

RESOLUTION NO. 2016-10-06

A RESOLUTION CALLING FOR A PUBLIC HEARING AND CONVENING A JOINT REVIEW BOARD TO CONSIDER THE ESTABLISHMENT OF THE MAIN STREET REDEVELOPMENT PROJECT AREA AND PLAN FOR THE VILLAGE OF PECATONICA, COUNTY OF WINNEBAGO, STATE OF ILLINOIS

WHEREAS, the Village of Pecatonica, County of Winnebago, State of Illinois (the “Village”) is a duly organized and existing Village created under the provisions of the laws of the State of Illinois, and is operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto, with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, the Village President (the “Village President”), the Honorable Daniel Barber, the Village Clerk, the Honorable Gwenn Shirley, and the Board of Trustees of the Village (the “Village Board”), the Honorable Bill Determan, Zack Foster, Tricia Metz, Bill Smull and Paula Hachmeister, constitute the duly elected (or appointed), qualified and acting officials of the Village. There is currently one vacancy in the office of Village Trustee; and

WHEREAS, the Village is authorized to take certain actions pertaining to redevelopment activities; and

WHEREAS, the Village President and the Village Board (collectively, the “Corporate Authorities”) are considering establishing a redevelopment project area (the “RPA”) within the Village’s corporate limits, called the Village of Pecatonica Main Street Redevelopment Project Area, pursuant to the “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “Act”); and

WHEREAS, the Village authorized on August 16, 2016 the completion of the eligibility study for the RPA by Ehlers and Associates, Inc.; and

WHEREAS, the Village has published the notice of an Interested Parties Registry in the

Rock River Times News on September 28, 2016 and upon adoption of this Resolution, the Village will send notice to the affected taxing districts; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, the Village must fix a time and place for a public hearing prior to the adoption of an ordinance proposing the establishment of a RPA or approving a redevelopment plan or project; and

WHEREAS, pursuant to Sections 11-74.4-5 and 11-74.4-6 of the Act, the Village must give certain notices prior to this public hearing; and

WHEREAS, pursuant to Section 11-74.4-5(b) of the Act, the Village must convene a Joint Review Board (“Board”) in order to consider the proposed establishment of a RPA and a redevelopment plan prior to the adoption of ordinances regarding those matters; and

WHEREAS, in accordance with the Act prior to the adoption of this Resolution, the Village has made available for public inspection the redevelopment plan; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to hold the public hearing and convene the Board so that the Village may adopt ordinances establishing the RPA and approving a redevelopment plan.

NOW, THEREFORE, BE IT RESOLVED BY the Village President and the Board of Trustees the Village of Pecatonica, County of Winnebago, State of Illinois as follows:

**ARTICLE I.
IN GENERAL**

Section 1.0 Incorporation Clause.

The statements set forth in the preambles to this Resolution are found to be true and correct and are adopted as part of this Resolution.

Section 2.0 Purpose.

The purpose of this Resolution is to establish times and locations for a public hearing and a meeting of the Board to establish a RPA in the Village and to authorize the Village to take all steps necessary to hold the public hearing and to ratify any steps taken to effectuate that goal.

Section 3.0 Invocation of Authority.

This Resolution is adopted pursuant to the authority granted to the Village by the Constitution of the State of Illinois and the Illinois Compiled Statutes.

Section 4.0 State Law Adopted.

All applicable provisions of the Illinois Compiled Statutes, including the Illinois Municipal Code, as may be amended from time to time, relating to the purposes of this Resolution are hereby incorporated herein by reference.

**ARTICLE II.
TAX INCREMENT FINANCING; PUBLIC HEARING; NOTICE; JOINT
REVIEW BOARD**

Section 5.0 Establishing a Public Hearing.

