



120 Barrington Avenue, East Dundee Illinois 60118

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March 12, 2015

To: Village Board

From: Robert J. Skurla
Village Administrator

Ref: Proposed rate increase in the Sales Tax for Village's Business Development Districts

As I have indicated over the last several months, the Village staff and Village Engineer will be developing a ten year infrastructure repair and replacement program in the upcoming fiscal year. The core of that plan will be to match up annual expenses with proposed or existing sources of revenue. The various existing revenue sources that will be factored in will include:

- 1 – Business Development District Sales Tax - incremental
- 2 – Home Rule Sales Tax - incremental
- 3 – Municipal Sales Tax – incremental
- 4 – Title Transfer Fees
- 5 - Gaming Tax Receipts and related Licensing Fees
- 6 – Amusement Tax
- 7 – Motor Fuel Tax

Proposed new sources of revenue include:

- 1 – Construction Debris Tipping Fees
- 2 – Municipal Waste Transfer Station Tipping Fees
- 3 – Solar Energy Utility Sales

While all but the “Solar Energy Utility Sales” fees/taxes are already in place or imminent to be placed in service, the timing and incremental addition to the existing fees/taxes are as important as the related expenditure to which they are earmarked. To that extent, if the Village wants to increase our sales tax rate for the two “functioning” Business Development Districts, we have two annual deadlines on which to file such changes with the State – April 1st and October 1st. Changes filed by those dates become effective exactly three months afterwards – on either July 1st or January 1st.

Our current BDD Sales Tax rate is ½ of 1% of gross sales on general merchandise. It is not extended to licensed vehicles, unprepared food or prescription drugs. Our current annual receipts are about \$450,000. I would like the Village Board to raise that rate by ¼ of 1% to make the total new BDD Sales tax ¾ of 1%. This would yield an additional \$225,000 to our annual BDD receipts for a total of \$675,000 of annual BDD revenues. If we adopt the two

enabling ordinances tonight, it will give us enough time to hold the appropriate public hearings and file the required documents with the State to begin collecting the increased rate starting on July 1, of this year. This will become part of the revenue side of the 10 year capital improvement and renewal plan for the Village.

I have openly advocated the development of revenue sources that do not come directly from Village residents. Although some of this new revenue would come from Village residents through the sale of general merchandise and prepared foods, it is safe to say that the \$90,000,000 currently being spent in East Dundee on such items is clearly coming from non-residents. To put it in perspective, if every "man, woman and child" living in East Dundee spent \$100 a month inside the Village on items subject to the BDD sales tax, this would only amount to \$3,432,000 in annual sales, or about 3.8% of the taxable sales. And every resident would have spent only \$3.00 on this increased sales tax for the entire year.

Ordinance No. 15-13

**AN ORDINANCE OF THE VILLAGE OF EAST DUNDEE, KANE
AND COOK COUNTIES, ILLINOIS, TO SET A DATE FOR A
PUBLIC HEARING FOR THE THIRD AMENDMENT TO THE ILLINOIS
ROUTE 72 AND ILLINOIS ROUTE 25 BUSINESS DEVELOPMENT DISTRICT**

BE IT ORDAINED by the President and Board of Trustees of the Village of East Dundee, Kane and Cook Counties, 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 of an ordinance by the President and Board of Trustees of the Village (the "*Corporate Authorities*") approving a Third Amendment to the Illinois Route 72 and Illinois Route 25 Business District Development Plan (the "*Third Amendment*"), increasing the retailers' occupation tax and the service occupation tax (the "*Taxes*") as imposed within the Illinois Route 72 and Illinois Route 25 Business Development District (the "*Business District*"), legally described in *Exhibit A*, attached to and made a part of this Ordinance, which Business District was established by Ordinance No. 08-57 on September 29, 2008; amended by Ordinance No. 11-12 on March 7, 2011; and, further amended on March 18, 2013 by Ordinance No. 13-05, all in accordance with the Business District Development and Redevelopment Act, 65 ILCS 5/11-74.3-1, *et seq.* (the "*Act*").

Section 2. In order to approve the proposed Third Amendment, the Act requires the Corporate Authorities to set a date for a public hearing, at which hearing all interested persons will be given an opportunity to be heard (the "*Public Hearing*").

Section 3. It is hereby determined that the Public Hearing shall be held by the President and Board of Trustees of the Village of East Dundee on the 30th day of March, 2015, at 6:00 p.m., at the Village Hall, 120 Barrington Avenue, East Dundee, Illinois.

Section 4. Notice of the Public Hearing in the form attached hereto as *Exhibit B* is hereby authorized to be given twice by publication in the *Daily Herald* on the 17th of March and the 18th of March, 2015.

Section 5. 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.

Passed this 16th day of March, 2015.

APPROVED:



Lael Miller, Village President

AYES: Trustees Gorman, Lynam, Selep, Wood and Mahoney

NAYS: Trustee Skillicorn

ABSENT: Ø

Attest:



Heather Maieritsch, Village Clerk

Exhibit A: Legal Description

LEGAL DESCRIPTION FOR THE ORIGINAL DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT

THAT PART OF THE SOUTH HALF OF SECTION 23, SOUTHWEST QUARTER OF SECTION 24, SECTION 25, AND THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF OUTLOT NO. 2 IN SCHOCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 733097, IN PLAT BOOK NO. 31 ON PAGE 40; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT NO. 2, FOR A DISTANCE OF 241.5 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 222.0 FEET, FOR AN ARC DISTANCE OF 127.04 FEET, TO A POINT, ALSO BEING A POINT WHICH IS 28.16 FEET SOUTHWESTERLY FROM THE NORTHERLY POINT OF CURVATURE ON SAID NORTHWESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.0 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT NO. 2 THAT IS 277.76 FEET SOUTHERLY OF, MEASURED ALONG SAID EAST LINE, THE NORTHERLY CORNER OF SAID OUTLOT NO. 2; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 7 IN BLOCK 3 OF FOX RIVER BLUFFS UNIT NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 288688, IN PLAT BOOK NO. 26 ON PAGE 11; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY 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 NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION, TO THE SOUTHEASTERLY CORNER OF BLOCK 6 IN SAID FOX RIVER BLUFFS UNIT NO. 1, ALSO BEING THE SOUTHEASTERLY CORNER OF NORTH GATE MANOR UNIT NO. 1, BEING A RE-SUBDIVISION OF PART OF BLOCKS 5, 6, 7, 8, AND 9 IN SAID FOX RIVER BLUFFS UNIT NO. 1, RECORDED AS DOCUMENT NO. 934519, IN PLAT BOOK NO. 43 ON PAGE 9; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTH GATE MANOR UNIT NO. 1 TO THE NORTHEASTERLY CORNER OF SAID NORTH GATE MANOR UNIT NO. 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE THIRD ADDITION TO BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF LOTS 19 AND 20 OF BONNIE DUNDEE TERRACE AND ALSO PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 789404, IN PLAT BOOK NO. 32 ON PAGE 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID THIRD ADDITION TO BONNIE DUNDEE TERRACE, ALSO BEING THE SOUTHWESTERLY CORNER OF BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 716650, IN PLAT BOOK NO. 30 ON PAGE 43; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BONNIE DUNDEE TERRACE TO THE SOUTHEASTERLY CORNER OF SAID BONNIE DUNDEE TERRACE;

THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25 TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BALMORAL DRIVE, ALSO BEING THE SOUTHERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 876034; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, A DISTANCE OF 150.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNBAR LANE, ALSO BEING THE WESTERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 1414348; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, A DISTANCE OF 301.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, ALSO BEING THE NORTHWESTERLY CORNER OF DUNBAR TOWNHOME CONDOMINIUMS, ACCORDING TO THE PLAT OF SURVEY OF DUNBAR TOWNHOME CONDOMINIUMS, RECORDED AS DOCUMENT NO. 1836260; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 249.93 FEET TO A CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID DUNBAR TOWNHOME

CONDOMINIUMS A DISTANCE OF 30.0' TO THE NORTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 170.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS, A DISTANCE OF 212.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, ALSO BEING A POINT ON THE WESTERLY LINE OF PROPERTY CONVEYED TO EAST DUNDEE CEMETERY BOARD BY DEED DATED FEBRUARY 27, 1956 AND RECORDED MARCH 6, 1956, IN BOOK 1783, PAGE 587 AS DOCUMENT NO. 802497, AS RECORDED IN DOCUMENT NO. 97K030734; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE 340.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID CEMETERY PROPERTY; THENCE WESTERLY 377.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24, BEING 820.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 820.25 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 892.98 FEET (13.53 CHAINS) TO A POINT ON THE CENTERLINE OF ILLINOIS STATE ROUTE 72; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF ILLINOIS STATE ROUTE 72 A DISTANCE OF 761.64 FEET (11.54 CHAINS) , TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 24 AND SAID SECTION 25, RECORDED AS DOCUMENT NO. 2007K124883; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 IN TERRA BUSINESS PARK; THENCE CONTINUING NORTH ALONG SAID WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK, TO A POINT OF INTERSECTION WITH THE PROPOSED ZONING LINE PARALLEL TO AND 300 FEET NORTHERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 5 IN TERRA BUSINESS PARK, AS DEPICTED ON SHEET 3 OF SAID DOCUMENT NO. 2007K124883; THENCE SOUTHEASTERLY ALONG SAID PROPOSED ZONING LINE TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF CHRISTINA DRIVE; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF CHRISTINA DRIVE, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID TERRA BUSINESS PARK; THENCE NORTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHEASTERLY LINES OF SAID LOT 1, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1987463; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE SAID NORTHEASTERLY LINE OF LOT 1 OF TERRA BUSINESS PARK TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLATE DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN DUNDALE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 THRU 17, BOTH INCLUSIVE, AND 19 IN ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 98K048294; THENCE NORTHEASTERLY, EASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY LINE OF SAID LOT 1 IN DUNDALE RESUBDIVISION; TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, BEING A RESUBDIVISION OF LOTS 1 AND 18 IN ROCK ROAD INDUSTRIAL PHASE II, BEING A SUBDIVISION OF PART OF THE NORTH QUARTER OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1999K102208; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHERLY CORNER OF LOT 3 IN BLOCK 2 OF ROCK ROAD INDUSTRIAL UNIT 2-A, BEING A RESUBDIVISION OF BLOCKS 1 AND 2 AND ROCK ROAD COURT IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1944631; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 OF BLOCK 2, A DISTANCE OF 198.49 FEET TO THE WESTERLY CORNER OF SAID LOT 3 OF BLOCK 2, ALSO BEING THE NORTHERLY CORNER OF BLOCK 3 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1680608; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, A DISTANCE 702.61 FEET TO THE EASTERLY CORNER OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ROCK ROAD DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 12 IN ROCK ROAD BUSINESS PARK, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 2004K059309; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 12, TO THE NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND LOT 11 OF SAID ROCK ROAD BUSINESS PARK A DISTANCE OF 944.29 FEET, TO A CORNER; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 6.71 FEET, TO A CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 TO THE EASTERLY CORNER OF SAID LOT 11, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE, ALSO BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF HEALY ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS

DOCUMENT NO. 1972329; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION AND ALSO ALONG THE EASTERLY LINE OF SATURN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN RESUBDIVISION OF PART OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, RECORDED AS DOCUMENT NO. 93K77117, AND ALSO ALONG THE EASTERLY LINE OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, BEING A RESUBDIVISION OF LOT 2 OF SAID GATEWAY SUBDIVISION, RECORDED AS DOCUMENT NO. 93K77115 TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID GATEWAY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 IN SAID GATEWAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ACROSS THE ILLINOIS ROUTE 25 RIGHT OF WAY TO THE SOUTHEAST CORNER OF J & D ANDERSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1999K038155; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON SUBDIVISION, FOR A DISTANCE OF 225.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID J & D ANDERSON SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF J & D ANDERSON FIRST RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 1999K033599; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 356.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 227.42 FEET TO A CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 135.72 FEET TO A CORNER OF SAID J & D ANDERSON SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 161.12 FEET TO THE NORTHWEST CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 33 IN FOX RIVER BLUFFS UNIT NO. 7, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326522, IN PLAT BOOK NO. 26 ON PAGE 25; THENCE NORTHERLY ACROSS THE RICHARDSON ROAD RIGHT OF WAY, ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 33, FOR A DISTANCE OF 160 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 26; THENCE WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 624.9 FEET TO A CORNER OF SAID FOX RIVER BLUFFS UNIT NO. 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 7 AND ALSO THE EASTERLY LINE OF FOX RIVER BLUFFS UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326520, IN PLAT BOOK NO. 26 ON PAGE 26, FOR A DISTANCE OF 947.4 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2, FOR A DISTANCE OF 735.7 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHEASTERLY ALONG THE EASTERLY LINES OF SAID FOX RIVER BLUFFS UNIT NO. 2 AND THE RESERVE UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 95K012550, FOR A DISTANCE OF 373.11 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE MERCHANT PARK, BEING A RESUBDIVISION OF LOT 60 IN THE RESERVE OF UNIT III, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 96K002872; THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK, FOR A DISTANCE OF 65.73 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 155.95 FEET TO THE NORTHWEST CORNER OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ACROSS THE ILLINOIS ROUTE 72 RIGHT OF WAY TO THE SOUTHERLY CORNER OF LOT 1 IN BLOCK 11 OF SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 11 TO THE WESTERLY CORNER OF SAID BLOCK 11; THENCE CONTINUING NORTHWESTERLY ACROSS VACATED ROBERT LANE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 1; THENCE CONTINUING NORTHWESTERLY ACROSS HOWARD AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 2 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 2; THENCE CONTINUING NORTHWESTERLY ACROSS KING AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 3 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 3; THENCE WESTERLY TO THE SOUTHEASTERLY CORNER OF OUTLOT NO. 2 IN SAID SCHOCK'S SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT NO. 2, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTY, ILLINOIS.

ALSO THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED BOUNDARY. The area including right-of-way is composed of approximately 266.8 acres.

LEGAL DESCRIPTION FOR THE ROUTE 68 ADDITION TO THE DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT (1st Amendment)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

LOTS 1 AND 3 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 1813419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. LOTS 2, 3, AND 4 IN DUNRIDGE SUBDIVISION RECORDED JUNE 1, 1993 AS DOCUMENT NO. 93K38569 BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6 OF THE PLAT OF EAST DUNDEE; THENCE EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 6, 33 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 1.5 FEET TO THE NORTHERLY LINE OF STATE ROUTE NO. 68; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, 150 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID ROUTE NO. 68, 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET TO THE NORTHERLY LINE OF SAID STATE ROUTE NO. 68; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 60 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID SCHOCK'S SUBDIVISION, A DISTANCE OF 33 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.35 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 38 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 159.7 FEET, THIS LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES 38 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, 20 FEET; THENCE SOUTHWESTERLY ALONG AFORESAID LINE "A", 142.7 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 19.54 FEET; THENCE NORTHWESTERLY 25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 37.22 FEET NORTHWESTERLY OF AFORESAID LINE "A"; THENCE NORTHEASTERLY ALONG A LINE, IF EXTENDED WOULD INTERSECT THE POINT OF BEGINNING, 20 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 173 DEGREES 17 MINUTES 20 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 47.94 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 11 DEGREES 46 MINUTES 50 SECONDS TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE, 63.24 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF OUTLOT 1 IN SCHOCK'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH 60 DEGREES 43 MINUTES WEST, ALONG THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS STATE ROUTE 72, 88.52 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 15 MINUTES 15 SECONDS EAST, 194.95 FEET, TO THE SOUTHERLY LINE OF LANDS OWNED BY THE VILLAGE OF WEST DUNDEE, ALSO KNOWN AS THE SOUTHWESTERLY LINE OF SPRINGWATER SUBDIVISION; THENCE NORTH 50 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 110.96 FEET, TO THE SOUTHEASTERLY LINE OF STATE ROUTE 63, NOW KNOWN AS STATE ROUTE 68; THENCE SOUTH 58 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 45.74 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES EAST, 63.2 FEET; THENCE SOUTH 29 DEGREES 52 MINUTES WEST, 160.0 FEET TO THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS ILLINOIS STATE ROUTE 72; THENCE SOUTH 60 DEGREES 43 MINUTES EAST ALONG SAID NORTHERLY LINE, 71.83 FEET, TO THE POINT OF BEGINNING, AND (EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED JANUARY 27, 1976 AND RECORDED MARCH 9, 1976 AS DOCUMENT NUMBER 1356036 AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED OCTOBER 18, 1984 AND RECORDED DECEMBER 27, 1984 AS DOCUMENT NUMBER 1706529, AND SAID EXCEPTIONS ARE SET FORTH ON THE PLAT OF HIGHWAY RECORDED JULY 31, 1964 AS DOCUMENT NUMBER 1690012) IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT; THENCE NORTH 84 DEGREES 52 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT, 141.75 FEET TO A NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG A WESTERLY LINE OF SAID OUTLOT, 116.20 FEET; THENCE SOUTH 68 DEGREE 08 MINUTES EAST, 136.97 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 157 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO. 1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 157 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG SAID EASTERLY LINE, 135 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE NORTH 22 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE, 135 FEET TO A POINT 116.20 FEET SOUTH 22 DEGREES 28 MINUTES WEST OF THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 136.97 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO.1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 292 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG SAID WESTERLY LINE, 64.8 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 74.76 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 160.59 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE LEFT, 46.6 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 88.4 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID OUTLOT NO. 1; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, A DISTANCE OF 380.33 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST, 158.67 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 35.37 FEET; THENCE SOUTHERLY 134.48 FEET TO A POINT IN THE WESTERLY LINE OF LINDEN AVENUE THAT IS 155.22 FEET (MEASURED ALONG SAID WESTERLY LINE) FROM THE SOUTHEASTERLY CORNER OF SAID OUTLOT NO.1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, 125.39 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 66.22 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCELS.

