

ORDINANCE NUMBER \_\_\_\_-08 - 05

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS,  
TO SET A DATE FOR, AND TO APPROVE A PUBLIC NOTICE OF, A PUBLIC  
HEARING FOR THE DOWNTOWN TIF REDEVELOPMENT PROJECT AREA**

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of East Dundee, Kane County, Illinois, (the "*Village*") as follows:

*Section 1.* It is necessary and in the best interests of the Village that a public hearing be held prior to the adoption by the Board of Trustees of an ordinance or ordinances establishing the Downtown TIF Redevelopment Plan and Project (the "*Redevelopment Plan*") and the Downtown TIF Redevelopment Project Area (the "*Project Area*"), and accordingly, it is necessary that a date for such public hearing be established and notice thereof be given, all in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 7/11-74.4-1, *et seq.* (the "*Act*").

*Section 2.* It is hereby determined that a public hearing (the "*Hearing*") on the proposed Redevelopment Plan for the proposed Project Area, as legally described in *Exhibit A*, attached to and made a part of this Ordinance, shall be held by the Board of Trustees of the Village on the 7<sup>th</sup> day of April 2008, at 6:30 p.m., at the Village Hall, 120 Barrington Avenue, East Dundee, Illinois.

*Section 3.* Notice of the Hearing is hereby authorized to be given by publication and mailing; notice by publication to be given at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the Hearing in the *Daily Herald*, being a newspaper of general circulation within the taxing districts in the Project Area, and notice by mailing to be given by depositing such notice in the United States mail 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 Project Area, not less than ten (10) days prior to the date set for the Hearing; provided however, that in the event taxes for the last preceding year were not paid, notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as owners of such property.

*Section 4.* Notice of the Hearing is hereby directed to be in substantially the following form:

**NOTICE OF PUBLIC HEARING  
VILLAGE OF EAST DUNDEE, KANE COUNTY,  
ILLINOIS, PROPOSED APPROVAL OF THE DOWNTOWN TIF  
REDEVELOPMENT PROJECT AREA**

Notice is hereby given that on the 7<sup>th</sup> day of April 2008, at 6:30 p.m., at the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed Downtown TIF Redevelopment Plan and Project (the "*Redevelopment Plan*") for, and the designation of, the Downtown TIF Redevelopment Project Area (the "*Project Area*") legally described as follows:

*See attached Exhibit A*

The Project Area is composed of 114 acres (including roadway infrastructure) located in the Village's downtown, along Route 72 and adjacent to the Fox River. Land uses in the Project Area consist of retail and industrial businesses, institutional uses, and single family homes. Prominent businesses and community landmarks include Village Hall, the former Dundee Lumber site, Immanuel Lutheran Church, Anvil Club, the River Street business district, Haegar Potteries, Summit School, and D'Angelo Water. There are also a number of vacant parcels within the Project Area.

The Redevelopment Plan objectives are to reduce or eliminate blighting conditions, to enhance the real estate and sales tax base of the Village of East Dundee (the "*Village*") and other affected taxing districts by encouraging private investment in commercial, industrial, and institutional development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "*Act*"). The Village may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law, and which also may be secured by the full faith and credit of the municipality.

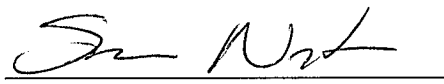
At the Hearing, approval of the Redevelopment Plan, designation of the Project Area, and the adoption of tax increment allocation financing for the Project Area will be considered. The Redevelopment Plan is on file and available for public inspection at the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois. Pursuant to the proposed Redevelopment Plan, the Village proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

Prior to the date of the Hearing, each taxing district having property in the proposed Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the President of the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118.

At the Hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan, designation of the Project Area, and adoption of tax increment allocation financing therefor. The Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

There is hereby convened a Joint Review Board (the "Board") to consider the proposed approval of the Redevelopment Plan, designation of the Project Area, and adoption of tax increment allocation financing therefor. The Board shall consist of a representative selected by the community college district, the community school district, the park district, the library district, the township, the fire protection district, the county, the Village, and a public member to be selected by a majority of other Board members. The first meeting of the Board shall be held on the 5<sup>th</sup> day of March 2008, at 10:00 a.m., at the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois.

