

ATTACHMENT NO. X-A

ATTACHMENT NO. X-A: Presentation of Enterprise Zone Tax Abatement Resolution

Potential motion: To Approve Enterprise Zone Abatement of Tax Resolution

Growth Dimensions recognizes that continued growth in commercial and industrial development is essential to economic stability and for the creation of local jobs for its graduates. The District has been approached to join in the creation of new Enterprise Zones to continue the facilitation of commercial and industrial development to expand the District's property tax base and provide jobs for its residents.

The existing Enterprise Zone is set to expire in July of 2016.

RESOLUTION

A RESOLUTION AUTHORIZING THE ABATEMENT OF PROPERTY TAXES WITHIN THE BOONE COUNTY / BELVIDERE ENTERPRISE ZONE

- WHEREAS, the City of Belvidere, Boone County Illinois, the Village of Poplar Grove and the Village of Capron (the Organizing Bodies) have applied for Enterprise Zone designation pursuant to the Enterprise Zone Act (Public Act 83-1019, as amended) for the territory identified in the attached Exhibit A; and
- WHEREAS, Community Unit School District 200, Poplar Grove, Illinois (the District) recognizes that continued growth in commercial and industrial development is essential, both to the District's economic stability, but also for the creation of local jobs for its graduates; and
- WHEREAS, the District recognizes that existing Enterprise Zone and the corresponding incentives, has historically promoted and facilitated commercial and industrial development within the corporate boundaries of the District; and
- WHEREAS, the existing Enterprise Zone is set to expire in July of 2016; and
- WHEREAS, the District finds that it is in the best interest of the District to join in the creation of the new Enterprise Zone to continue the facilitation of commercial and industrial development to expand the District's property tax base and provide jobs for its residents.

NOW, THEREFORE, be it hereby resolved as follows:

- 1) The foregoing recitals are incorporated herein by this reference.
- 2) The District adopts the boundaries identified in the attached Exhibit A as the boundaries of the Enterprise Zone as established by the Organizing Bodies and consents to and supports the designation of the Enterprise Zone.
- 3) Community Unit School District 200 authorizes and directs the County Clerk to abate ad valorem taxes imposed upon real property located within the Enterprise Zone upon which new improvements have been renovated or rehabilitated, subject to the following conditions:
 - a) The improvements or renovations are of the nature and scope for which a building permit is required and has been obtained;
 - b) Such abatement shall be allowed only for commercial and industrial property located within the Zone;

- c) Provided further that no abatement shall exceed 80% of the taxes produced by the increase in assessed valuation caused by the improvements to said property in the first year, 60% in the second year, 40% in the third year, 20% in the fourth year.
 - d) Additional tax abatement incentives for individual industrial taxpayers will be available provided that the taxpayers either constructs improvements in addition to those for which abatements were granted in paragraph b above, or causes suppliers of said taxpayer to construct new improvements whereby the aggregate sum of said improvements increases the assessed valuation of the real property by \$2,000,000.00 or fraction thereof. If such increase occurs within the five years from the commencement of the initial abatement, the additional abatement shall be 80% of the taxes produced by the increase in assessed valuation caused by the original improvements to said property in the fifth year, 60% in the sixth year, 40% in the seventh year, 20% in the eighth year. If a fractional portion of such increase occurs within five years, the above formula shall be adjusted in proportion to the fractional portion of the increase.
 - e) The improvements constructed by the industrial taxpayer which were in addition to the original improvements granted in the original abatement shall be eligible to receive an abatement for the additional improvements as outlined in paragraph b above.
 - f) Properties located in a Tax Increment Finance District are not eligible for tax abatement so long as said District exists.
 - g) Abatements shall commence the assessment year following the completion of the improvements as described in the abatement plan approved by the County.
 - h) Provided that said property tax will not extend past the termination date.
 - i) Abatements shall commence the assessment year following the completion of the improvements as described in the abatement plan approved by the County.
- 4) The District also agrees with and consents to the incentives identified in the Intergovernmental Agreement between the Organizing Bodies creating and administering the Enterprise Zone.
- 5) This Resolution shall be in full force and effect from and after its passage.

Approved:

Attest:

Clerk






Ayes:

Nays:

Absent:

Date Approved:

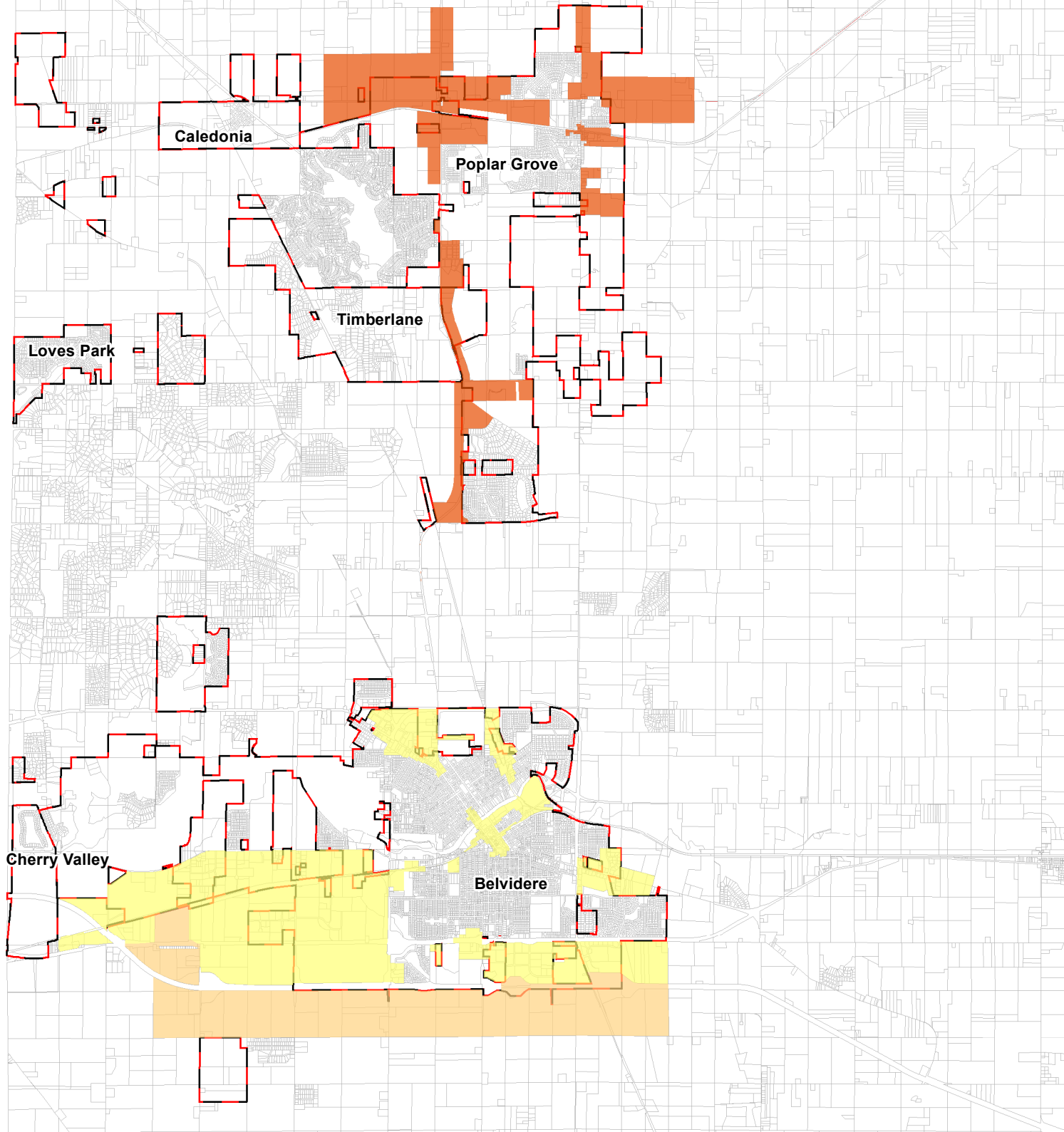
Enterprise Zone Proposal

-  Option 1 Proposed -- 5.65 Square Miles
-  Option 2 Proposed -- 3.31 Square Miles
-  Option 3 Proposed -- 3.24 Square Miles
-  Option 4 Proposed -- .079 Square Miles
-  Municipal Borders (Outline)

1 in = 1.5 miles

Total Area: 12.28 Square Miles

Updated October 21, 2014



Quick Facts: Belvidere/Boone County Enterprise Zone

The Illinois Enterprise Zone Program is designed to stimulate economic growth and neighborhood revitalization in economically depressed areas of the state. This is accomplished through state and local tax incentives, regulatory relief, and improved governmental services.

Enterprise Zones came about with the signing of the Illinois Enterprise Zone Act of 1982. The Belvidere/Boone County Enterprise Zone was created in 1985, and has successfully assisted businesses in creating and retaining thousands of jobs and making millions of dollars in capital investment. Since 2005 alone, the Belvidere/Boone County Enterprise Zone has assisted businesses in creating more than 3,400 jobs and retaining more than 2,000 jobs.

The Illinois General Assembly has amended the Illinois Enterprise Act. Because of that, all Enterprise Zones are being eliminated and communities must reapply. The Belvidere/Boone County Enterprise Zone will expire in 2016.

Boone County, Belvidere, Poplar Grove and Capron are partnering to apply for a new, larger Enterprise Zone. It will include much of the current zone, removing residential areas and adding key commercial and industrial areas of the County.

The Enterprise Zone Act provides businesses with several local and state incentives.

Local incentives

Property tax abatements: Any taxing body may abate any portion of its taxes on improvements to commercial or industrial properties in the Enterprise Zone. The Belvidere/Boone County Enterprise Zone offers the following abatement schedule: 80% for the first year, 60% the second year, 40% the third year and 20% the fourth year. These abatements only apply to the increase in assessed value attributable to the new construction, renovation or rehabilitation. Taxes based on land and the existing structures will continue to be collected.

Building Permit Fee Reduction: One-half of any building permit fee will be waived with certain information related to development activity within the Zone.

State incentives:

Investment Tax Credit: Allows for a 0.5 % credit against the state income tax for investments in qualified property within an Enterprise Zone.

Building Materials Sales Tax Deduction: Each retailer in Illinois who makes a qualified sale of building materials to be incorporated into real estate in an Enterprise Zone established may deduct receipts for such sales when calculating the tax imposed.

E. Z. Machinery and Equipment Sales Tax Exemption: Allows businesses that create or retain certain numbers of jobs in an Enterprise Zone the ability to exempt sales taxes on tangible property for wholesale, retail sale, or lease.

Utility Tax Exemption: Allows a business within an Enterprise Zone that meet certain requirements the ability to utilize a 0.5% exemption to state natural gas and electricity charges.

ENTERPRISE ZONE DESCRIPTION

All that part of Section Six (6), Township Forty-three (43) North, Range Four (4) East of Third (3rd) Principal Meridian, also beginning at the intersection of Chrysler Drive and Belvidere Road, North along a 3 foot wide parcel following the centerline to the Southwest Corner of the Northwest corner of Section Thirty-one (31), Township Forty-four (44) North, Range Four (4) East of the Third (3rd) Principal Meridian, thence all that part in said Section 31 in the Northwest Quarter except Wycliff Plat 4 and Wycliff Plat 5 as recorded in the Recorder's Office of Boone County Illinois, also except; Jamestown Avenue, also except; that part included in Logan's Square Condominiums as designated in Logan Square Subdivision as recorded in the Recorder's Office of Boone County Illinois, also that part of the Northeast Quarter of said section, commencing at the Northwest corner of the Northeast Quarter; thence South 1040.73 feet to the point of beginning; thence Southeasterly 1997 feet; thence Southwesterly 1150.63 feet to the South Quarter line of said section; thence 1686 feet more or less to the West Quarter line; thence North along said Quarter section line to point of beginning, also; beginning at the intersection of the North line of Section 6 and the centerline of Belvidere Road; thence Northerly along said centerline to the centerline of 6th Street; thence West 3 feet; thence Southerly parallel with said centerline to the North line of Section 6; thence East 3 feet to point of beginning.