The Village President and the Village Board hereby fix the date of November 22, 2016 at the hour of 6:00 p.m. at the Village of Pecatonica Village Hall, 405 Main Street, Pecatonica, Illinois 61063, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers, or affected taxing districts regarding the proposed establishment of the RPA and redevelopment plan for the area legally described in Exhibit A, which is attached to this Resolution and incorporated herein by this reference. The RPA is further depicted in Exhibit B, attached hereto and incorporated herein. The public hearing shall be conducted in accordance with the Act. A copy of the proposed redevelopment plan is and shall be on file in the office of the Village Clerk and shall be available for public inspection during regular business hours.

Section 6.0 Public Hearing; Notice.

Notice of the public hearing described in Section 5.0 above shall be given by publication and mailing as required by the Act. The notice shall be substantially in the form attached to this Resolution as Exhibit C and incorporated herein. The Village Attorney and Ehlers and Associates, Inc. are authorized and directed to take all actions necessary to provide such notice in accordance with the Act and all other notices necessary to achieve compliance with the Act.

Section 7.0 Interested Persons.

At the public hearing described in Section 5.0 above, any interested person, taxpayer, or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice given for the public hearing.

Section 8.0 Joint Review Board; Established.

The Board shall be established for the purposes set forth in the Act. The Board shall consist of one representative selected by each community college district, high school district, local elementary school district, library district, park district, fire protection district, and township and county that has authority to directly levy taxes on the property within the RPA, a representative selected by the Village and a public member. The public member and the Board's chairperson shall be selected by a majority of other members of the Board. The Board shall meet on October 25, 2016, at 3:30 p.m. at the Village of Pecatonica Village Hall, 405 Main Street, Pecatonica, Illinois 61063 or such other time as determined by the Village President after consulting with Ehlers and Associates, Inc. and the Village Attorney.

Section 9.0 Joint Review Board; Operations.

The Board shall act in accordance with the Act. Its actions shall include, but shall not be limited to, the following:

a. The Board shall decide whether to recommend that the Village approve or deny the proposed establishment of the redevelopment plan or approve the aforesaid plan with modification(s).

b. In making its decision, the Board shall review the public record, planning documents, and proposed ordinances approving the redevelopment plan and project to be adopted by the Village before concluding its deliberations.

c. As part of its deliberations, the Board may hold additional hearings on the proposed redevelopment plan and project.

d. The Board shall make its decision to recommend approval or denial of the proposed establishment of the redevelopment plan on the basis of whether or not the area at issue in the redevelopment plan satisfies the eligibility criteria defined in Section 11-74.4-3 of the Act, and the objectives of the Act.

e. The Board's recommendation shall be adopted by a majority vote of those members of the Board present and voting.

f. In general, the Board's recommendation shall be an advisory, non-binding recommendation.

g. The Board's recommendation shall be reduced to a written report.

h. This report shall be submitted to the Village a maximum of thirty (30) days after the convening of the Board. Failure of the Board to submit its report on a timely basis shall not be cause to delay the public hearing described in Section 5.0 above, nor any other step in the process of establishing the RPA contemplated by this Resolution. In the event the Board does not file this report, it shall be presumed that the taxing bodies represented on the Board find the RPA to satisfy the eligibility criteria defined in the Act and approve all matters before it.

i. If the Board recommends rejection of the matters before it, the Village will have thirty (30) days within which to resubmit the plan or the plan with amendment thereof. During this period, the Village will meet and confer with the Board and attempt to resolve those issues set forth in the Board's written report that led to the rejection of the plan or plan with amendment thereof.

j. In the event that the Village and the Board are unable to resolve their differences, or in the event that the resubmitted plan is rejected by the Board, the Village may proceed with the plan, but only upon a three-fifths vote of the Village Board.

Section 10.0 Joint Review Board; Representative.

The Village's representative on the Board shall be the Village President or his designee.

Section 11.0 Other Actions Authorized.

The officers and employees of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this Resolution and otherwise to consummate the transactions contemplated hereby, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the Resolution.

Section 12.0 Acts of Village Officials.

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

**ARTICLE III.
HEADINGS, SAVINGS CLAUSES, PUBLICATION, EFFECTIVE DATE**

Section 13.0 Headings.

