

Ordinance No. 12-64

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS, APPROVING THE PROPOSED ROUTE 25 SOUTH TAX INCREMENT FINANCING REDEVELOPMENT PLAN**

**WHEREAS**, the Village President and Board of Trustees (collectively, the “*Corporate Authorities*”) of the Village of East Dundee, Cook and Kane Counties, Illinois (the “*Municipality*”), have determined that the stable economic and physical development of the Municipality is endangered by the presence of blighting factors as often manifested by progressive and advanced deterioration of structures, by a lack of physical maintenance of such structures, by obsolete and inadequate community facilities, by obsolete platting, and by deleterious land use and layout, all of which impair the value of private investments, threaten the sound growth and the tax base of the Municipality and the taxing districts having the power to tax real property in the Municipality (the “*Taxing Districts*”), and threaten the health, safety, morals, and welfare of the public; and,

**WHEREAS**, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions in the Municipality need to be eradicated and redevelopment of the Municipality be undertaken in order to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the Municipality and the Taxing Districts; and,

**WHEREAS**, the Municipality has authorized an eligibility study to determine whether the proposed Route 25 South TIF Redevelopment Project Area (the “*Proposed Area*”) qualifies as a “redevelopment project area” pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “*TIF Act*”) 65 ILCS 5/11-74.4-1, *et seq.*; and,

**WHEREAS**, the Municipality has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation

financing is necessary to achieve the redevelopment goals of the Municipality for the Proposed Area; and,

**WHEREAS**, the Municipality has been advised by Vanderwalle & Associates, in February of 2012 that the Proposed Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and,

**WHEREAS**, it is therefore concluded by the Corporate Authorities that the Proposed Area remains qualified as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act as of the date hereof; and,

**WHEREAS**, the Municipality has further caused the preparation of and made available for public inspection the Route 25 South Tax Increment Financing Project Plan and Eligibility Report which includes a proposed redevelopment plan for the Proposed Area (the “*Plan*”); and,

**WHEREAS**, the Plan sets forth in writing the program to be undertaken to accomplish the objectives of the Municipality and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan, any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment, the general land uses to apply in the Proposed Area, and a commitment to fair employment practices and an affirmative action plan, and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by an ordinance adopted the 20<sup>th</sup> day of February, 2012, called a public hearing (the "*Hearing*") relative to the Plan and the designation of the Proposed Area as a redevelopment project area under the TIF Act, and fixed the time and place for such Hearing for the 30th day of April 2012, at 5:00 p.m., at the Village Hall, Village of East Dundee, 120 Barrington Avenue, East Dundee, Illinois; and,

**WHEREAS**, due notice in respect to such Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the TIF Act, said notice, together with a copy of the Plan, was sent to the Taxing Districts and to the Illinois Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on February 14, 2012, was published on April 8, 2012 and April 18, 2012, and sent by certified mail to taxpayers within the Proposed Area on April 11, 2012; and,

**WHEREAS**, the Municipality has established and gave public notice of an "interested parties registry" for the Proposed Area in compliance with the requirements of the TIF Act; and,

**WHEREAS**, the Municipality gave such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and,

**WHEREAS**, the Municipality gave due notice of the availability of the Plan to all residents within 750 feet of the boundaries of the Proposed Area, in compliance with the requirements of the TIF Act; and,

**WHEREAS**, the Municipality convened a Joint Review Board, as required by and in all respects in compliance with the provisions of the TIF Act; and,

**WHEREAS**, the Joint Review Board met at the time and as required by the TIF Act, and reviewed the public record, planning documents, and a form of proposed ordinance approving the Plan; and,

**WHEREAS**, the Joint Review Board adopted by a majority vote an advisory, non-binding recommendation that the Municipality proceed to implement the Plan and to designate the Proposed Area as a redevelopment project area under the TIF Act; and,

**WHEREAS**, the Joint Review Board based its decision to approve the proposal on the basis of the Proposed Area satisfying the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and,

**WHEREAS**, the Municipality held the Hearing on April 30, 2012, at the Village Hall, Village of East Dundee, 120 Barrington Avenue, East Dundee, Illinois; and,

**WHEREAS**, at the Hearing, any interested party or affected Taxing District was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Municipality heard and determined all protests and objections at the Hearing; and,