Also: All that part of Section One (1), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian except; Commencing at the Northwest corner of said section; thence South 972.83 feet to the point of beginning; thence East 394.3 feet; thence South 645.89 feet; thence West 300 feet to the Easterly Row Line of Pearl Street Road; thence along said right-of-way line to Northerly right-of-way line of the I-90 Northwest Tollway; thence East along right-of-way to the Northwest corner of premises conveyed to the North Area of the Belvidere Oasis of I-90 as recorded in Document No. 03-21039 in Recorder's Office of Boone County, Illinois; thence South to Southerly right-of-way line of the I-90 Northwest Tollway; thence along said right-of-way line to West line of said section; thence North to the point of beginning, also except; the South 200 feet of the North 1172 feet of the West 660 feet of the West Half of the Northeast Quarter.

Also: Parts of Section Two (2), Township Forty-three (43) North, Range Three (3) East and Section Thirty-five (35), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian; Begin at the Northeast corner of Section 2; thence North along said section line to the Easterly extension of the South line of premises conveyed to Anthony J Dal Pra II as recorded in Document 09-8368 in the Recorder's Office in Boone County Illinois, located in Section 35 to point of beginning; thence North 164.55 feet; thence w 164.7 feet; thence North 187.2 feet; thence West 794.88 feet; thence South 357.33 feet; thence West 366 feet; thence South to the Southeast corner of Southtowne Village Condominiums as recorded in said Recorder's Office of Boone County Illinois and the North right-of-way line of Southtowne Drive; thence West along said right-of-way 337 feet more or less; thence South to a point 3 feet North of the South right-of-way line of Chrysler Drive located in said Section 2; thence

Southwest parallel to said right-of-way 675 feet more or less; thence South 3 feet to the South to the right-of-way line; thence Southwesterly along South right-of-way line of Chrysler Drive 640 feet more or less; thence South 334.43 feet; thence East 329.08 feet; thence South 804 feet more or less; thence East 330 feet; thence North 1228 feet to the South right-of-way line of Chrysler Drive; thence along said right-of-way 988.67 feet; thence South to the Northwest corner of Del Rays Paradise Village as recorded in the Recorder's Office of Boone county Illinois; thence East to the East Section line of Section 2; thence North along said section line to the Northwest corner of Lot 1 as designated in Bartholomew's Subdivision as recorded in the Recorder's Office in Boone County Illinois; thence West to the West right-of-way line of Pearl Street; thence North along said right-of-way to the Northeast corner of premises conveyed to Fred Oreel, as recorded in the Recorder's Office of Boone county Illinois; thence East 33 feet to point of beginning. Also, all that part of Stone Quarry Industrial Park Plat No. 1 and Plat No. 2 and Oakbrook Woods Plat No. 3 of Section Two (2), also, all that part of Stone Quarry Road Westerly and Northwesterly of said subdivisions; also begin at the intersection of the East right-of-way line of Stone Quarry Road and the North right-of-way line of Chrysler Drive; thence North along Stone Quarry Road East right-of-way line 501.83 feet more or less; thence East 235.73 feet the West right-of-way line of Chrysler Drive; thence South 194.22 feet; thence Southwesterly 230.18 feet, on a curve to the right, having a radius of 219.81 feet; thence Southwesterly 132 feet to point of beginning, also, all that part of the South Half of said Section 22 except the I-90 Northwest Tollway.

Also: All that part of Section Three (3), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian except the I-90 Northwest Tollway, also except; the Northeasterly 713 feet more or less of Stone Quarry Road.

Also: All that part of Section Four (4), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian except the I-90 Northwest Tollway.

Also: All that part of Section Five (5), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian, Northeast of the I-90 Northwest Tollway, except Franklin View Subdivision South of U.S. 20 right-of-way, also except; Irene Road located in Southeast Quarter of the Northeast Quarter of said Section; also, all the East Half of said Section South of the Tollway.

Also: All that part of Section Six (6), Township Forty-three (43) North, Range Three (3) East of the Third (3rd) Principal Meridian, Commencing 50 feet East of the Northwest corner of the Northeast Quarter to point of beginning; thence South to the North right-of-way line of U.S. 20; thence Northeasterly 53.81 feet; thence Southeasterly 90 feet; thence Northeasterly along U.S. 20 Northerly right-of-way line 1083.4 feet; thence Northwesterly 92.28 feet; thence Northeasterly 83.06 feet; thence Northwesterly 53.81 feet; thence Northeasterly to North line of said Section; thence West along North Section line to point of beginning.

Also: All that part of the Southeast Quarter of Section Thirty-one (31), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, North of the I-90 Northwest Tollway, and all of that part Southwest of the Tollway except, part North of Chicago & Northwestern Railroad right-of-way and except; the West 170 feet more or less of said railroad, and except; the Southerly 97 feet of said RR right-of-way in the Southeast Corner of the Southeast Quarter, and except U.S. 20 right-of-way.

Also: All that part of Section Thirty-two (32), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, South of Newburg Road, and part Newburg Road South of centerline, beginning at the intersection of Newburg Road and Irene Road centerlines; thence Southwesterly along centerline to the Northwest corner of premises conveyed to MNC Group LLC as recorded in Document 12-1478 in the Recorder's Office in Boone County Illinois, except; Begin Northwest corner Lot 1 of Hammersmith Subdivision; thence Southeasterly along North lot line 908 feet more or less; thence Southeasterly 228.62 feet, on a curve to the left, having a radius of 3357.78 feet; thence South 105.18 feet; thence Southwesterly 1085.1 feet; thence West 154 feet more or less to West line of said Section 32; thence 975.5 feet; thence East 75 feet to point of beginning, and except; U.S. 20 and the East 455 feet more or less of I-90 Northwest Tollway in the Southwest corner of the Southwest Quarter of said Section 32.

Also: All that part of Section Thirty-three (33), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, except Northerly right-of-way and part Southerly right-of-way all within Lot 4 of Belford North Subdivision, and except; Southerly right-of-way of Newburg Road from the East line of West Half of the Northwest Quarter to the East line of the West Half of the Northeast Quarter in said Section 33.

Also: All that part of Section Thirty-four (34), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian, except that part of Newburg Road lying in the Northwest Quarter, and except; Commencing Northeast Corner Northeast Quarter; thence South along Section line to South line of Chicago and Northeast Railroad right-of-way line, Southwest 947.1 feet; thence North 1230 feet to Northerly section line; thence East to Northeast corner and point of beginning.

