

**CITY OF NOKOMIS, ILLINOIS**

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**ORDINANCE NO. 2140**

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**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING**

**ADOPTED BY THE  
CITY COUNCIL  
OF THE  
CITY OF NOKOMIS, ILLINOIS  
THIS 14<sup>th</sup> DAY OF APRIL, 2025**

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Published in pamphlet form by the authority of the City Council of the City of  
Nokomis, Montgomery County, Illinois, this 14<sup>th</sup> day of April, 2025.

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**CITY OF NOKOMIS, ILLINOIS**

**ORDINANCE NO. 2140**

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING**

WHEREAS, the City of Nokomis, Illinois (hereinafter, the "City") is an Illinois non-home rule municipal corporation pursuant to Article VII, § 8 of the 1970 Illinois Constitution, organized and operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*; and

WHEREAS, the City of Nokomis, Illinois, desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "Act"); and

WHEREAS, the City of Nokomis has adopted a Redevelopment Plan, has designated a Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act; and

WHEREAS, the City Council adopted Ordinance No. 2137 "Ordinance Adopting Tax Increment Financing Redevelopment Project Area" on February 10, 2025; and

WHEREAS, the City Council finds it necessary and appropriate to amend and restate the provisions of Ordinance No. 2137 and to supersede said Ordinance in its entirety in order to reflect certain parcels of property being removed from the Redevelopment Project Area; and

WHEREAS, pursuant to the Act, such changes may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district; and

WHEREAS, such notice by mail and by publication will occur not later than 10 days following the adoption of this Ordinance.

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

1. The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Nokomis, Illinois.
2. Tax increment financing is hereby adopted with respect to the Nokomis Tax Increment Financing Redevelopment Plan and Redevelopment Project approved and adopted pursuant to Ordinance No. 2138 in the City of Nokomis with respect to Nokomis TIF Redevelopment Project Area, attached as "Exhibit A", which Nokomis TIF Redevelopment Project Area was designated pursuant to Ordinance No. 2139.
2. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Nokomis TIF Redevelopment Project Area by taxing

districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Nokomis TIF Redevelopment Plan costs and obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Nokomis TIF Redevelopment Project Area shall be allocated to and, when collected, shall be paid by the Montgomery County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.
  - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Nokomis TIF Redevelopment Project Area over and above the initial equalized assessed value of each property in the Nokomis TIF Redevelopment Project Area shall be allocated to and, when collected, shall be paid to the City Treasurer, who shall deposit said funds in a special fund called the "Special Tax Allocation Fund for the Nokomis TIF Redevelopment Project Area" of the City for the purpose of paying the Nokomis TIF Redevelopment Plan costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.
3. Upon adoption of this Ordinance, the City Clerk shall file a certified copy of this Ordinance with the County Clerk of Montgomery County, Illinois, and, pursuant to the Act, shall obtain a certificate from such County Clerk as to the total initial equalized assessed value ("EAV") of all taxable property in the Nokomis TIF Redevelopment Project Area. In providing this certification, the County Clerk shall use the levy year 2024 in determining such total initial EAV.
4. All ordinances, resolutions, motions, and parts thereof in conflict herewith are hereby superseded.
5. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

Adopted this 14<sup>th</sup> day of April, 2025, by roll call votes as follows:

	<u>Ayes</u>	<u>Nays</u>	<u>Present</u>	<u>Absent</u>	<u>Abstain</u>
Commissioner O'Malley	X		X		
Commissioner Arkebauer				X	
Commissioner Morris	X		X		
Commissioner Glenn	X		X		
Mayor Goldsmith	X		X		

APPROVED by the Mayor of the City of Nokomis, Illinois this 14<sup>th</sup> day of April, 2025.

  
MAYOR

ATTEST:

  
CITY CLERK

STATE OF ILLINOIS                     )  
COUNTY OF MONTGOMERY         )   SS.  
CITY OF NOKOMIS                    )

**CERTIFICATE**

I certify that I am the duly appointed and acting City Clerk of the City of Nokomis, Montgomery County, Illinois, and, as such, am the keeper of records and seal thereof; that the foregoing is a true, complete, and correct copy of Ordinance No. 2140 of said City; that said Ordinance was passed by the City Council of the City of Nokomis, Montgomery County, Illinois, by yea and nay vote on the 14<sup>th</sup> day of April, 2025; that said Ordinance was approved by the Mayor on the 14<sup>th</sup> day of April, 2025; and that said Ordinance was then deposited in the office of the City Clerk of said City and filed therein; and that the same was recorded in the Record of Ordinances of said City.

I further certify said Ordinance provided by its terms that it should be published in pamphlet form; that the pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof, was prepared; that a copy of such Ordinance was posted in the Nokomis City Hall, commencing on the 14<sup>th</sup> day of April, 2025, to continue for at least ten (10) days thereafter; and that copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

DATED at Nokomis, Illinois, this 14<sup>th</sup> day of April, 2025.

(SEAL)

City Clerk

  
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## EXHIBIT A LEGAL 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 NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH GIBSON STREET AND THE NORTH RAILROAD RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD CO, ALSO THE NORTH LINE OF MONTGOMERY COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 08-22-504-002, AND POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,328 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 1,471 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NOKOMIS BLACKTOP; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 682 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 08-15-451-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 107 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 330 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHERMAN STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 122 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OBERLE STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 917 FEET TO THE WEST RIGHT-OF-WAY LINE OF 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 1,088 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 432 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH GIBSON STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ADO 963 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-451-018; THENCE EASTERLY ALONG SAID SOUTH LINE ADO 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH GIBSON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE ADO 528 FEET TO THE NORTH RAILROAD RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD CO, ALSO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 08-22-504-002, AND POINT OF BEGINNING. CONTAINING 309.2 ACRES MORE OR LESS.

EXCEPTING THEREIN: COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEAVER STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH WALNUT STREET, AND POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,080 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST FRANKLIN 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 1,106 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEAVER STREET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 587 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 08-22-226-003; 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 RIGHT-OF-WAY LINE OF NORTH WALNUT STREET, AND POINT OF BEGINNING. CONTAINING 17.0 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.