**WHEREAS**, the Hearing was adjourned on the 30th day of April, 2012; and,

**WHEREAS**, the Plan and Eligibility Report set forth the factors which cause the Proposed Area to be a blighted area, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing, and are generally informed of the conditions in the Proposed Area which could cause the area to be a "blighted area," as defined in the TIF Act; and,

**WHEREAS**, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether private development would take place in the Proposed Area as a whole without the adoption of the proposed Plan; and,

**WHEREAS**, the Corporate Authorities have reviewed the conditions pertaining to real property in the Proposed Area to determine whether contiguous parcels of real property and improvements thereon in the Proposed Area would be substantially benefited by the proposed Project improvements; and,

**WHEREAS**, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any Taxing District affected by the Plan, and any program to address such financial impact or increased demand; and,

**WHEREAS**, the Corporate Authorities have reviewed the proposed Plan and the existing comprehensive plan for development of the Municipality as a whole, to determine whether the proposed Plan conform to the comprehensive plan of the Municipality.

**NOW THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

**Section 1. Findings.** The Corporate Authorities hereby make the following findings:

- (a) The Proposed Area is legally described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference. The map of the Proposed Area showing the street location is depicted in *Exhibit B*,

attached hereto as and incorporated herein as if set out in full by this reference.

- (b) There exist conditions which cause the Proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a blighted area, as defined in Section 11-74.4-3 of the TIF Act.
- (c) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.
- (d) The Plan conforms to the comprehensive plan for the development of the Municipality as a whole.
- (e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is December 31, 2035, and the estimated date of the retirement of any obligation incurred to finance redevelopment project costs as defined in the Plan is December 31, 2035.
- (f) The parcels of real property in the Proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the Proposed Area.

**Section 2. Exhibits Incorporated by Reference.** The Plan and Project which were the subject matter of the public hearing held on the 30th day of April, 2012, are hereby adopted and

approved. A copy of the Plan and Eligibility Report is set forth in *Exhibit C*, attached hereto and incorporated herein.

**Section 3. Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

**ADOPTED** this 20<sup>th</sup> day of August 2012, pursuant to a roll call vote as follows:

AYES: 7 - Justices Ruffalo, Gorman, Zeynam, Miller, VanOstenbidge, Skellicorn & Pres. Bartels

NAYS: 0

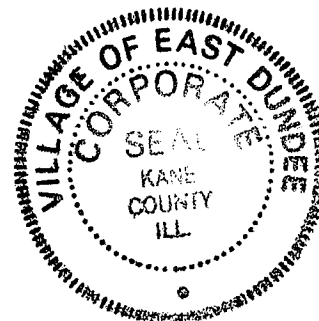
ABSENT: 0

**APPROVED:**

Jerry But  
President

Attest:

Jennifer Reilly  
Village Clerk



**EXHIBIT A**

**Legal Description**



**EXHIBIT B**  
**Project Area Boundary**

**EXHIBIT C**

**Plan and Project**  
**(see attached)**

**LEGAL DESCRIPTION FOR THE SOUTH ILLINOIS ROUTE 25 TIF**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, OF THE SOUTHEAST QUARTER OF SECTION 26, OF THE NORTHEAST QUARTER OF SECTION 35, AND OF THE NORTHWEST QUARTER OF SECTION 36, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

COMMENCING AT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 9.7 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 51 MINUTES 0 SECONDS TO THE NORTHWEST WITH SAID WEST LINE, A DISTANCE OF 124.15 FEET TO THE CENTER LINE OF STATE ROUTE 25; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED ON A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE SOUTHEAST WITH SAID CENTER LINE, A DISTANCE OF 380 FEET; THENCE SOUTHERLY PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 343.90 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE SOUTHEAST WITH SAID CENTER LINE, A DISTANCE OF 370 FEET; THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE, 512.90 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 51 MINUTES 0 SECONDS TO THE NORTHWEST WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 150.0 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY CONTINUING ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 600 FEET TO THE CENTER LINE OF SAID STATE ROUTE 25; THENCE NORTHERLY ALONG CENTER LINE OF SAID STATE ROUTE 25 TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF GATEWAY SUBDIVISION BEING A SUBDIVISION OF SAID SECTION 25; THENCE EASTERLY ALONG THE SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID GATEWAY SUBDIVISION; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID GATEWAY SUBDIVISION, A DISTANCE OF 571.32 FEET TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE SOUTHERLY TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL TWO:**