Also: Part of Sections Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Thirty-five (35) and Thirty-six (36), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principle Meridian, bounded and described as follows:

Beginning at a point in the West line of the Northwest Quarter of said Section 35, a distance of 528 feet more or less North of the Southwest corner of the Northwest Quarter of said Section 35; thence East 239.25 feet; thence South 211.2 feet; thence East 585.75 feet; thence North 1070 feet more or less to the Westerly extension of the Northerly right-of-way line of Allen Street as designated upon the Plat of Columbia Subdivision as recorded in the Recorder's Office of Boone County, Illinois; thence East, along the Northerly right-of-way line of Allen Street 1208 feet more or less to the East line of Block 6 as designated upon the Plat of Columbia

Subdivision; thence North, along the East line of said Block 6, a distance of 248 feet more or less to the Southerly right-of-way line of the Chicago & Northwestern Railroad; thence Northeasterly, along said Southerly right-of-way line to the Northerly extension of the centerline of Seventh Avenue (7th) as designated upon the Plat of Smedley's First Addition to Belvidere as recorded in said Recorder's Office; thence South along said centerline to the North right-of-way line of Allen Street; thence East 632 feet to the Southeast corner of Block 6 of Plat of Smedley's First Addition and also the West right-of-way line of Fifth Avenue (5th); thence North along right-of-way line to the Southerly right-of-way line of the Chicago & Northwestern Railroad; thence Northeasterly along said right-of-way to the centerline of Fifth Avenue (5th); thence North to 3 feet south of Locust Street centerline; thence Northeasterly and parallel with said centerline 139 feet more or less; thence Northeasterly and parallel with Locust Street centerline 115 feet more or less; thence Southwesterly 38 feet more or less; thence Northeasterly to North railroad right-of-way as foresaid; thence Northeasterly along railroad right-of-way to the East line of Lot 12 as designated upon the Plat of Joel Walker's Second Addition to Belvidere as recorded in said Recorder's Office; thence Northwesterly from North railroad line to centerline of Locust Street; thence Northeasterly along said centerline 340 feet; thence Southeasterly 169.5 feet more or less; thence Northeasterly 56.15 feet; thence Southeasterly to Northerly said railroad; thence Southwesterly along said right-of-way to West line of Section 25; thence South to South said railroad right-of-way line; thence Northeasterly to the intersection of the Southerly extension of the East line of Block 2 of Aaron Whitney's Addition to Belvidere as recorded in said Recorder's Office and the North right-of-way line of Pleasant Street; thence Southeasterly 192.56 feet; thence Westerly 9.6 feet; thence 5.49 feet; thence Northeasterly along the North line of Lot 14 as designated upon the Assessors Survey of Blocks 1, 5 & 6 of Aaron Whitney's Addition to Belvidere as recorded in said Recorder's Office to a point 20 feet East of the West line of Lot 15 located in aforesaid subdivision; thence Southeasterly to the intersection of the Southwest corner of the property conveyed to Donna Bush, as recorded in Document 12-4368 in Boone County Illinois, and the South line of Section 25; continue in the same direction for 18 more feet; thence South to the South right-of-way line of First Street (1st); thence West to the Northwest corner of Lot 9 as designated upon Plat of Cohoon & Allen's Addition to Belvidere as recorded in said Recorder's Office; thence South along East right-of-way line of Garfield Avenue 264 feet to the North right-a-way line of Second Street (2); thence East 330 feet, thence North 66 feet; thence East 198 feet more or less; thence North 66 feet, thence East 66 feet; thence South 132 feet to the North right-of-way line of said street; thence East 330 feet; thence North 66 feet; thence East 66 feet; thence North 264 feet; thence East 132 feet to the West right-of-way line of Main Street; thence North 132 feet to the North line of Section 36; thence Northwesterly along the Southwesterly right-of-way line of Main Street as designated upon the Plat of William H. Gillman's Addition to Belvidere as recorded in said Recorder's Office, 660 feet more or less to the Northwesterly right-of-way line of Buchanan Street as designated upon aforesaid plat; thence Northeasterly along the Northwesterly right-of-way line of Buchanan Street 363 feet more or less to the Southwesterly right-of-way of Caswell Street; thence

Northwesterly along the Southwesterly right-of-way line of Caswell Street 135 feet more or less to the Southeasterly right-of-way line of the Chicago & Northwestern Railroad; thence Northeasterly along the Southeasterly right-of-way line of said railroad to the Northeast corner of Lot 22 as designated upon the Plat of William H. Gillman's Addition to Belvidere as recorded in said Recorder's Office; thence Northwesterly to the Northerly line of said railroad; thence Northeasterly along the Northerly railroad line to a point 66 feet West of the East line of the West Half of the Southeast Quarter of Section 25; thence North to the Easterly extension the centerline of Coleman Street as designated upon the Plat of Otis Coleman's Subdivision as recorded in said Recorder's Office; thence West along said centerline 495 feet to the Southwest corner of Lot 5 Block 1 as described in aforesaid subdivision; thence 165 feet to the Northwest corner of said Lot 5; thence East 330 feet; thence North to the South line of the Kishwaukee River; thence Northwesterly and Southwesterly along South line of aforesaid river to the Easterly right-of-way line of the Chicago & Northwestern Railroad in the Northwest Quarter of said Section 25; thence Northwesterly along said right-of-way 119 feet more or less; thence Southwest 97 feet; thence Northwesterly along said right-of-way to the 3 feet East of the Southeast corner of Pratt Plantation Subdivision as recorded in the Recorder's Office in Boone County Illinois; thence Northeasterly to the Southwest corner of Lot 8 as designated upon the Plat Fairview to Belvidere as recorded in said Recorder's Office; thence Northeasterly along the West line of aforesaid subdivision to the Southwest corner of Lot 4 of aforesaid subdivision; thence Northwesterly 66 feet; thence Northeasterly to the Southwesterly right-of-way line of Bennett Street; thence Northwesterly to the Northwest corner of said right-a-way; thence Northeasterly to the Southwest corner of Lot 6 Block 6 in of aforesaid subdivision; thence Northeasterly to the Northwest corner of Fairview Subdivision; thence Northeasterly to the Westerly right-of-way line of Fairview Street; thence Northwesterly to the North line of Section 25 along Fairview Street right-of-way extension to said section line; thence East along said section line 73.76 feet more or less; thence Northeasterly 411.4 feet along the North line of Fairview Subdivision to Southwesterly right-of-way line of Scott's Army Trail; thence Northwesterly 438.39 feet to the Southwest corner of Lot 121 as designated upon Replat of Lot 121 Riverbend West Plat 2 as recorded in the Recorder's Office in Boone County Illinois; thence West 134.49 feet; thence North 3.92 feet; thence West 331.64 feet to the Southwest corner Lot 1 as designated upon River bend West Plat 2 recorded in Recorder's Office in Boone County Illinois; thence Northwesterly and Northeasterly along said subdivision line to a point 3 feet North of Business U.S 20 centerline; thence West and parallel with the North line of Section 23 to the centerline of Illinois 76; thence continue West to the Northwest corner Lot 5 as designated in Plat of Gram's Subdivision 2 recorded in Recorder's Office in Boone County Illinois, located in Section 22; thence Southeasterly along said lot line to the Northeast corner of Lot 4 as designated upon Little Thunder Village Plat 3 recorded in Recorder's Office in Boone County Illinois; thence West to the Northwest corner of Lot 3 of aforesaid subdivision; thence Southwesterly 479.04 feet to the Southwest corner of Lot 2 of aforesaid subdivision; thence Southeasterly 565 feet; thence Southwesterly 204.66 feet to the Northerly right-of-way line of

