

ORDINANCE NO. 2133

**AN ORDINANCE TO SET DATE FOR A PUBLIC HEARING
FOR THE CITY OF NOKOMIS TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), authorizes any municipality within the State of Illinois to designate a “redevelopment project area” with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an “industrial park conservation area” or a “blighted area” or a “conservation area”, or a combination of both “blighted areas” and “conservation areas”, as all such quoted terms are defined in the Act; and

WHEREAS, the City of Nokomis, Montgomery County, Illinois (the “**Municipality**”) is a “municipality” within the meaning of the Act; and

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled “Nokomis TIF District Redevelopment Plan and Project” (the “**Redevelopment Plan**”), prepared for the Municipality by Moran Economic Development, LLC, Edwardsville, Illinois, a copy of the Feasibility Study was placed on file with the City Clerk of the Municipality on November 13, 2024, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted, including certain proposed redevelopment projects identified therein to further the objectives of the Act (the “**Redevelopment Projects**”) for such areas as are more particularly described in Exhibit A of this Ordinance below in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the City Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NOKOMIS, MONTGOMERY COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at **6:30 p.m. on Monday, January 27, 2025**, at the City Council Chambers, 22 South Cedar Street, Nokomis, 62075.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity ("DCEO"), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Redevelopment Plan was placed on file with the City Clerk on November 13, 2024, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area and the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a

reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the City Council Chambers, 22 South Cedar Street, Nokomis, 62075. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the City of Nokomis, Illinois, at a meeting of the Corporate Authorities on the 25th day of November, 2024, upon a roll call vote as follows:

“Ayes” Commissioners Louis Stauder, Michael Glenn and
Mayor Dylan Goldsmith

“Nays” none

“Absent” Commissioners Tisha Morris and Scott Arbelbauer

PASSED this 25 day of November, 2024.

Rachel Cassidy
City Clerk

APPROVED this 25 day of November, 2024.

Dylan Goldsmith
Mayor

EXHIBIT A BOUNDARY 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 FEET 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 SOUTHERLY 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 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.