By Order of the President and Board of Trustees of the Village of East Dundee this 18<sup>th</sup> day of February 2008.

  
Village Clerk

*Section 5.* Notice is hereby directed to be given by mail, not less than forty-five (45) days prior to the date set for the Hearing, by depositing such notice in the United States mail by certified mail addressed to all taxing districts of which taxable property is included in the proposed Project Area, and to the Illinois Department of Commerce and Economic Opportunity (the "DCEO"). Notice shall include an invitation to each taxing district and the DCEO to submit written comments to the Village, in care of the President of the Village of East Dundee, Village Hall, 120 Barrington Avenue, East Dundee, Illinois 60118, concerning the subject matter of the Hearing prior to the date of the Hearing.

*Section 6.* It is hereby ordered that a Joint Review Board (the "Board") shall be convened on March 5, 2008, at 10:00 a.m., which is not sooner than fourteen (14) days nor later than twenty-eight (28) days following the notice to be given to all taxing districts, as provided in Section 5, to consider the proposed Redevelopment Plan for the proposed Project Area. The Board shall consist of a representative selected by the community college district, the community school district, the park district, the library district, the township, the fire protection district, the county, the Village, and a public member to be selected by a majority of other Board members, and shall act in accordance with the applicable provisions of the Act.

*Section 7.* The document entitled "Downtown TIF Redevelopment Plan and Project" constituting the Redevelopment Plan will be available for inspection and review commencing the 8<sup>th</sup> day of February 2008, at the Village Hall, 120 Barrington Avenue, East Dundee, Illinois, during regular office hours.

**Section 8.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

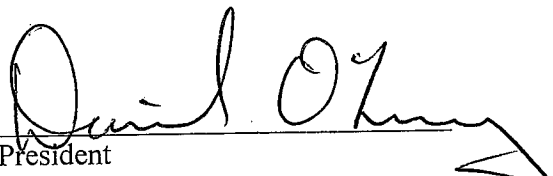
**ADOPTED** this 18<sup>th</sup> day of February 2008, pursuant to a roll call vote as follows:

AYES: 6


NAYS: 0

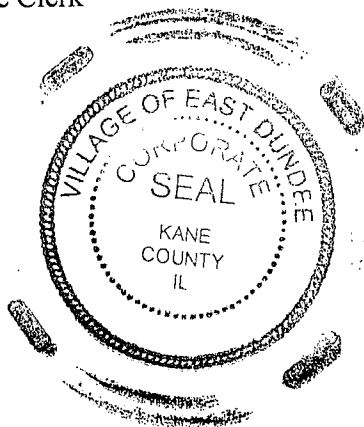
~~ABSENT:~~ 1 (Gorman)  
Present

**APPROVED** by me this 18<sup>th</sup> day of Feb 2008.

  
\_\_\_\_\_  
President

ATTEST:

  
\_\_\_\_\_  
Village Clerk



eastdundee/publicorg.ord.doc

## EXHIBIT A

### Legal Description for TIF District Boundary

#### Legal Description for Downtown TIF District Boundary

THAT PART OF THE EAST HALF OF SECTION 22, SECTION 23, EXCEPTING THE NORTHEAST QUARTER OF SAID SECTION 23, AND THE NORTH HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN BLOCK 3 OF EATON WALKER'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 22 AND PART OF THE WEST HALF OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE 31; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7 TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE EASTERLY TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THIRD STREET AND THE SOUTHERLY LINE OF LOT 2 IN ALFRED EDWARDS' SUBDIVISION OF LOTS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SAID SECTION 23, RECORDED AS PLAT BOOK 6, PAGE 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG EASTERLY LINE OF SAID ALFRED EDWARDS' SUBDIVISION OF LOTS TO THE NORTHEASTERLY CORNER OF LOT 5 IN SAID ALFRED EDWARDS' SUBDIVISION OF LOTS, ALSO BEING A POINT ON THE NORTHERLY LINE OF THE CORPORATE LIMITS OF THE VILLAGE OF EAST DUNDEE AS LOCATED ON JULY 1, 1953; THENCE EASTERLY ALONG SAID CORPORATE LIMITS TO A POINT OF INTERSECTION WITH SAID CORPORATE LIMITS AND THE WESTERLY RIGHT OF WAY LINE OF VAN BUREN STREET; THENCE SOUTHEASTERLY PERPENDICULAR TO THE NORTHWESTERLY LINE OF LOT 15 IN BLOCK 21 OF LAKEWOOD LODGE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 23, RECORDED AS PLAT BOOK 26, PAGE 19 TO A POINT ON SAID LOT 15; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 5 IN BLOCK 20 OF SAID LAKEWOOD LODGE ESTATES; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 4, 3 AND 2 IN SAID BLOCK 20, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 20; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING THE SAME POINT AS THE NORTHWESTERLY CORNER OF LOT 9 IN BLOCK 10 OF EDWARD'S ADDITION TO DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SECTION 23, RECORDED AS PLAT BOOK 15, PAGE 6; THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 10 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE EASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 1 IN BLOCK 15 OF SAID EDWARDS ADDITION TO DUNDEE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 2 IN BLOCK 21 OF SAID LAKEWOOD LODGE ESTATES; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 21 TO A POINT OF INTERSECTION WITH THE SAID SOUTHERLY LINE AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LANDS CONVEYED TO BENAJAH CADY BY DEED DATED DECEMBER 14, 1858 AND RECORDED MAY 29, 1860 IN BOOK 57 OF PLATS, PAGE 665; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE NORTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAJAH CADY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED TO BENAJAH CADY TO THE SOUTHEASTERLY CORNER OF SAID LANDS CONVEYED TO BENAJAH CADY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO BENAJAH CADY TO THE SOUTHEASTERLY CORNER OF LOT 6 IN BLOCK 14 OF SAID EDWARD'S

ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 6 TO A POINT 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 105 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 6, FOR A DISTANCE OF 60 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 8 IN SAID BLOCK 14 FOR A DISTANCE OF 105 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY TO THE SOUTH EAST CORNER OF LOT 8 IN BLOCK 11 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 11, TO THE NORTHEASTERLY CORNER OF LOT 9 IN SAID BLOCK 11; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 TO A POINT ON SAID NORTHERLY LINE WHICH IS 60 FEET EASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 9; THENCE SOUTHERLY PARALLEL WITH AND 60 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT, WHICH IS 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 25 FEET EASTERLY OF SAID BLOCK 11 TO A POINT ON THE NORTHERLY LINE OF LOT 2 IN SAID BLOCK 11; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT WHICH IS 20 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE SOUTHERLY PARALLEL WITH AND 20 FEET EASTERLY OF THE WESTERLY LINE OF SAID BLOCK 11 TO A POINT ON THE SOUTHERN LINE OF LOT 1 IN SAID BLOCK 11; THENCE CONTINUING SOUTHERLY ALONG THE EXTENSION OF THE LAST DESCRIBED LINE TO A POINT ON THE NORTHERLY LINE OF LOT 11 IN BLOCK 12 OF SAID EDWARD'S ADDITION TO DUNDEE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 TO THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE SOUTHERLY ALONG SAID BLOCK 12 TO THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID BLOCK 12; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 2 IN BLOCK 2 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHWESTERLY CORNER OF SAID LOT 2, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 8 IN SAID BLOCK 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE SOUTHWESTERLY CORNER OF SAID LOT 8; THENCE SOUTHWESTERLY TO A POINT ON THE NORTHERLY LINE OF LOT 4 IN BLOCK 5 OF SAID ORIGINAL TOWN OF EAST DUNDEE, AND BEING 27 FEET WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 4, THENCE SOUTHERLY ALONG A LINE PARALLEL WITH AND 27 FEET WEST OF THE EASTERLY LINE OF SAID LOT 4, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 4; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 4 THROUGH 1 IN SAID BLOCK 5, TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 5; THENCE CONTINUING EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 6 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6 TO A POINT WHICH IS 60 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE EASTERLY PARALLEL WITH AND 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID BLOCK 6 TO A POINT ON THE WESTERLY LINE OF LOT 8 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 TO THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8 TO THE NORTHEASTERLY CORNER OF SAID LOT 8, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK 6; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF ONE THIRD OF THE WEST LINE OF SAID LOT 2; THENCE EAST ALONG A LINE PARALLEL WITH AND A DISTANCE OF ONE THIRD OF THE WEST LINE OF SAID LOT 2 EXTENDING EASTERLY TO A POINT ON THE EASTERLY LINE OF LOT 1 IN SAID BLOCK 6, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF DUNRIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, RECORDED AS DOCUMENT NO. 93K38569; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID DUNRIDGE SUBDIVISION TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 OF SAID DUNRIDGE SUBDIVISION, THENCE SOUTH ALONG THE WESTERLY LINES OF SAID LOTS 1 AND 2; TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY OF ILLINOIS STATE ROUTE 68 BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 847.41 FEET TO THE EASTERLY CORNER OF LOT 3 OF SAID DUNRIDGE SUBDIVISION; THENCE SOUTHEASTERLY TO THE