State Street (also known as Business U.S. 20) ; thence Southeasterly to the Northwesterly right-of-way line of Doc Wolf Drive; thence Southwesterly along extension of Doc Wolf Drive to the centerline of Business U.S. 20; thence Southwesterly to Northeast corner of Lot 18 as designated upon Harold V Davis Subdivision as recorded in Recorder's Office in Boone County Illinois also the Northwesterly line of High Line Street; thence continue southwesterly along Northwesterly of said right-of-way to the Southeast corner of Lot 32 of aforesaid subdivision; thence Southeasterly 553.05 feet more or less; thence Southwesterly 30 feet to the centerline of Davis Drive; thence Southeasterly along said centerline to the centerline of Appleton Road; thence Southwesterly along said centerline to the Northeast corner of Wynnwood Plat 2 as recorded in Recorder's Office in Boone County Illinois; thence South 275.67 feet; thence East 955.68 feet to the Southeast corner of Lot 10 as designated upon Plat of Survey of Part Sections Twenty-two (22) and Twenty-three (23), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principle Meridian, recorded in Recorder's Office in Boone County Illinois; thence Southeasterly to the Northerly right-of-way line of Maryland Court; thence East along said right-of-way line 39.27 feet; thence Southeasterly 129.41 feet, on a curve to the right, having a radius of 233.67 feet; thence Northeasterly 140 feet; thence Southeasterly 577.17 feet to the Northwest right-of-way of Garden Drive; thence Northwesterly along said right-of-way 72 feet; thence Southeasterly 186 feet more or less; thence Northeasterly 14.04; thence Southeasterly 181 feet to the Westerly line of Lot 11 as designated upon Meadow Lawn Subdivision as recorded in Recorder's Office in Boone County Illinois; thence Northeasterly to the Northwest corner of said lot; thence Southeasterly to the centerline of Roosevelt Street; thence Northeasterly 6 feet; thence Southeasterly 457.2 feet; thence Southeasterly 196.7 feet to the Southerly right-of-way line of Harrison Street; thence Southwesterly along said right-of-way line to the Northerly right-of-way line of Kishwaukee Street; thence Southeasterly 272.4 feet Northwesterly right-of-way line of Marshall Street; thence Northeasterly along said right-of-way to the Southwesterly right-of-way of Van Buren Street; thence Northwesterly along said right-of-way to a point perpendicular to and 10 feet south of the South line of Lot 5 as designated upon Juris Subdivision recorded in the Recorder's Office in Boone County Illinois; thence Northeasterly to the Northeasterly right-of-way line of said street; thence Northwesterly 142 feet; thence North 224 feet more or less along the East right-of-way line of Illinois 76 (Fairgrounds Road); thence West to the centerline of said right-of-way; thence North to the Southwest corner of premises conveyed to Cemetery Association of Belvidere as recorded in Document 97-2993 in said Recorder's Office; thence East 2145 feet more or less; thence North 266.44 feet; thence West 1755.91 feet; thence South 159.07 feet; thence West 291.74 feet to the centerline of last aforesaid right-of-way; thence North along centerline 901 feet more or less; thence West to the West right-of-way line of Illinois 76 (Fairgrounds Road); thence North 184 feet; thence East 40 feet; thence North to a point 3 feet south of the Northeast Corner of the Southwest Quarter in Section 23; thence East and parallel with North Section line to a point 33 feet East of the Northeast corner of the Southwest Quarter of said section, located in Section 24; thence South 255 feet more or less; thence West 33 feet to the centerline of McKinley Avenue; thence South 1753.47 feet more or