The headings for the articles, sections, paragraphs and sub-paragraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provisions of this Resolution.

Section 14.0 Severability.

The provisions of this Resolution are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision, clause, sentence, paragraph, sub-paragraph, section, or part shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is

hereby declared to be the legislative intent of the Village Board that this Resolution would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof been included.

Section 15.0 Superseder.

All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

Section 16.0 Publication.

A full, true and complete copy of this Resolution shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

Section 17.0 Effective Date.

This Resolution shall be in full force and effect upon its passage, approval and publication, as provided by law.

On The Individual Poll And Voice Vote Of The Village Board:

AYE VOTES:

NAY VOTES:

ABSTAIN:

ABSENT:

SO RESOLVED, PASSED AND APPROVED IN AND AT THE VILLAGE OF
PECATONICA, COUNTY OF WINNEBAGO, STATE OF ILLINOIS, THIS ____ OF
_____, 2016, A.D.

APPROVED:

DANIEL BARBER
VILLAGE PRESIDENT

ATTEST: _____
Gwenn Shirley
Village Clerk

(SEAL)

Published in Pamphlet Form: _____, 2016

CERTIFICATE

I, the undersigned, certify that I am duly qualified and acting as Village Clerk of the Village of Pecatonica, Winnebago County, Illinois (the “Village”), and as such, I am the keeper of the records and files of the Village and of its Village President and Board of Trustees. I further certify as follows:

Attached to this Certificate is a true, correct and complete copy of Village of Pecatonica Resolution No. 2016-10-06, entitled:

A RESOLUTION CALLING FOR A PUBLIC HEARING AND CONVENING A JOINT REVIEW BOARD TO CONSIDER THE ESTABLISHMENT OF THE MAIN STREET REDEVELOPMENT PROJECT AREA AND PLAN FOR THE VILLAGE OF PECATONICA, COUNTY OF WINNEBAGO, STATE OF ILLINOIS

This Resolution was passed and approved by the Village President and the Village Board on October 6, 2016. A true, correct, and complete copy of this Resolution was published in pamphlet form on _____, 2016.

Given under my hand and official seal at the Village of Pecatonica, Winnebago County, Illinois, this ____ day of _____, 2016.

Village Clerk

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

PROPERTY DESCRIBED AS:

PART OF SECTION 28 AND SECTION 29, ALL IN TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PECATONICA COMMUNITY UNIT SCHOOL DISTRICT #321 BY NON-CORPORATE EXECUTOR'S DEED DATED OCTOBER 29, 2001, AND RECORDED IN MICROFILE NO. 0169681 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 45 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID PREMISES, A DISTANCE OF 628.49 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO ANTONIO REYNOSO AND ROSALBA REYNOSO BY WARRANTY DEED DATED SEPTEMBER 14, 2004, AND RECORDED IN MICROFILE NO. 0461971 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 53 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 132.01 FEET TO THE SOUTHEAST CORNER OF SAID PREMISES CONVEYED; THENCE SOUTH 88 DEGREES 45MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID PREMISES CONVEYED AND ITS WESTERLY EXTENSION, A DISTANCE OF 717.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH PECATONICA ROAD; THENCE NORTH 0 DEGREES 53 MINUTES 22 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 207.88 FEET; THENCE NORTH 2 DEGREES 39 MINUTES 06 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 581.24 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 142.40 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 0 DEGREES 57 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.06 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF GERMAN AMERICAN SUBDIVISION PLAT 1 PECATONICA, ILLINOIS, SAID PLAT RECORDED IN BOOK 41 OF PLATS ON PAGE 113A75B IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 197.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 480.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 124.71 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 363.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET; THENCE SOUTH 88 DEGREES 34 MINUTES 49 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE , A DISTANCE OF 953.97 FEET TO THE NORTHWEST CORNER OF LOT 3 OF THE PLAT OF PECATONICA ENTERTAINMENT CENTER, SAID PLAT RECORDED IN BOOK 40 OF PLATS ON PAGE 75B IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 52 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 363.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 88 DEGREES