COMMENCING AT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 9.7 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 51 MINUTES 0

SECONDS TO THE NORTHWEST WITH SAID WEST LINE, A DISTANCE OF 124.15 FEET TO THE CENTER LINE OF STATE ROUTE 25, FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED ON A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE SOUTHEAST WITH SAID CENTER LINE, 380 FEET; THENCE SOUTHERLY PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 343.90 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE SOUTHEAST WITH SAID CENTER LINE, A DISTANCE OF 370 FEET; THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 512.90 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 51 MINUTES 0 SECONDS TO THE NORTHWEST WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 750 FEET TO THE CENTER LINE OF SAID STATE ROUTE 25; THENCE SOUTHERLY ALONG SAID CENTER LINE, A DISTANCE OF 169 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL THREE:**

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 9.7 FEET; THENCE WESTERLY A DISTANCE OF 124.15 FEET ON A LINE MAKING AN ANGLE OF 80 DEGREES 51 MINUTES 0 SECONDS TO THE NORTHWEST, WITH SAID WEST LINE OF SECTION 25, TO THE CENTER LINE OF STATE ROUTE 25 FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG SAID LAST COURSE, A DISTANCE OF 380 FEET ON A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE SOUTHEAST WITH THE CENTER LINE OF STATE ROUTE 25; THENCE SOUTHERLY PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 343.9 FEET; THENCE WESTERLY A DISTANCE OF 380 FEET ON A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 0 SECONDS TO THE NORTHWEST WITH SAID LAST CENTER LINE TO THE CENTER LINE OF STATE ROUTE 25; THENCE NORTHERLY ALONG SAID CENTER LINE, A DISTANCE OF 343.9 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

LOTS A, 1, 2, 3, 5, 6, 9, 10, 13, AND 14 IN FOX RIVER BLUFFS, UNIT NO. 3, A SUBDIVISION OF PART OF SAID SECTIONS 35 AND 36, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

ALSO THAT PART OF DEDICATED ALBERT DRIVE RIGHT OF WAY ADJACENT TO LOT 1 IN FOX RIVER BLUFFS, UNIT NO. 3, A SUBDIVISION OF PART OF SAID SECTIONS 35 AND 36, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL FOUR:**

THAT PART OF FOX RIVER BLUFFS, UNIT NO. 3, A SUBDIVISION OF PART OF SECTIONS 35 AND 36, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, LYING BETWEEN THE SOUTHERLY EXTENSION OF THE EAST AND WEST LINES OF LOT 3, IN SAID FOX RIVER BLUFFS, UNIT NO. 3, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 WITH THE CENTER LINE OF STATE ROUTE 25; THENCE SOUTH 08 DEGREES 03 MINUTES WEST ALONG SAID CENTER LINE, A DISTANCE OF 708.15 FEET TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID LOT 3 OF FOX RIVER BLUFFS UNIT NO. 3 FOR THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 03 MINUTES WEST ALONG SAID CENTER LINE A DISTANCE OF 49.34 FEET; THENCE SOUTH 79 DEGREES 10 MINUTES EAST, A DISTANCE OF 400.33 FEET; THENCE NORTHERLY A DISTANCE OF 68.86 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID FOX RIVER BLUFFS UNIT NO. 3; THENCE NORTH 82 DEGREES 02 MINUTES WEST ALONG THE SOUTHERLY LINE AND SOUTHERLY LINE EXTENDED OF SAID FOX RIVER BLUFFS UNIT NO. 3, A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE WESTERLY 50 FEET, AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF STATE ROUTE 25), IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL FIVE:**

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE, EXTENDED WESTERLY, OF FOX RIVER BLUFFS UNIT NO. 3, BEING A SUBDIVISION OF PART OF SAID SECTION 35 AND 36, WITH THE EASTERLY RIGHT OF WAY OF STATE ROUTE 25, AS CONVEYED TO THE STATE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY WARRANTY DEED RECORDED JANUARY 29, 1968 AS DOCUMENT 1106610; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 179.36 FEET FOR THE PLACE OF BEGINNING; THENCE EASTERLY, ALONG A LINE WHICH FORM AN ANGLE OF 92 DEGREES 42 MINUTES 35 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 349.83 FEET TO THE WESTERLY LINE, EXTENDED SOUTHERLY OF LOT 8 IN FOX RIVER BLUFFS UNIT NO. 3, AS AFORESAID; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, EXTENDED SOUTHERLY, A DISTANCE OF 217.98 FEET TO A POINT ON SAID WESTERLY LINE, EXTENDED SOUTHERLY, THAT IS 68.86 FEET SOUTHERLY OF THE SOUTHWEST CORNER OF LOT 8 IN SAID FOX RIVER BLUFFS UNIT NO. 3; THENCE WESTERLY ALONG A LINE THAT IS EXTENDED WESTERLY, WOULD INTERSECT THE CENTER LINE OF STATE ROUTE 25 AT A POINT 49.34 FEET SOUTHERLY, MEASURED ALONG SAID CENTER LINE, EXTENDED WESTERLY, OF LOT 3 IN FOX RIVER BLUFFS UNIT NO. 3, A DISTANCE OF