less to the Southwest corner of premises conveyed to Eagle Polyiso Corp as recorded in Document 99-10593 in recorded in the Recorder's Office in Boone County Illinois; thence East 250 feet; thence South 200 feet; thence East 57.65 feet; thence South 410.93 feet; thence East to the Northeast corner of Lot 2 as designated upon Maple Range Subdivision as recorded in Recorder's Office in Boone County Illinois; thence South 132 feet; thence East along the North right-of-way line of Jackson Street 70 feet more or less; thence South to centerline of said right-of-way; thence East 11.8 feet more or less to the centerline of Blaine Street; thence Southeasterly along said centerline to the Northeasterly extension of the South line of Lot 4 as designated upon G.W. Campbell's Second (2nd) Subdivision as recorded in Recorder's Office in Boone County Illinois; thence Southwesterly 149.5 feet more or less; thence Southeasterly 264 feet to the North right-of-way line of Menomonie Street; thence Northeasterly along said right-of-way to the East right-of-way line of Blaine Street; thence Southeasterly along said right-of-way 538.8 feet to the Northerly right-of-way line of Madison Street; thence Northeasterly to the West line of the Chicago & Northwestern Railroad; thence along said railroad line Southeasterly to the South line of the Kishwaukee River; thence Southwesterly along said water line to a point 80 feet West and 100 feet South more or less of the East line of the Southeast Quarter; thence Northwesterly to the Northerly line of the Kishwaukee River and the Southwest corner of Lot 2 as designated upon Joel Waller's Addition as recorded in Recorder's Office in Boone County Illinois; thence Northwesterly along Westerly line of said lot to the Southerly right-of-way line of Lincoln Avenue; thence Northwesterly to the Southeast corner of Lot 31 as designated upon Joel Walker's First (1st) Addition as recorded in Recorder's Office in Boone County Illinois; thence Northwesterly 156 feet; thence Southwesterly 60 feet; thence Southeasterly 56 feet; thence Southwesterly 36.6 feet; thence Northwesterly 28 feet; thence Southwesterly 23.6 feet; thence Northwesterly 28 feet; thence Southwesterly 4 feet more or less; thence Northwesterly 106 feet; thence Northeasterly 124 feet; thence Northwesterly 66 feet the Southerly right-of-way of Hurlbut Avenue; thence Southwesterly to the Northwest corner of Lot 12 as designated upon F.W. Crosby's First (1st) Addition as recorded in Recorder's Office in Boone County Illinois, also being the Northeasterly right-of-way of a 10 foot alley; thence Southeasterly along said alley line to the Southerly right-of-way line of Lincoln Avenue; thence Southwesterly along said right-of-way 205.5 feet; thence Southeasterly 181.5 feet; thence Northeasterly 156.9 feet; thence Southeasterly along the West line of S.P Doty's Subdivision as recorded in Recorder's Office in Boone County Illinois; thence continue in the same direction through the Kishwaukee River to the Southwest corner of Lot 7 as designated upon Samuel Longcor's Addition as recorded in Recorder's Office in Boone County Illinois; thence Northeasterly 65 feet; thence Southeasterly to the Easterly extension of the Southerly right-of-way of Leonard Court; thence Southwesterly along said right-of-way to the West line of Longcor and Covey's Subdivision as recorded in Recorder's Office in Boone County Illinois; thence Southeast to the Northeast corner of Lot 8 as designated upon Joel Walker's Second (2nd) Addition as recorded in Recorder's Office in Boone County Illinois; thence Southwesterly to the Northwest corner of Lot 15 of aforesaid subdivision; thence Southeasterly 66 feet, thence Southwesterly 66 feet; thence Southeasterly 164 feet more

or less to the centerline of Locust Street; thence Southwesterly to the intersection of said centerline and the centerline of Pleasant Street; thence Southwesterly to the centerline of Fifth Avenue (5th); thence South to the Southerly line of the Chicago & Northeastern Railroad; thence Southwesterly along said railroad line to the Southerly extension of the west line of Lot 6 11 as designated upon the Survey of South Half of Southwest Quarter of Section Thirty-five (35), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principle Meridian, as recorded in Recorder's Office in Boone County Illinois; thence North to the Northerly right-of-way of said railroad; thence Southwesterly to the West right-of-way line of Columbia Avenue; thence North to the South right-of-way line of Locust Street; thence West 813.12 feet to the West line of Columbia Subdivision as recorded in Recorder's Office in Boone County Illinois; thence South 424.85 feet to the North line of the Chicago & Northeastern Railroad; thence Southwesterly along said railroad line to the West line of Section 35; thence South to point of beginning. Except that part of Section 25, beginning at the intersection of the Northerly right-of-way line of the Chicago & Northeastern Railroad and the centerline of Pleasant Street; thence Northeasterly along said centerline to a point of intersection with the Easterly extension of Lot B as designated upon Homer J. Yaw's Survey of Block 2 of W.H. Gillman's Second (2nd) Addition as recorded in Recorder's Office in Boone County Illinois; thence Southeasterly to the southerly line of aforesaid Subdivision; thence along said Southerly line Northeasterly to the Northeast corner of said subdivision; thence Northwesterly 286.53 feet; thence Southwesterly 138 feet; thence Northwesterly 220 feet to the Northerly line of Meadow Street; thence Southwesterly 377 feet; thence Southeasterly and perpendicular from last described course, 25 feet to the centerline of said street; thence Southwesterly to the Easterly extension of Lot 4 as designated upon W.H. Gillman's Addition as recorded in Recorder's Office in Boone County Illinois; thence Southeasterly 128.1 feet; thence Southwesterly 578 feet more or less to the centerline of Main Street; thence Southeasterly to the point of beginning.

Also: Part of Sections Twenty-three (23), Fourteen (14) and Eleven (11), Township Forty-four (44) North, Range Three (3) East Township of the Third (3rd) Principle Meridian, bounded and described as follows: Begin 3 feet North of Business U.S 20 centerline and 3 feet East of centerline of Illinois 76 (Fairgrounds Road) in Section 23, thence continue Northerly parallel with center line of Business U.S 20 through Section 14 and into Section 11 to a point perpendicular to and 260 feet more or less South of 3 foot wide parcel; thence East 1801 feet more or less to the Southeast corner of the premises conveyed to Gary L & Shirley M Steines as described in Document 13-1817 as recorded in the Recorder's Office in Boone County Illinois; thence North 121.41 feet, thence Northwest 128.15 feet, thence Northwest 215.56 feet, thence North 56.67 feet, thence west 50 feet thence North; thence North 1412.99 feet; thence Northeasterly 260.54 feet to the Northwest corner of Prairie Green of Poplar Grove Plat 4 as recorded in the Recorder's Office in Boone County Illinois; thence West 100 feet to the West right-of-way line of Illinois 76; thence Northerly along said right-of-way to the North section line of the Northeast Quarter of Section 11; thence West 420 feet more or less along said section line; thence South and Southwesterly parallel with West right-of-way of Illinois 76 1599.3 feet

more or less to a point 560 feet more or less West of said right-of-way; thence West 817 feet more or less to the Northwest corner of premises owned by Boone County; thence Southeasterly along Westerly line of aforesaid parcel to the centerline of Illinois 76; thence Southwesterly along said centerline to point of beginning.

Also: Part of Section Two (2), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal, beginning at the intersection of the South line of Section 2 and the East line of Illinois 76; thence North along said right-of-way line the Southwest corner of Lot 141 (excluding that part for aforesaid road right-of-way as designated in Document 08-435), of Bel-Air Estates as recorded in the Recorder's Office in Boone County Illinois; thence East 278.97 feet; thence North 424.84 feet; thence West 280.36 feet to the East line of Illinois 76; thence North along said right-of-way to the North right-of-way line of Beach Bay Road; thence East 276.25 feet; thence North 310.58 feet; thence east 750.19 feet; thence Northeasterly, on a curve to the left, radius 400 feet, to the East said Section line 322 feet more or less North from the North right-of-way line of Cessna Circle; thence North along the East line of Section 2 828 feet more or less; thence Northwesterly 1454 feet more or less to the Southerly extension of the East line of premises conveyed to Bel-Air Estates LTD as recorded in the Recorder's Office in Boone County Illinois; thence North along said line 62 feet more or less to the Southeast corner of said parcel; thence East the East line of Section 2; thence North along said section line to the Northeast corner of said section; thence West to a point 98 feet more or less West of Illinois 76 centerline; thence South 70 feet to the Southerly right-of-way line of Orth Road; thence West along said right-of-way 380 feet more or less; thence South to the South line of Section 2; thence East to point of beginning.