34 MINUTES 51 SECONDS WEST, A DISTANCE OF 616.18 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 363.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET; THENCE SOUTH 88 DEGREES 34 MINUTES 51 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 693.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GROVE ROAD; THENCE NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF GROVE ROAD, A DISTANCE OF 1453.09 FEET TO THE SOUTHWEST CORNER OF GROVE ROAD AND WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 66.36 FEET TO THE SOUTHEAST CORNER OF GROVE ROAD AND WEST 7TH STREET; THENCE NORTH 3 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF 66.12 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3 OF THE PLAT OF PARKER'S ADDITION TO THE TOWN OF PECATONICA; THENCE NORTH 0 DEGREES 52 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF LOT, A DISTANCE OF 199.99 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 88 DEGREES 29 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 AND LOT 1, A DISTANCE OF 187.71 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO ROBERT DITTBENNER BY WARRANTY DEED DATED JULY 30, 2008, AND RECORDED IN MICROFILE NO. 200800839446 IN SAID RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 31 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF PREMISES CONVEYED, A DISTANCE OF 11.25 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ROBERT DITTBENNER BY WARRANTY DEED DATED JULY 30, 2008 AND RECORDED IN MICROFILE NO. 200839446 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 112.24 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO LINDY R. BRADFORD BY WARRANTY DEED DATED JULY 13, 2007 AND RECORDED IN MICROFILE NO. 200700745694 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 49 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF PREMISES CONVEYED, A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED; THENCE SOUTH 17 DEGREES 38 MINUTES 22 SECONDS WEST, A DISTANCE OF 72.57 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ELIJAH HUNTER BY WARRANTY DEED DATED OCTOBER 27, 2006, AND RECORDED IN MICROFILE NO. 0668295 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 52 MINUTES 43 SECONDS EAST, A DISTANCE OF 144.13 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ELIJAH HUNTER BY WARRANTY DEED DATED OCTOBER 27, 2006, AND RECORDED IN MICROFILE NO.0668295 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS EAST, A DISTANCE OF 164.99 FEET TO THE NORTHEAST CORNER OF SAID PREMISES CONVEYED; THENCE NORTH 0 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 655.36 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 184.98 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 43 SECONDS EAST, A DISTANCE OF 131.25 FEET; THENCE NORTH 1 DEGREE 33 MINUTES 59 SECONDS WEST, A DISTANCE OF 2.56 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 60.00

FEET; THENCE NORTH 0 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 231.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 156.62 FEET; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 267.82 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE WEST LINE OF PREMISES CONVEYED TO BOARD OF EDUCATION OF COMMUNITY UNIT SCHOOL DISTRICT NO. 321; THENCE NORTH 4 DEGREES 40 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 134.87 FEET TO A POINT ON THE SOUTH LINE OF PREMISES SO CONVEYED; THENCE NORTH 83 DEGREES 14 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES SO CONVEYED, A DISTANCE OF 9.00 FEET; THENCE NORTH 1 DEGREE 46 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 159.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 36.34 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 00 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 158.94 FEET; THENCE NORTH 81 DEGREES 25 MINUTES 06 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 100.32 FEET; THENCE NORTH 83 DEGREES 05 MINUTES 24 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 293.00 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 27 SECONDS WEST ALONG SAID PREMISES CONVEYED AND ITS NORTHERLY EXTENSION, A DISTANCE OF 222.37 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 103.68 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO VINCENT G. DORAN AND BARBARA DORAN BY TRUSTEE'S DEED DATED DECEMBER 4, 2009, AND RECORDED IN MICROFILE NO. 200900960639 IN SAID RECORDER'S OFFICE; THENCE NORTH 0 DEGREES 59 MINUTES 44 SECONDS WEST, A DISTANCE OF 349.93 FEET, TO A POINT ON THE NORTH LINE OF BLOCK 14 AS DESIGNATED UPON THE PLAT OF PECATONICA, ILLINOIS;; THENCE NORTH 9 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 66.86 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 AS DESIGNATED UPON THE PLAT OF PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF AN ALLEY IN BLOCK 13 TO THE NORTHEAST CORNER OF LOT 10, BLOCK 13 OF SAID PLAT OF PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 12 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF AN ALLEY IN BLOCK 12, A DISTANCE OF 335.38 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID BLOCK 12; THENCE NORTH 0 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 11 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 54 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF ON ALLEY IN BLOCK 11, A DISTANCE OF 132.00 FEET TO THE NORTHEAST CORNER OF