THE TOTAL AREA INCLUDING RIGHT OF WAY IS 11.06 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR THE DOWNTOWN ADDITION TO THE DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT (2nd Amendment)

THAT PART OF THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 IN DUNRIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 93K38569; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72 TO THE WESTERLY LINE OF LOT 5 IN BLOCK 7 OF THE 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 BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 11 OF THE 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 NORTHERLY LINES OF LOTS 6 THROUGH 10 IN SAID BLOCK 11 TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 11; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VAN BUREN STREET; 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 LINE OF WILLIAM'S PLACE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE 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 DOCUMENT NO. 261876 IN 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 DOCUMENT NO. 30068 IN 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 SOUTHWESTERLY 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 LINE AND 122.5 FEET SOUTHERLY, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE, 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 LINE, 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 LINE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN BLOCK 1 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 NO. 31; 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 NORTHWESTERLY CORNER OF LOT 7 IN BLOCK 3 OF SAID

EATON WALKER'S ADDITION TO EAST DUNDEE; 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 NO. 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 SAID SECTION 23, RECORDED AS DOCUMENT NO. 305798 IN PLAT BOOK 26, PAGE NO. 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 SAID SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS PLAT BOOK 15, PAGE NO. 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 NO. 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 SOUTHWESTERLY 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 WESTERLY LINE OF SAID LOT 2; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND A DISTANCE OF ONE THIRD OF THE WESTERLY 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 SAID DUNRIDGE SUBDIVISION; 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 SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. Area is composed of approximately 84 acres.

Exhibit B
NOTICE OF PUBLIC HEARING

VILLAGE OF EAST DUNDEE, COOK AND KANE COUNTIES, ILLINOIS
PROPOSED APPROVAL OF A THIRD AMENDMENT TO THE
BUSINESS DISTRICT DEVELOPMENT PLAN

Notice is hereby given that on the 30th day of March, 2015 at 6:00 p.m., at the Village of East Dundee, Village Hall, 120 South Barrington Avenue, East Dundee, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of a proposed Third Amendment to the Illinois Route 72 and Illinois Route 25 Business District Development Plan, as amended in 2011 and 2013 (the "*Business District Plan*") for the Illinois Route 72 and Illinois Route 25 Business Development District, as amended in 2011 and 2013 (the "*Business District*") described on *Exhibit A* attached hereto.

The Village of East Dundee (the "*Village*") has imposed a retailers' occupation tax and a service occupation tax in the amount of $\frac{1}{2}$ of 1% in the Business District for the planning, execution and implementation of the Business District Plan, and to pay for project costs as set forth therein. The Village desires to increase the rate of the retailers' occupation tax and the service occupation tax imposed upon all commercial operations within the boundaries of the Business District from $\frac{1}{2}$ of 1% to $\frac{3}{4}$ of 1%.

At the Hearing, approval of the proposed third amendment to the Business District Plan to increase the rate of the retailers' occupation tax and the service occupation tax will be considered. All interested parties will be given an opportunity to be heard.

LEGAL DESCRIPTION FOR THE ORIGINAL DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT

THAT PART OF THE SOUTH HALF OF SECTION 23, SOUTHWEST QUARTER OF SECTION 24, SECTION 25, AND THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF OUTLOT NO. 2 IN SCHOCK'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 733097, IN PLAT BOOK NO. 31 ON PAGE 40; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID OUTLOT NO. 2, FOR A DISTANCE OF 241.5 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 222.0 FEET, FOR AN ARC DISTANCE OF 127.04 FEET, TO A POINT, ALSO BEING A POINT WHICH IS 28.16 FEET SOUTHWESTERLY FROM THE NORTHERLY POINT OF CURVATURE ON SAID NORTHWESTERLY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 222.0 FEET; THENCE EASTERLY A DISTANCE OF 113.36 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT NO. 2 THAT IS 277.76 FEET SOUTHERLY OF, MEASURED ALONG SAID EAST LINE, THE NORTHERLY CORNER OF SAID OUTLOT NO. 2; THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 7 IN BLOCK 3 OF FOX RIVER BLUFFS UNIT NO. 1, BEING A SUBDIVISION OF PARTS OF SECTION 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 288688, IN PLAT BOOK NO. 26 ON PAGE 11; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION TO THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY 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 NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 1 SUBDIVISION, TO THE SOUTHEASTERLY CORNER OF BLOCK 6 IN SAID FOX RIVER BLUFFS UNIT NO. 1, ALSO BEING THE SOUTHEASTERLY CORNER OF NORTH GATE MANOR UNIT NO. 1, BEING A RE-SUBDIVISION OF PART OF BLOCKS 5, 6, 7, 8, AND 9 IN SAID FOX RIVER BLUFFS UNIT NO. 1, RECORDED AS DOCUMENT NO. 934519, IN PLAT BOOK NO. 43 ON PAGE 9; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID NORTH GATE MANOR UNIT NO. 1 TO THE NORTHEASTERLY CORNER OF SAID NORTH GATE MANOR UNIT NO. 1, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE THIRD ADDITION TO BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF LOTS 19 AND 20 OF BONNIE DUNDEE TERRACE AND ALSO PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 789404, IN PLAT BOOK NO. 32 ON PAGE 34; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHEASTERLY CORNER OF SAID THIRD ADDITION TO BONNIE DUNDEE TERRACE, ALSO BEING THE SOUTHWESTERLY CORNER OF BONNIE DUNDEE TERRACE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 716650, IN PLAT BOOK NO. 30 ON PAGE 43; THENCE CONTINUING EASTERLY ALONG THE SOUTHERLY LINE OF SAID BONNIE DUNDEE TERRACE TO THE SOUTHEASTERLY CORNER OF SAID BONNIE DUNDEE TERRACE; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 25 TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BALMORAL DRIVE, ALSO BEING THE SOUTHERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 876034; THENCE EASTERLY ALONG THE SAID SOUTHERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, A DISTANCE OF 150.0 FEET TO THE SOUTHEASTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 1, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DUNBAR LANE, ALSO BEING THE WESTERLY LINE OF THE 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 24, RECORDED AS DOCUMENT NO. 1414348; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, A DISTANCE OF 301.81 FEET TO THE SOUTHWESTERLY CORNER OF SAID 4TH ADDITION TO BONNIE DUNDEE TERRACE, UNIT NO. 3, ALSO BEING THE NORTHWESTERLY CORNER OF DUNBAR TOWNHOME CONDOMINIUMS, ACCORDING TO THE PLAT OF SURVEY OF DUNBAR TOWNHOME CONDOMINIUMS, RECORDED AS DOCUMENT NO. 1836260; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 249.93 FEET TO A CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, THENCE WESTERLY ALONG A NORTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 30.0' TO THE NORTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS A DISTANCE OF 170.0 FEET TO THE SOUTHWESTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID DUNBAR TOWNHOME CONDOMINIUMS, A DISTANCE OF 212.5 FEET TO THE SOUTHEASTERLY CORNER OF SAID DUNBAR TOWNHOME CONDOMINIUMS, ALSO BEING A POINT ON THE WESTERLY LINE OF PROPERTY CONVEYED TO EAST DUNDEE CEMETERY BOARD BY DEED DATED FEBRUARY 27, 1956 AND RECORDED MARCH 6, 1956, IN BOOK 1783, PAGE 587 AS DOCUMENT NO. 802497, AS RECORDED IN DOCUMENT NO. 97K030734; THENCE SOUTHERLY ALONG THE SAID WESTERLY LINE 340.80 FEET TO THE SOUTHWESTERLY CORNER OF SAID CEMETERY PROPERTY; THENCE WESTERLY 377.98 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24, BEING 820.25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 820.25 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 25; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID SECTION 25 A DISTANCE OF 892.98 FEET (13.53 CHAINS) TO A POINT ON THE CENTERLINE OF ILLINOIS STATE ROUTE 72; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF ILLINOIS STATE ROUTE 72 A DISTANCE OF 761.64 FEET (11.54 CHAINS), TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 24 AND SAID SECTION 25, RECORDED AS DOCUMENT NO. 2007K124883; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 IN TERRA BUSINESS PARK; THENCE CONTINUING NORTH ALONG SAID WESTERLY LINE OF LOT 5 IN TERRA BUSINESS PARK, TO A POINT OF INTERSECTION WITH THE PROPOSED ZONING LINE PARALLEL TO AND 300 FEET NORTHERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 5 IN TERRA BUSINESS PARK, AS DEPICTED ON SHEET 3 OF SAID DOCUMENT NO. 2007K124883; THENCE SOUTHEASTERLY ALONG SAID PROPOSED ZONING LINE TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF CHRISTINA DRIVE; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF CHRISTINA DRIVE, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 1 IN SAID TERRA BUSINESS PARK; THENCE NORTHERLY AND SOUTHEASTERLY ALONG THE WESTERLY AND NORTHEASTERLY LINES OF SAID LOT 1, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1987463; THENCE SOUTHEASTERLY ALONG THE PROLONGATION OF THE SAID NORTHEASTERLY LINE OF LOT 1 OF TERRA BUSINESS PARK TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLATE DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN DUNDALE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 11 THRU 17, BOTH INCLUSIVE, AND 19 IN ROCK ROAD INDUSTRIAL PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 98K048294; THENCE NORTHEASTERLY, EASTERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY, NORTHERLY AND SOUTHEASTERLY LINE OF SAID LOT 1 IN DUNDALE RESUBDIVISION; TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, BEING A RESUBDIVISION OF LOTS 1 AND 18 IN ROCK ROAD INDUSTRIAL PHASE II, BEING A SUBDIVISION