Also; The North 1145 feet more or less of the Northwest Quarter Section (1), Township Forty-four (44) North, Range Three (3) East of the Third (3rd) Principal Meridian except that part of the Poplar Grove Airport Runway, also begin Northwest corner Lot 12 as designated in Bel-Air Estates; thence Northwesterly to the West Quarter line of said Quarter section 879 feet more or less North of the Southwest corner of Northwest Quarter; thence South 826 feet more or less to the North line of aforesaid Bel-Air Estates; thence Northeasterly along said North line to point of beginning.

Also; All that part of Section Thirty-five (35), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian; Except West of Illinois 76 centerline, also; except beginning at the Northeast corner of said section thence South to Southeast corner of said section, thence west 712.39 feet, thence North to the North Row line 25 feet; thence Northwesterly 50.68 feet; thence West 140.01 feet, thence Northerly 339.66 feet; thence Northwesterly 230.96 feet; thence Northwesterly 230.62 feet; thence Northwesterly 502.13 feet; thence Northwesterly 620 feet more or less; thence Northeasterly 104 feet more or less; thence Northwesterly 232 feet more or less; thence Easterly 130 feet more or less; thence Northwesterly parallel to Illinois 76 centerline 2,178 feet more or less; thence Northeasterly 940 feet more or

less; thence East 479.59 feet; thence North 33 feet to the North line of Section 35; thence 1324.03 feet to point of beginning.

Also: Part of Section Twenty-six (26), Township Forty-five (45) North, Range Three East (3) of the Third (3rd) Principal Meridian; Commencing at the Southeast corner of said section, thence West 1,324.03 feet along section line to point of beginning; thence North to Countryside Estates Dr. centerline, thence West along centerline to intersection of Countryside Estates and Harvest Way centerline, thence North along Harvest Way centerline to Menge Lane intersection; thence North 233.02 feet; to the Northeast corner Lot 8 as described in Countryside Mall Subdivision Plat 2, in the Records Office of Boone county Illinois; thence West to a point 3 feet East of the centerline of Illinois 76; thence North 3 feet East of the Northwest corner of the Northeast Quarter of Section 26, thence West 3 feet along said section line to the centerline of aforesaid road; thence South 1,480 feet more or less along the centerline to the Easterly extension of the premises conveyed to The Candlewick Commons Shopping Center as recorded in Document 02-4565 in the Recorder's Office of Boone County Illinois; thence West 335 feet more or less, thence South 735.37 feet, thence East to the centerline of Illinois 76; thence South and Southeasterly along said centerline to the South line of said section; thence East to point of beginning.

Also: All that part of the North Half of Section Twenty-three (23), Township Forty-five (45), Range Three (3) East of the Third (3rd) Principal Meridian North of the former railroad, now owned by the Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county, except; Beginning in the Northeast corner of the Northwest Quarter; thence South 310 feet more or less, thence East 33 feet to the point of beginning, continue East 132 feet; thence North 309.5 feet; thence West to the Southeasterly right-of-way of Illinois 173; thence Southwesterly along said right-of-way line; thence 69 feet more or less to the East right-of-way line of said road; thence South to point of beginning, also except; Begin Northeast corner, Northeast Quarter of said section; thence South 660 feet more or less; thence Northwesterly 1627 feet more or less; thence South to North right-of-way line of former railroad; thence Southeasterly along said right-of-way to the East line of Section 23; thence North to point of beginning, also East Half of the Northwest Quarter, South of Boone County Conservation District and known as the Long Prairie Trail, and also; the East Half of the Southeast Quarter, except the South 450 feet more or less, and also; All of the Northeast Quarter, South of the Boone County Conservation District and known as the Long Prairie Trail, except; that part designated to West Grove Subdivision Plat 1 and Out Lot 1 and West Grove Subdivision Plat 2 as recorded in the Recorder's Office in Boone County Illinois.

Also: All that part of the North Half of Section Twenty-two (22), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian, North of the former railroad, now owned by Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county, except the Northwest 40 acres of Northwest

Quarter of said section, and except; the Southwest Quarter and the Southeast Quarter of the Northwest Quarter all lying North of aforesaid former railroad.

Also: All the South Half of Section Fifteen (15), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian, East of the centerline of Wyman School Road.

Also: The Southwest Quarter of Section Fourteen (14), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian, also the East Half of the East Half of the Northwest Quarter, also the West Half of the West Half of the Northeast Quarter, also, West Half of the West Half of the Southeast Quarter, except; the South 350.1 feet, also the South Half of the Southeast Quarter.

Also: The Southwest Quarter of the Southwest Quarter in Section Thirteen (13), Township Forty-five (45) North, Range Three East of the Third (3rd) Principal Meridian except that part of Pine Woods Subdivision as recorded in the Recorder's Office in Boone County Illinois; also the East 10 acres of the Northeast Quarter; also part of the Southeast Quarter beginning at the Southeast corner of the said Quarter; thence West 758.94 feet; thence North 941.83 feet; thence East 758.73 feet; thence South to point of beginning.