LOT 7 IN SAID BLOCK 11; THENCE SOUTH 89 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 156.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 70 DEGREES 47 MINUTES 49 SECONDS WEST, A DISTANCE OF 70.29 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 4 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF AN ALLEY IN BLOCK 4, A DISTANCE OF 330.49 FEET TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 4; THENCE NORTH 83 DEGREES 40 MINUTES 37 SECONDS WEST, A DISTANCE OF 66.49 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO TANYA B. SHUMAKER AND JUSTIN W. DODD BY WARRANTY DEED DATED MAY 4, 2007, AND RECORDED IN MICROFILE NO. 200700725475 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 31 MINUTES 12 SECONDS WEST, A DISTANCE OF 1210.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN STREET; THENCE NORTH 1 DEGREE 04 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 178.71 FEET TO THE NORTHWEST CORNER OF JOHN STREET AND WEST 3RD STREET; THENCE SOUTH 88 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 535.01 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE OF 580.03 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO COMMONWEALTH EDISON COMPANY BY TRUSTEE'S DEED DATED MARCH 16, 1981, AS DOCUMENT NO. 1543356 AND RECORDED IN MICROFILE NO. 81 05 1325 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 53 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1745.63 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 60.53 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 336.47 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF REED STREET; THENCE SOUTH 67 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 71.84 FEET TO THE NORTHWEST CORNER OF SAID PREMISES CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES, A DISTANCE OF 156.34 FEET TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO ANDREW F. CANNOVA BY WARRANTY DEED DATED JUNE 15, 2009, AND RECORDED IN MICROFILE NO. 200900931784 IN SAID RECORDER'S OFFICE; THENCE NORTH 0 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET ALONG THE EAST LINE OF PREMISES CONVEYED; THENCE SOUTH 87 DEGREES 39 MINUTES 50 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 9.08 FEET TO THE CENTERLINE OF A VACATED ALLEY; THENCE NORTH 0 DEGREES 52 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF A VACATED ALLEY AND ITS NORTHERLY EXTENSION, A DISTANCE OF 394.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 1ST STREET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 164.53 FEET TO THE NORTHWEST CORNER OF MAIN STREET AND WEST 1ST STREET; THENCE NORTH 0 DEGREES 54 MINUTES 58 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 203.27 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE PECATONICA RIVER;