OF PART OF THE NORTH QUARTER OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1999K102208; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 1 IN ROCK ROAD INDUSTRIAL PHASE II RESUBDIVISION III, TO A POINT OF TANGENCY ON THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, TO THE EASTERLY CORNER OF SAID LOT 1, ALSO BEING THE NORTHERLY CORNER OF LOT 3 IN BLOCK 2 OF ROCK ROAD INDUSTRIAL UNIT 2-A, BEING A RESUBDIVISION OF BLOCKS 1 AND 2 AND ROCK ROAD COURT IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1944631; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3 OF BLOCK 2, A DISTANCE OF 198.49 FEET TO THE WESTERLY CORNER OF SAID LOT 3 OF BLOCK 2, ALSO BEING THE NORTHERLY CORNER OF BLOCK 3 IN ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 1680608; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2, A DISTANCE 702.61 FEET TO THE EASTERLY CORNER OF SAID BLOCK 3 OF ROCK ROAD INDUSTRIAL SUBDIVISION UNIT 2; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE, TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ROCK ROAD DRIVE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 12 IN ROCK ROAD BUSINESS PARK, BEING A SUBDIVISION AND RESUBDIVISION OF PART OF THE EAST HALF OF SAID SECTION 25, RECORDED AS DOCUMENT NO. 2004K059309; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 12, TO THE NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND LOT 11 OF SAID ROCK ROAD BUSINESS PARK A DISTANCE OF 944.29 FEET, TO A CORNER; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 11, A DISTANCE OF 6.71 FEET, TO A CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 TO THE EASTERLY CORNER OF SAID LOT 11, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE; THENCE CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF COMMONWEALTH DRIVE, ALSO BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF HEALY ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF GATEWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1972329; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID GATEWAY SUBDIVISION AND ALSO ALONG THE EASTERLY LINE OF SATURN RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN RESUBDIVISION OF PART OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, RECORDED AS DOCUMENT NO. 93K77117, AND ALSO ALONG THE EASTERLY LINE OF GATEWAY SUBDIVISION RESUBDIVISION OF LOT 2, BEING A RESUBDIVISION OF LOT 2 OF SAID GATEWAY SUBDIVISION, RECORDED AS DOCUMENT NO. 93K77115 TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID GATEWAY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID GATEWAY SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 IN SAID GATEWAY SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ACROSS THE ILLINOIS ROUTE 25 RIGHT OF WAY TO THE SOUTHEAST CORNER OF J & D ANDERSON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 1999K038155; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON SUBDIVISION, FOR A DISTANCE OF 225.38 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID J & D ANDERSON SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF J & D ANDERSON FIRST RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 1999K033599; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 356.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 227.42 FEET TO A CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 135.72 FEET TO A CORNER OF SAID J & D ANDERSON SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION, FOR A DISTANCE OF 161.12 FEET TO THE NORTHWEST CORNER OF SAID J & D ANDERSON FIRST RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID J & D ANDERSON FIRST RESUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 33 IN FOX RIVER BLUFFS UNIT NO. 7, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326522, IN PLAT BOOK NO. 26 ON PAGE 25; THENCE NORTHERLY ACROSS THE RICHARDSON ROAD RIGHT OF WAY, ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 33; THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 33, FOR A DISTANCE OF 160 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST CORNER OF SAID SECTION 26; THENCE WEST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 624.9 FEET TO A CORNER OF SAID FOX RIVER BLUFFS UNIT NO. 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 7 AND ALSO THE EASTERLY LINE OF FOX RIVER BLUFFS UNIT NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 23 AND 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 326520, IN PLAT BOOK NO. 26 ON PAGE 26, FOR A DISTANCE OF 947.4 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID FOX RIVER BLUFFS UNIT NO. 2, FOR A DISTANCE OF 735.7 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID

FOX RIVER BLUFFS UNIT NO. 2; THENCE NORTHEASTERLY ALONG THE EASTERLY LINES OF SAID FOX RIVER BLUFFS UNIT NO. 2 AND THE RESERVE UNIT II, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 95K012550, FOR A DISTANCE OF 373.11 FEET TO THE SOUTHWESTERLY CORNER OF HERITAGE MERCHANT PARK, BEING A RESUBDIVISION OF LOT 60 IN THE RESERVE OF UNIT III, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SAID SECTION 26, RECORDED AS DOCUMENT NO. 96K002872; THENCE CONTINUING NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK, FOR A DISTANCE OF 65.73 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 155.95 FEET TO THE NORTHWEST CORNER OF SAID HERITAGE MERCHANT PARK; THENCE NORTHERLY ACROSS THE ILLINOIS ROUTE 72 RIGHT OF WAY TO THE SOUTHERLY CORNER OF LOT 1 IN BLOCK 11 OF SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 11 TO THE WESTERLY CORNER OF SAID BLOCK 11; THENCE CONTINUING NORTHWESTERLY ACROSS VACATED ROBERT LANE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 1 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 1; THENCE CONTINUING NORTHWESTERLY ACROSS HOWARD AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 2 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 2; THENCE CONTINUING NORTHWESTERLY ACROSS KING AVENUE RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF BLOCK 3 IN SAID FOX RIVER BLUFFS UNIT NO. 1; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 3 TO THE SOUTHWESTERLY CORNER OF SAID BLOCK 3; THENCE WESTERLY TO THE SOUTHEASTERLY CORNER OF OUTLOT NO. 2 IN SAID SCHOCK'S SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT NO. 2, TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE AND COOK COUNTY, ILLINOIS.

ALSO THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED BOUNDARY. The area including right-of-way is composed of approximately 266.8 acres.