349.48 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 25, AS AFORESAID; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 217.86 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL SIX:**

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE EXTENDED WESTERLY OF FOX RIVER BLUFFS UNIT NO. 3, BEING A SUBDIVISION OF PART OF SAID SECTIONS 35 AND 36, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 25, AS CONVEYED TO THE STATE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY WARRANTY DEED RECORDED JANUARY 29, 1968 AS DOCUMENT NO. 1106610; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 179.36 FEET; THENCE EASTERLY ALONG A LINE WHICH FORM AN ANGLE OF 92 DEGREES 42 MINUTES 35 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 349.83 FEET TO THE WESTERLY LINE EXTENDED SOUTHERLY OF LOT 8 IN FOX RIVER BLUFFS UNIT NO. 3, AS AFORESAID; THENCE SOUTHERLY ALONG SAID WESTERLY LINE EXTENDED SOUTHERLY A DISTANCE OF 162.16 FEET TO THE SOUTHERLY LINE EXTENDED WESTERLY OF FOX RIVER BLUFFS UNIT NO. 3, AS AFORESAID; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, EXTENDED WESTERLY, A DISTANCE OF 349.70 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

**PARCEL SEVEN:**

COMMENCING AT THE INTERSECTION, AS MONUMENTED, OF EASTERLY RIGHT OF WAY LINE OF PARKSIDE AVENUE (NOW VACATED) WITH THE SOUTH LINE, EXTENDED EASTERLY OF LOT 32, AS PLATTED IN FOX RIVER BLUFFS UNIT NO. 5, BEING A SUBDIVISION OF PART OF SAID SECTIONS 26 AND 35, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1929 AS DOCUMENT NO. 326521, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 07 DEGREES 50 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY LINE OF PARKSIDE AVENUE (NOW VACATED), A DISTANCE OF 460.00 FEET; THENCE SOUTH 82 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 853.69 FEET TO WESTERLY RIGHT OF WAY LINE, AS MONUMENTED, OF A PUBLIC HIGHWAY KNOWN AS STATE ROUTE 25; THENCE SOUTH 08 DEGREES 03 MINUTES 55 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 236.30 FEET FOR THE POINT OF BEGINNING; SAID POINT BEING 225.26 FEET NORTH OF, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE, THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND A LINE DRAWN FROM POINT "A" AFORESAID TO THE SOUTHWEST CORNER OF LOT 83, AS MONUMENTED, OF FOX RIVER BLUFFS UNIT NO. 3, BEING A SUBDIVISION OF PART OF SAID SECTIONS 35 AND 36, ACCORDING TO THE

PLAT THEREOF RECORDED FEBRUARY 3, 1928 AS DOCUMENT NO. 303348,  
THIS LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE CONTINUING  
SOUTH 08 DEGREES 03 MINUTES 55 SECONDS WEST, ALONG SAID  
WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.26 FEET TO SAID LINE  
"A"; THENCE NORTH 82 DEGREES 02 MINUTES 00 SECONDS WEST, ALONG  
SAID LINE "A", A DISTANCE OF 230.00 FEET; THENCE NORTH 08 DEGREES  
03 MINUTES 55 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF  
WAY LINE, A DISTANCE OF 225.26 FEET; THENCE SOUTH 82 DEGREES 02  
MINUTES 00 SECONDS EAST, PARALLEL WITH SAID LINE "A", A DISTANCE  
OF 230.00 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE  
TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

ALSO THAT PART OF DEDICATED STATE ROUTE 25 RIGHT OF WAY  
ADJACENT TO THE ABOVE DESCRIBED PARCELS.