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THE PECATONICA RIVER, A DISTANCE OF 1217 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF THE PREMISES CONVEYED TO THE VILLAGE OF PECATONICA BY QUIT CLAIM DEED DATED JUNE 14, 1938, AS DOCUMENT NO. 402395 AND RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 22 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE OF PREMISES, A DISTANCE OF 605.23 FEET TO A POINT ON THE NORTH LINE OF LOT 10, BLOCK 32 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 392.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TAYLOR STREET; THENCE NORTH 0 DEGREES 55 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 172.08 FEET TO THE NORTHEAST CORNER OF BLOCK 23 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 51 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 23, A DISTANCE OF 332.26 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 23; THENCE SOUTH 1 DEGREE 01 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 23, A DISTANCE OF 162.22 FEET TO A POINT ON THE NORTH LINE OF PREMISES CONVEYED TO PRAIRIE HERITAGE MUSEUM, INC. BY QUIT CLAIM DEED DATED MAY 22, 1997, AND RECORDED IN MICROFILE NO. 9726833 IN SAID RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, RADIUS POINT BEING SOUTH A RADIUS OF 2819.70 FEET, THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS SOUTH 56 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE OF 879.76 FEET; THENCE SOUTH 48 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 264.60 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 132.83 FEET TO THE SOUTHERLY LINE OF SAID PREMISES SO CONVEYED; THENCE NORTH 48 DEGREES 24 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 358.13 FEET TO A POINT OF CURVE; THENCE NORTHWESTLY ALONG A CIRCULAR CURVE TO THE LEFT, RADIUS POINT BEING SOUTH A RADIUS OF 2881.46 FEET, THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 56 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 802.61 FEET TO A POINT ON THE WEST LINE OF BLOCK 23; THENCE SOUTH 1 DEGREE 01 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 23 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 126.30 FEET TO THE NORTHWEST CORNER OF BLOCK 24 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 222.10 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18 OF THE PLAT OF PECATONICA; THENCE SOUTH 1 DEGREE 01 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF AN ALLEY IN SAID BLOCK 18, A DISTANCE OF 331.55 FEET TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 18; THENCE SOUTH 1 DEGREE 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 17 OF THE PLAT OF PECATONICA; THENCE SOUTH 1 DEGREE 01 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF AN ALLEY IN SAID BLOCK 17, A DISTANCE OF 330.40 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID BLOCK 17; THENCE SOUTH 1 DEGREE 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 16 OF THE PLAT OF PECATONICA; THENCE SOUTH 0 DEGREES 58 MINUTES 00 SECONDS EAST ALONG

THE EAST LINE OF AN ALLEY IN SAID BLOCK 16, A DISTANCE OF 336.07 FEET TO THE SOUTHWEST CORNER OF LOT 5, IN SAID BLOCK 16; THENCE SOUTH 8 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.94 FEET TO A POINT ON THE NORTH LINE OF BLOCK 15 OF THE PLAT OF PECATONICA; THENCE SOUTH 0 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 329.93 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 0 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH LINE OF BLOCK 3 OF THE PLATS OF NELSON REED'S ADDITION TO THE TOWN OF PECATONICA; THENCE SOUTH 89 DEGREES 01 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 97.53 FEET TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 3; THENCE SOUTH 0 DEGREES 51 MINUTES 16 SECONDS EAST, A DISTANCE OF 333.95 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE NORTH 88 DEGREES 43 MINUTES 57 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 3; THENCE SOUTH 0 DEGREES 51 MINUTES 34 SECONDS EAST, DISTANCE OF 66.01 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 4 IN SAID NELSON REED'S ADDITION; THENCE SOUTH 0 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 326.72 FEET TO THE SOUTHEAST CORNER OF LOT 5, IN SAID BLOCK 4; THENCE SOUTH 0 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 66.01 FEET TO A POINT ON THE NORTH LINE OF BLOCK 9; THENCE SOUTH 89 DEGREES 07 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 132.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH 0 DEGREES 59 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 9, A DISTANCE OF 327.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 0 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF THE PLAT OF OMALIAS SUBDIVISION A REPLAT OF BLOCK 10 OF NELSON RRED'S ADDITION AS AFORESAID; THENCE SOUTH 0 DEGREES 59 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID OMALIAS SUBDIVISION, A DISTANCE OF 483.47 FEET TO THE SOUTHWEST CORNER OF SAID OMALIAS SUBDIVISION; THENCE NORTH 89 DEGREES 08 MINUTES 01 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF EAST 11TH STREET, A DISTANCE OF 394.83 FEET TO THE NORTHEAST CORNER OF WASHINGTON STREET AND EAST 11TH STREET; THENCE SOUTH 0 DEGREES 51 MINUTES 13 SECONDS EAST, A DISTANCE OF 328.28 FEET TO THE NORTHEAST CORNER OF WASHINGTON STREET AND EAST 12TH STREET; THENCE NORTH 88 DEGREES 50 MINUTES 21 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF E 12TH STREET, A DISTANCE OF 487.72 FEET; THENCE SOUTH 34 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 85.77 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO PECATONICA COMMUNITY UNIT SCHOOL DISTRICT #321 AS AFORESAID; THENCE SOUTH 89 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 28.45 FEET; THENCE SOUTH 1 DEGREE 08 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 678.90 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST, A DISTANCE OF 127.16 FEET; THENCE SOUTH 1 DEGREE 08 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 415.00 FEET; THENCE NORTH 89 DEGREES