LEGAL DESCRIPTION FOR THE ROUTE 68 ADDITION TO THE DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT (1st Amendment)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

LOTS 1 AND 3 IN SPRINGWATER SUBDIVISION RECORDED DECEMBER 22, 1986 AS DOCUMENT NO. 1813419 BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. LOTS 2, 3, AND 4 IN DUNRIDGE SUBDIVISION RECORDED JUNE 1, 1993 AS DOCUMENT NO. 93K38569 BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6 OF THE PLAT OF EAST DUNDEE; THENCE EASTERLY AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 6, 33 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 1.5 FEET TO THE NORTHERLY LINE OF STATE ROUTE NO. 68; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, 150 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID ROUTE NO. 68, 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 6, 150 FEET TO THE NORTHERLY LINE OF SAID STATE ROUTE NO. 68; THENCE WESTERLY ALONG SAID NORTHERLY LINE, 60 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST WESTERLY CORNER OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID SCHOCK'S SUBDIVISION, A DISTANCE OF 33 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 72; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.35 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES 38 MINUTES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 159.7 FEET, THIS LINE HEREINAFTER REFERRED TO AS LINE "A"; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 77 DEGREES 38 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 20 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE, 20 FEET; THENCE SOUTHWESTERLY ALONG AFORESAID LINE "A", 142.7 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES WITH THE LAST DESCRIBED COURSE, 19.54 FEET; THENCE NORTHWESTERLY 25 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 37.22 FEET NORTHWESTERLY OF AFORESAID LINE "A"; THENCE NORTHEASTERLY ALONG A LINE, IF EXTENDED WOULD INTERSECT THE POINT OF BEGINNING, 20 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 173 DEGREES 17 MINUTES 20

SECONDS TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 47.94 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 11 DEGREES 46 MINUTES 50 SECONDS TO THE RIGHT WITH PROLONGATION OF THE LAST DESCRIBED COURSE, 63.24 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF OUTLOT 1 IN SCHOCK'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH 60 DEGREES 43 MINUTES WEST, ALONG THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS STATE ROUTE 72, 88.52 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 15 MINUTES 15 SECONDS EAST, 194.95 FEET, TO THE SOUTHERLY LINE OF LANDS OWNED BY THE VILLAGE OF WEST DUNDEE, ALSO KNOWN AS THE SOUTHWESTERLY LINE OF SPRINGWATER SUBDIVISION; THENCE NORTH 50 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 110.96 FEET, TO THE SOUTHEASTERLY LINE OF STATE ROUTE 63, NOW KNOWN AS STATE ROUTE 68; THENCE SOUTH 58 DEGREES 41 MINUTES 25 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, 45.74 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES EAST, 63.2 FEET; THENCE SOUTH 29 DEGREES 52 MINUTES WEST, 160.0 FEET TO THE NORTHERLY LINE OF HIGGINS ROAD, ALSO KNOWN AS ILLINOIS STATE ROUTE 72; THENCE SOUTH 60 DEGREES 43 MINUTES EAST ALONG SAID NORTHERLY LINE, 71.83 FEET, TO THE POINT OF BEGINNING, AND (EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED JANUARY 27, 1976 AND RECORDED MARCH 9, 1976 AS DOCUMENT NUMBER 1356036 AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED FOR ROAD PURPOSES BY WARRANTY DEED DATED OCTOBER 18, 1984 AND RECORDED DECEMBER 27, 1984 AS DOCUMENT NUMBER 1706529, AND SAID EXCEPTIONS ARE SET FORTH ON THE PLAT OF HIGHWAY RECORDED JULY 31, 1964 AS DOCUMENT NUMBER 1690012) IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT; THENCE NORTH 84 DEGREES 52 MINUTES WEST ALONG THE NORTHERLY LINE OF SAID OUTLOT, 141.75 FEET TO A NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG A WESTERLY LINE OF SAID OUTLOT, 116.20 FEET; THENCE SOUTH 68 DEGREE 08 MINUTES EAST, 136.97 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 157 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO. 1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 157 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG SAID EASTERLY LINE, 135 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE NORTH 22 DEGREES 28 MINUTES EAST ALONG SAID WESTERLY LINE, 135 FEET TO A POINT 116.20 FEET SOUTH 22 DEGREES 28 MINUTES WEST OF THE NORTHWEST CORNER OF SAID OUTLOT; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 136.97 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT NO.1; THENCE SOUTH 21 DEGREES 52 MINUTES WEST ALONG THE EASTERLY LINE OF SAID OUTLOT, 292 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 138.38 FEET TO THE WESTERLY LINE OF SAID OUTLOT; THENCE SOUTH 22 DEGREES 28 MINUTES WEST ALONG SAID WESTERLY LINE, 64.8 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 74.76 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES EAST, 160.59 FEET TO THE EASTERLY LINE OF SAID OUTLOT; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE LEFT, 46.6 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTH 21 DEGREES 52 MINUTES EAST ALONG SAID EASTERLY LINE, 88.4 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

THAT PART OF OUTLOT NO. 1 OF SCHOCK'S SUBDIVISION, BEING A PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID OUTLOT NO. 1; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, A DISTANCE OF 380.33 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 47.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 08 MINUTES WEST, 158.67 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 35.37 FEET; THENCE SOUTHERLY 134.48 FEET TO A POINT IN THE WESTERLY LINE OF LINDEN AVENUE THAT IS 155.22 FEET (MEASURED ALONG SAID WESTERLY LINE) FROM THE SOUTHEASTERLY CORNER OF SAID OUTLOT NO.1; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF OUTLOT NO. 1; BEING ALSO THE WESTERLY LINE OF LINDEN AVENUE, 125.39 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS

OF 162.0 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 66.22 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF PUBLIC RIGHT OF WAY ADJACENT TO THE ABOVE DESCRIBED PARCELS.