Also: : Part of Section Twenty-two (24), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principle Meridian, and Sections Nineteen (19) and Thirty (30), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian, bounded and described as; All the Northwest Quarter North of the former railroad, now owned by the Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county, also expecting; Begin Northwest corner, Northwest Quarter of said section South 660 feet more or less to point of beginning; thence Southeasterly 1106 feet more or less; thence South to North right-of-way line of aforesaid former railroad; thence Northwesterly along said right-of-way to the West line of Section 24; thence North to point of beginning, also; the West 869.44 feet, lying North of said former railroad, of the West Half of the Northeast Quarter, also; Begin 869.44 feet from the Northwest corner of the Northwest Quarter, thence East to the Northeast Quarter, corner; thence South along the East line of Section 24 to the Westerly extension of the premises conveyed to Timothy R and Marla R Smith as recorded in the Recorder's Office in Boone County Illinois; thence east to the Northeast corner of said parcel located in Section 19; thence South to the Northeast corner of Lot 8 as designated in Jory's Addition as recorded in the Recorder's Office in Boone County Illinois; thence East to the Southeast corner of Lot 18 as designated upon Bullard's Addition to the Village of Poplar Grove and as recorded in Recorder's Office in Boone County Illinois; thence South 66 feet; thence East 100 feet more or less; thence South to the South line of the former railroad, now owned by the Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county; thence Southeasterly along said former railroad to the East line of the Northwest Quarter; thence South 457.25 feet; thence West 2314 feet more or less; thence North 151.5 feet; thence East 162.5 feet; thence North 146.25 feet; thence West to a point 3 feet

East and parallel with the centerline of State Street; thence South to the centerline of Edson Road; thence East to the east line of the Southwest Quarter, Southwest Quarter; thence South 603 feet more or less to the Northeast corner of premises as conveyed to Flora Meadows LLC as recorded in Document 99-6786 in the Recorder's Office in Boone county Illinois; thence West to the Northeast corner of Lot 3 as designated by Plat of Deer Meadow as recorded in the Recorder's Office in Boon County Illinois; thence South to the Southeast corner Lot 1 of aforesaid subdivision; thence West 54.6 feet; thence South 150 feet; thence East 832.33 feet; thence South to the South section line of said section; thence East along section line to the Northeast corner of the Northwest Quarter of Section 30; thence South 1316.7 feet; thence West 1318.95 feet more or less; thence North 80.92 feet; thence West to the West section line of said section; thence North along section line to the Easterly extension of premises conveyed to Stacey A and Kristi J Forsell as recorded in Document 92-5597 as recorded in the Recorder's Office in Boone County Illinois; thence West to the Southwest corner of aforesaid parcel; thence North to the centerline of Main street as conveyed and relocated upon Original Town of Sherman Town Plat as recorded in the Recorder's Office in Boone County Illinois; thence Northerly and West along said centerline to the Northerly extension of the East line of Lot 3 Block 2 as designated upon aforesaid plat; thence South to the Southeast corner of premises conveyed to Jeffrey and Nancy Schilling as recorded in Document 92-6960 in the Recorder's Office in Boone county Illinois; thence West to the Southwest corner of said parcel; thence North to a point 5 feet North of Lot 6 Block 4 of Original Town of Sherman Town Plat and the Southerly right-of-way line of former railroad, now owned by the Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county; thence Southeasterly to the Southerly extension of the West line of Lot 21 as designated upon Woodward's Addition to Poplar Grove as recoded in the Recorder's Office in Boone County Illinois; thence Northeasterly along Westerly line of aforesaid subdivision 224 feet more or less; thence Westerly 15.05 feet; thence North 12.3 feet; thence West 55 feet; thence North 131 feet; thence East 54 feet more or less; thence South 5.5 feet more or less; thence East to a point 3 feet west of the centerline of State Street; thence North to a point 3 feet South of the North East corner of Section 24; thence West to a point 3 feet South of the point of beginning; thence North 3 feet to the point of beginning.

Also: The West 10 acres of the Northwest Quarter of Section Eighteen (18), Township forty-five (45) North, Range Four (4) East, of the Third (3rd) Principle Meridian; also, the West Half of the Southwest Quarter, also; the South Half of said section, except commencing at the Southwest corner of said section, thence East along the South section line 350 feet more or less to point of beginning; thence North 172.95 feet; thence East 220.45 feet; thence South 10 feet more or less; thence East 561 feet, thence South 165 feet to section line; thence West to point of beginning.

Also: Part of Sections Seventeen (17) and Twenty (20), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian; Containing all that part of the Southwest Quarter of the Southwest Quarter of Section 17 and all that part of the Northwest Quarter of the

Northwest Quarter of Section 20, also; begin at the Northeast corner of the Northwest Quarter, Northwest Quarter of Section 20; thence North 3 feet to point of beginning, thence East parallel to the South right-of-way line of Illinois 173 in said section; thence North and Easterly to a point 515 feet more or less North of the Southeast corner of Section 17 and 3 feet South of said right-of-way; thence South and Southwesterly along said right-of-way to point of beginning.

Also: A 3 foot strip parallel with the South right-of-way line of Illinois 173 beginning 515 feet more or less North of the Southeast corner of Section Seventeen (17)), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian and running Northeasterly through Section Sixteen (16)), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian, to a point 911 feet more or less North of the Southeast Quarter corner in Section (10), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian.

Also: Part of Sections Two (2) and Eleven (11), Township Forty-five (45) North, Range Four (4) East of the Third (3rd) Principle Meridian; Beginning at the intersection of the West line of Section 11 and the Northerly line of former railroad, now owned by the Boone County Conservation District and known as the Long Prairie Trail as recorded in the Recorder's Office of said county; thence Northeasterly 573.47 feet; thence Southeasterly the Southerly line of said former railroad to the Northwest corner of premises conveyed to Keating of Chicago INC in Document 76-5316; thence South 1035 feet more or less; thence East 438.28 feet more or less; thence 621.95 feet more or less; thence East 389.5 feet the East line of Show Street; thence North to the Northwest corner of Lot 18 as designated upon Lester Kreutter's Addition as recorded in the Recorder's Office of Boone County Illinois; thence West 405 feet more or less; thence Southwest and parallel aforesaid former railroad 215 feet; thence Northwest 60 feet to South line of former railroad ; thence Southwest 252 feet more or less; thence Northwest to the North right-of-way line of former railroad; thence Northeasterly to the intersection of the West right-of-way line of Third (3rd) Street and the railroad right-of-way line; thence North 81.84 feet more or less to the South right-of-way line of Main Street; thence West 48.84 feet; thence Southwesterly to the East right-of-way line of Fourth (4th) Street; thence South 106 feet more or less; thence East 17 feet more or less; thence Southwesterly to a point 3 feet North of the Southeast corner of premises conveyed to H & H Mini Unit Storage in Document 05-3482 as recorded in the Recorder's Office in Boone County Illinois; thence West 216.4 feet; thence Southwesterly 297.93 feet; thence South to point of beginning.