WESTERLY CORNER OF LOT 3 OF SPRINGWATER SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 1813419; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3 CONTINUING TO THE WESTERLY CORNER OF THE SOUTHERLY LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE EASTERLY CORNER OF THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 86 DEGREES, 59 MINUTES, 15 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 134.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF LINDEN AVENUE THAT IS 155.22 FEET, MEASURED ACROSS SAID WESTERLY LINE FROM THE SOUTHEASTERLY CORNER OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST HALF OF SAID SECTION 23, RECORDED AS A DOCUMENT NO. 733097, IN PLAT BOOK NO. 31 ON PAGE 40; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF SAID OUTLOT NO. 1, FOR A DISTANCE OF 125.39 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 66.22 FEET; THENCE EASTERLY TO A POINT IN THE EASTERLY RIGHT OF WAY OF LINDEN AVENUE, ALSO BEING A POINT ON THE WESTERLY LINE OF OUTLOT NO. 2 OF SAID SCHOCK'S SUBDIVISION WHICH IS 28.16 FEET SOUTHWESTERLY FROM THE NORTHERLY POINT OF CURVATURE ON SAID WESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.0 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID OUTLOT NO. 2 THAT IS 277.76 FEET SOUTH OF, MEASURED ALONG SAID EAST LINE, THE NORTHERLY CORNER OF SAID OUTLOT NO. 2; THENCE NORTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 7 IN BLOCK 4 OF FOX RIVER BLUFFS UNIT NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 26, RECORDED IN PLAT BOOK NO. 26 ON PAGE 11; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 TO THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 3 OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE NORTHWESTERLY ALONG NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 6 TO A POINT ON THE EASTERLY LINE OF SAID OUTLOT NO. 2; THENCE SOUTH ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION, AND ALONG NORTHERLY LINES OF LOTS 7 THROUGH 10 IN SAID BLOCK 3, TO THE NORTHWESTERLY CORNER OF LOT 11 IN SAID BLOCK 3; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 11, FOR A DISTANCE OF 20 FEET; THENCE SOUTHEASTERLY PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE NORTHERLY LINE OF SAID LOT 11 TO A POINT ON THE EASTERLY LINE OF SAID LOT 11; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 11 20 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 8 IN BLOCK 2 OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE ALONG THE NORTHERLY LINES OF LOTS 8 THROUGH 14 IN SAID BLOCK 2 TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINES OF LOTS 5 THROUGH 8 IN SAID BLOCK 1; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE THROUGH THE VACATED RIGHT OF WAY OF ROBERT AVENUE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID BLOCK 11; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF HERITAGE MERCHANT PARK BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 26 RECORDED AS DOCUMENT NO. 96K002872; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF ILLINOIS ROUTE 72 TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 23, THENCE SOUTH ALONG THE SAID EAST LINE TO THE NORTHWESTERLY CORNER OF LOT 4 OF THE RESERVE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 26 AND PART OF THE SOUTH HALF OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 95K004847;