23 MINUTES 01 SECONDS EAST, A DISTANCE OF 252.84 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH JACKSON ROAD; THENCE SOUTH 1 DEGREE 08 MINUTES 20 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 225.89 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS. CONTAINING 220.67 ACRES, MORE OR LESS.

EXHIBIT B
DRAWING OF REDEVELOPMENT PROJECT AREA

EXHIBIT C
FORM OF PUBLIC NOTICE

Notice is hereby given that a public hearing will be held on November 22, 2016 at 6:00 p.m. at the Village Hall of the Village of Pecatonica, 405. Main Street, Pecatonica, Illinois 61063, on the proposed establishment of the Main Street Redevelopment Project Area (the “RPA”), Project, and Plan for a tax increment financing program in Pecatonica, Illinois, pursuant to the provisions of the “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1, *et. seq.*, as amended (the “Act”).

The Redevelopment Project Area is approximately 221 acres in size. The improved land consists of commercial, residential, industrial, institutional, mixed use, open space and adjoining right-of-way. There are 191 active property index numbers (PINs) in the Redevelopment Project Area.

The Redevelopment Project Area is generally bounded by the Pecatonica Prairie Path and the Pecatonica River on the North; from Main Street to as far as Jackson Street on the East; 11th Street and the south boundary of the Village limits on the South; and Grove Street on the West; all in Pecatonica, Illinois. The South boundary of the Village is being expanded with the annexation of parcel 09-33-151-001 (3225 N. Pecatonica Road) prior to the adoption of the Redevelopment Project Area. The boundaries contain all adjoining right-of-ways, except those already within the boundaries of the Sumner Road and Grove Street TIF. The legal description of the proposed Redevelopment Project Area is attached as Exhibit A.

The proposed establishment of the Redevelopment Plan provides for the Village of Pecatonica to implement a set of actions to facilitate primarily commercial, residential, institutional, open space and mixed use redevelopment within this RPA. The contemplated Village of Pecatonica actions include, but are not limited to, land acquisition, rehabilitation of existing facilities, the construction of public infrastructure, including water mains, sewer mains and roadways; site preparation; and related professional costs. The Village of Pecatonica would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing. A draft of the proposed redevelopment plan is on file with, and available for, public inspection during normal business hours, Monday through Friday in the office of the Village Clerk, Village Hall, 405 Main Street, Pecatonica, Illinois.

Pursuant to the Act, a Joint Review Board has been established to review eligibility findings for the proposed Redevelopment Project Area. Pursuant to this Act, this Joint Review Board consists of one representative selected by each community college district, elementary school district, high school district, library district, park district, fire protection district, township, and county that has authority to directly levy taxes on the property within the proposed redevelopment project area; a representative selected by the Village of Pecatonica; and a public member. The public member and the Joint Review Board's chairperson shall be selected by a majority of other Joint Review Board members.

Pursuant to the Act, the first meeting of the Joint Review Board must be held at least 14

days after this notice being sent to the Joint Review Board. The first meeting of the Joint Review Board has been scheduled for October 25, 2016 3:30 p.m. in the Village of Pecatonica Village Hall, 405 Main Street, Pecatonica, Illinois 60163. The Joint Review Board's recommendation on the proposed establishment of the Redevelopment Project Area and Plan shall be advisory and non-binding and shall be adopted by a majority vote of this Board and submitted to the Village of Pecatonica within 30 days after first convening. Failure of the Board to submit its report on a timely basis shall not delay the holding of the public hearing described above, nor shall it delay any other step in the process of establishing the Redevelopment Project Area.