THE TOTAL AREA INCLUDING RIGHT OF WAY IS 11.06 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR THE DOWNTOWN ADDITION TO THE DUNDEE CROSSING BUSINESS DEVELOPMENT DISTRICT (2nd Amendment)

THAT PART OF THE EAST HALF OF SECTION 22, THE WEST HALF OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 IN DUNRIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS DOCUMENT NO. 93K38569; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTHERLY PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 72 TO THE WESTERLY LINE OF LOT 5 IN BLOCK 7 OF THE 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 BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE; THENCE WESTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BLOCK 11 OF THE 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 NORTHERLY LINES OF LOTS 6 THROUGH 10 IN SAID BLOCK 11 TO THE NORTHEASTERLY CORNER OF LOT 10 IN SAID BLOCK 11; THENCE EASTERLY TO THE NORTHWESTERLY CORNER OF LOT 6 IN BLOCK 12 OF THE ORIGINAL TOWN OF EAST DUNDEE, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VAN BUREN STREET; 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 LINE OF WILLIAM'S PLACE TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE 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 DOCUMENT NO. 261876 IN 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 DOCUMENT NO. 30068 IN 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 SOUTHWESTERLY 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 LINE AND 122.5 FEET SOUTHERLY, AS MEASURED ALONG SAID WESTERLY RIGHT OF WAY LINE, 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 LINE, 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 LINE TO A POINT ON THE WESTERLY LINE OF LOT 1 IN BLOCK 1 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 NO. 31; 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 NORTHWESTERLY CORNER OF LOT 7 IN BLOCK 3 OF SAID

EATON WALKER'S ADDITION TO EAST DUNDEE; 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 NO. 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 SAID SECTION 23, RECORDED AS DOCUMENT NO. 305798 IN PLAT BOOK 26, PAGE NO. 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 SAID SECTION 22 AND PART OF THE SOUTHWEST QUARTER OF SAID SECTION 23, RECORDED AS PLAT BOOK 15, PAGE NO. 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 NO. 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 SOUTHWESTERLY 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 WESTERLY LINE OF SAID LOT 2; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND A DISTANCE OF ONE THIRD OF THE WESTERLY 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 SAID DUNRIDGE SUBDIVISION; 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 SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, TO THE PLACE OF BEGINNING, IN THE VILLAGE OF EAST DUNDEE, KANE COUNTY, ILLINOIS. Area is composed of approximately 84 acres.

**VILLAGE OF EAST DUNDEE
KANE AND COOK COUNTIES, ILLINOIS**

**THIRD AMENDMENT TO THE
ILLINOIS ROUTE 72 AND ILLINOIS ROUTE 25
BUSINESS DISTRICT DEVELOPMENT PLAN**

March 12, 2015

Prepared by:

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**VILLAGE OF EAST DUNDEE
KANE AND COOK COUNTIES, ILLINOIS**

**THIRD AMENDMENT TO THE
ILLINOIS ROUTE 72 AND ILLINOIS ROUTE 25
BUSINESS DISTRICT DEVELOPMENT PLAN**

I. *Introduction.*

The Business District Development and Redevelopment Law enacted in 1973 has been significantly amended from time to time amended (65 ILCS 5/11-74.3-1 *et seq.*) (the “*BDD Act*”), to expand and enhance the powers of municipalities to revitalize and redevelop commercial areas. The BDD Act has been most successfully used in aging central downtown districts which lack the structures, parking and improvements mandated by modern retailing and business operations.

On September 29, 2008, by Ordinance No. 08-57, the Village of East Dundee, Kane and Cook Counties, Illinois (the “*Village*”) designated the “Village of East Dundee Illinois Route 72 and Illinois Route 25 Business District” (the “*Original BD District*”); approved the Illinois Route 72 and Illinois Route 25 Business District Plan (the “*Original Plan*”); and, imposed a one-half of one percent (1/2%) retailers’ occupation tax and service occupation tax, after public hearings pursuant to notices, all as required by the BDD Act in effect as of said date. On March 7, 2011, by Ordinance No. 11-12, the Corporate Authorities amended the Illinois Route 72 and Illinois Route 25 Business District by altering its exterior boundaries to include additional properties, and amended the Original Plan by changing land uses, changing the proposed developer or proposed tenants of properties therein, and

establishing the estimated business district project costs (the “*Amended Plan*”). On March 18, 2013, by Ordinance No. 13-05, the Corporate Authorities amended the Amended Plan (the “*Second Amendment*”) to further alter the exterior boundaries of the Original BD District, as amended, to include properties located in the Village’s “downtown” district and to include new projects to further reduce the existence of blight in the Village’s commercial areas and increased estimated project costs as mandated by the addition of new projects. The Corporate Authorities have now determined that the Illinois Route 72 and Illinois Route 25 Business District Development Plan, as approved in 2008, as amended in 2011 and 2013, should be further amended to increase the retailers’ occupation tax and service occupation tax upon businesses in the Original BD District as amended in 2011 and 2013 from ½ of 1% to ¾ of 1%.

II. *Amendment to Section VIII of the Original Plan, as amended in 2011 and 2013.*

Upon designation of the Original BD District, as amended in 2011 and 2013, the Village imposed a retailers= occupation tax and a service occupation tax (the “*Taxes*”) at a rate of one-half of one percent (1/2%) of the gross receipts from sales made in the course of any business within the Original BD District, as amended in 2011 and 2013. Such Taxes are not applicable to the sale of food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics for human use.

In order to continue with the implementation of the Original Plan as amended in 2011 and 2013, it is necessary to increase the Taxes as originally imposed from ½ of 1% to ¾ of 1%.

The proceeds of these Taxes shall continue to be used during the term of the designation of the Original BD District, as amended in 2011 and 2013 for the planning, execution and implementation of the Original Plan, as amended in 2011 and 2013, the payment of business district project costs as permitted by the BDD Act and the payment of any obligations of the Village may have issued or shall issue to provide for the payment of business district project costs.

III. *Affirmation of the Provision of the Original Plan, as amended in 2011 and 2013.*

Other than the increase in the Taxes as hereinabove set forth, all other terms, conditions, provisions and covenants stated in the Original Plan, as amended in 2011 and 2013, are hereby affirmed as if fully restated in this Third Amendment.