTON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 26 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-201-002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 712 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 761 FEET TO THE WEST RIGHT-OF-WAY LINE OF MEMORIAL PARK DRIVE; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 816 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OBERLE STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 55 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHERMAN STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 16 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 327 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-201-022; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE A DISTANCE OF APPROXIMATELY 901 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEAVER STREET; THENCE SOUTHEASTERLY A DISTANCE OF APPROXIMATELY 50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEAVER STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 76 FEET TO THE EAST LINE OF WALNUT STREET; THENCE SOUTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,060 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST FRANKFORT STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 672 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,717 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OBERLE STREET; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OBERLE STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 537 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH PINE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 729 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH SPRUCE STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 494 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 350 FEET TO THE EAST RIGHT-OF-WAY LINE OF WILLIAMS STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 621 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST HAMILTON STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 252 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-23-103-012; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 678 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST FRANKLIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 890 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ELM STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 225 FEE TO THE SOUTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 27 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOTTOMLEY STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 999 FEET TO THE WEST RIGHT-OF-WAY LINE OF EAST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 501 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FREDERICK STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 239 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-14-378-004; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE WEST RIGHT-OF-WAY LINE OF LANE ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST FRONT STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 36 FEET TO THE EAST RIGHT-OF-WAY LINE OF LANE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 178 FEET TO THE SOUTH RAILROAD RIGHT-OF-WAY LINE OF THE CONRAIL RAILROAD, ALSO ASSESSOR'S PARCEL WITH PIN 08-14-504-002; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 547 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 597 FEET TO THE EAST RIGHT-OF-WAY LINE OF SINGER STREET; THENCE SOUTH-



ERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,032 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEBSTER STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 400 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH BLUE AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 442 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 410 FEET TO THE EAST RIGHT-OF-WAY LINE OF CAPPS AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 469 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-133-026; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 324 FEET TO THE SOUTHEAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-133-029; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE A DISTANCE OF APPROXIMATELY 144 FEET TO THE EASTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-23-133-002; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 150 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 160 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH ELM STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 6 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 737 FEET TO THE EAST LINE OF SOUTH MAPLE STREET; THENCE SOUTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 379 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST UNION STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 817 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH PINE STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,415 FEET TO THE NORTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-427-015; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 152 FEET TO THE NORTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 08-23-301-006; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE A DISTANCE OF APPROXIMATELY 9 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE SOUTHERLY A DISTANCE OF APPROXIMATELY 58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KINNEY STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,068 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-430-018; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 450 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-430-019; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 155 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 389 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-011; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 336 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 489 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-403-013; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 204 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-016; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 275 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-454-004; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 567 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BERTOLINO AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,936 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 16, AND POINT OF BEGINNING. CONTAINING 313.7 ACRES MORE OR LESS.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED SOURCED FROM THE MONTGOMERY COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.