THENCE NORTHWESTERLY AT AN ANGLE OF 106 DEGREES 8 MINUTES MEASURED CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 68.1 FEET; THENCE SOUTHERLY AT AN ANGLE OF 83 DEGREES 10 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 95.7 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 200 DEGREES 16 MINUTES MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 224.2 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL A OF SAID RESERVE UNIT NO. 1 SUBDIVISION, SAID POINT BEING 192.0 FEET WESTERLY AS MEASURED ALONG SAID NORTHERLY LINE FROM THE NORTHEASTERLY CORNER OF SAID PARCEL A; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE OF PARCEL A FOR A DISTANCE OF 54.52 FEET; THENCE WESTERLY AT AN ANGLE OF 1 DEGREE 34 MINUTES 26 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 39.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 190.0 FEET; THENCE WESTERLY AT AN ANGLE OF 0 DEGREES 44 MINUTES 35 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 43.43 FEET TO THE NORTHEASTERLY CORNER OF LOT 2 OF MEYER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 97K077843; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 90.77 FEET; TO A BEND IN THE NORTHERLY LINE OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 107.86 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 1 IN SAID MEYER SUBDIVISION ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 9.14 FEET TO A BEND IN THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 222.10 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10 IN BLOCK 13 OF SAID ORIGINAL TOWN OF EAST DUNDEE; THENCE NORTHERLY ALONG THE EASTERLY LINES OF LOTS 10 AND 1 IN SAID BLOCK 13 TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY TO THE SOUTHEASTERLY CORNER OF LOT 10 IN BLOCK 12 OF SAID ORIGINAL TOWN OF EAST DUNDEE; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 10 AND 1 IN SAID BLOCK 12 TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE CONTINUING NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 12 TO A POINT OF INTERSECTION WITH THE SAID NORTHERLY EXTENSION AND THE CENTER LINE OF JOHNSON STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE WEST 1/3 OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 177127, FOR A DISTANCE OF 62.77 FEET TO THE SOUTHEASTERLY CORNER OF SAID WEST 1/3; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WEST 1/3 TO THE NORTHEASTERLY CORNER OF SAID WEST 1/3; THENCE EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF BLOCK 7 OF SAID ORIGINAL TOWN OF EAST DUNDEE FOR A DISTANCE OF 37.4 FEET; THENCE NORTHERLY 99.4 FEET EASTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 7 TO A POINT OF INTERSECTION WITH SAID EASTERLY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE WEST ALONG SOUTH RIGHT OF WAY OF ILLINOIS ROUTE 72 TO THE WEST LINE OF LOT 5 IN BLOCK 7 OF SAID ORIGINAL TOWN OF EAST DUNDEE; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF LOTS 5, 6, AND 15 IN SAID BLOCK 7 TO THE SOUTHWESTERLY CORNER OF SAID LOT 15; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK 12; THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 11 OF SAID ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY ALONG SAID NORTHERLY LINES OF LOTS 1 THROUGH 5 IN SAID BLOCK 11, TO THE NORTHWESTERLY CORNER OF LOT 5 IN SAID BLOCK 11; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 5 THROUGH 1 IN SAID BLOCK 11 TO THE SOUTHEASTERLY CORNER OF LOT 1 IN SAID BLOCK 11; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 12 OF SAID ORIGINAL TOWN OF EAST DUNDEE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VAN BUREN AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT THAT INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE OF WILLIAMS PLACE, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 1 OF PEARSON'S SUBDIVISION BEING A SUBDIVISION OF PART

OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 92K02940; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF WILLIAM'S PLACE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF ELGIN AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE TRACT OF LAND CONVEYED TO EDWARD WOLAVER BY DEED DATED MARCH 3, 1879, AND RECORDED MAY 17, 1880 AS DOCUMENT 11495 IN BOOK 188, THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 OF RINGL'S RIVER GARDENS ADDITION BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SAID SECTION 26, RECORDED AS PLAT BOOK 26 PAGE NO. 2; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE EAST BANK OF THE FOX RIVER, THENCE NORTHERLY ALONG THE EAST BANK OF THE FOX RIVER TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF FRED ROEHL'S ADDITION TO EAST DUNDEE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 22, RECORDED AS PLAT BOOK 7 PAGE NO. 76; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF LOT 1 IN BLOCK 2 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY TO THE NORTHWESTERLY CORNER OF LOT 10 IN BLOCK 1 OF SAID FRED ROEHL'S ADDITION TO EAST DUNDEE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 1 AND 2 IN SAID BLOCK 1 AND EXTENSION THEREOF TO THE WESTERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY TO A POINT THAT IS ON SAID WESTERLY RIGHT OF WAY AND 122.5 FEET SOUTHERLY, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY, OF THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF MICHIGAN AVENUE; THENCE EASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FIRST STREET THAT IS 121 FEET, AS MEASURED ALONG SAID EASTERLY RIGHT OF WAY, NORTHERLY OF THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF NORTH STREET AND THE SAID EASTERLY RIGHT OF WAY LINE; THENCE EASTERLY PERPENDICULAR TO THE FIRST STREET RIGHT OF WAY TO A POINT ON THE WESTERLY LINE OF LOT 1 IN BLOCK 1 OF SAID EATON WALKER'S ADDITION TO EAST DUNDEE, THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 1 TO A POINT 20 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 1 TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTHEASTERLY TO A POINT THAT IS ON THE WESTERLY LOT LINE OF LOT 1 IN BLOCK 2 OF SAID EATON WALKER'S SUBDIVISION, AND 60 FEET SOUTHERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 60 FEET SOUTHERLY OF THE NORTHERLY LINE OF LOTS 1 AND 2 IN SAID BLOCK 2, TO A POINT ON THE WESTERLY LINE OF LOT 27 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 27 TO THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 27 AND 28 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 28, THENCE NORTHERLY ALONG THE EASTERLY LINES OF LOTS 26 THROUGH 23 IN SAID BLOCK 2, TO THE NORTHEASTERLY CORNER OF SAID LOT 23; THENCE EASTERLY TO THE PLACE OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM LOTS 1 THROUGH 11 IN BLOCK 7, LOTS 24 THROUGH 35 IN BLOCK 8, ALL OF BLOCK 9, AND ALL OF BLOCK 16 OF SAID EDWARDS ADDITION TO DUNDEE; ALSO LOTS 1, 2, AND 3 OF OWNER'S SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 7 IN SAID EDWARDS ADDITION TO DUNDEE AND OF BLOCK 1 OF ASSESSOR'S EXTENSION OF EDWARDS ADDITION TO DUNDEE; ALSO LOTS 1 THROUGH 6 IN SAID ASSESSOR'S EXTENSION OF EDWARDS ADDITION TO DUNDEE; ALSO THE RIGHT OF WAY OF SECOND STREET LYING SOUTHERLY OF NORTH STREET AND NORTHERLY OF BARRINGTON AVENUE; ALSO THE RIGHT OF WAY OF FIRST STREET LYING EASTERLY OF LOT 5 IN KELLEY'S SUBDIVISION, BEING A SUBDIVISION OF BLOCK 17 IN SAID EDWARDS ADDITION TO DUNDEE; ALSO LOTS 5 AND 6 IN SAID KELLEY'S SUBDIVISION; ALSO

PARTS OF LOTS 2 AND 3 IN SAID KELLEY'S SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY POINT OF SAID LOT 2 ON THE NORTHERLY LINE OF WATER STREET; THENCE NORTH 40 DEGREES 41 MINUTES EAST ALONG THE LINE BETWEEN SAID LOTS 2 AND 6, FOR A DISTANCE OF 52.7 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3 OF SAID KELLEY'S SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, FOR A DISTANCE OF 6.5 FEET; THENCE NORTH 56 DEGREES 19 MINUTES WEST, FOR A DISTANCE OF 7.83 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3 THAT IS 4.1 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 56 DEGREES 19 MINUTES WEST, FOR A DISTANCE OF 42.2 FEET TO A STAKE; THENCE SOUTH 36 DEGREES 20 MINUTES WEST, FOR A DISTANCE OF 49.4 FEET TO THE NORTHERLY LINE OF WATER STREET; THENCE SOUTH 47 DEGREES 26 MINUTES EAST, ALONG THE NORTHERLY LINE OF WATER STREET, FOR A DISTANCE OF 41 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.