At this public hearing, any interested person or affected taxing district may file with the Village Clerk written objections to, and may be heard orally with respect to, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the Village Clerk, 405 Main Street, Pecatonica, Illinois 61063. The Village shall hear and determine all protests and objections at this public hearing. This public hearing may be adjourned by the Village President and the Village Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing, fixing the time and place of the subsequent hearing.

**EXHIBIT A TO PUBLIC NOTICE
LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA**

PROPERTY DESCRIBED AS:

PART OF SECTION 28 AND SECTION 29, ALL IN TOWNSHIP 27 NORTH, RANGE 10 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PECATONICA COMMUNITY UNIT SCHOOL DISTRICT #321 BY NON-CORPORATE EXECUTOR'S DEED DATED OCTOBER 29, 2001, AND RECORDED IN MICROFILE NO. 0169681 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 45 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID PREMISES, A DISTANCE OF 628.49 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO ANTONIO REYNOSO AND ROSALBA REYNOSO BY WARRANTY DEED DATED SEPTEMBER 14, 2004, AND RECORDED IN MICROFILE NO. 0461971 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 53 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 132.01 FEET TO THE SOUTHEAST CORNER OF SAID PREMISES CONVEYED; THENCE SOUTH 88 DEGREES 45MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID PREMISES CONVEYED AND ITS WESTERLY EXTENSION, A DISTANCE OF 717.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH PECATONICA ROAD; THENCE NORTH 0 DEGREES 53 MINUTES 22 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 207.88 FEET; THENCE NORTH 2 DEGREES 39 MINUTES 06 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 581.24 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 142.40 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 0 DEGREES 57 MINUTES 28 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.06 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF GERMAN AMERICAN SUBDIVISION PLAT 1 PECATONICA, ILLINOIS, SAID PLAT RECORDED IN BOOK 41 OF PLATS ON PAGE 113A75B IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 197.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0 DEGREES 37 MINUTES 49 SECONDS WEST, A DISTANCE OF 480.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 124.71 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 363.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET; THENCE SOUTH 88 DEGREES 34 MINUTES 49 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE , A DISTANCE OF 953.97 FEET TO THE NORTHWEST CORNER OF LOT 3 OF THE PLAT OF PECATONICA ENTERTAINMENT CENTER, SAID PLAT RECORDED IN BOOK 40 OF PLATS ON PAGE

75B IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 52 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 363.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 88 DEGREES 34 MINUTES 51 SECONDS WEST, A DISTANCE OF 616.18 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 363.98 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET; THENCE SOUTH 88 DEGREES 34 MINUTES 51 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 11TH STREET AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 693.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF GROVE ROAD; THENCE NORTH 0 DEGREES 52 MINUTES 30 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF GROVE ROAD, A DISTANCE OF 1453.09 FEET TO THE SOUTHWEST CORNER OF GROVE ROAD AND WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 06 SECONDS EAST, A DISTANCE OF 66.36 FEET TO THE SOUTHEAST CORNER OF GROVE ROAD AND WEST 7TH STREET; THENCE NORTH 3 DEGREES 28 MINUTES 37 SECONDS WEST, A DISTANCE OF 66.12 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 3 OF THE PLAT OF PARKER'S ADDITION TO THE TOWN OF PECATONICA; THENCE NORTH 0 DEGREES 52 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF LOT, A DISTANCE OF 199.99 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 88 DEGREES 29 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 AND LOT 1, A DISTANCE OF 187.71 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO ROBERT DITTBENNER BY WARRANTY DEED DATED JULY 30, 2008, AND RECORDED IN MICROFILE NO. 200800839446 IN SAID RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 31 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF PREMISES CONVEYED, A DISTANCE OF 11.25 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ROBERT DITTBENNER BY WARRANTY DEED DATED JULY 30, 2008 AND RECORDED IN MICROFILE NO. 200839446 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 28 MINUTES 58 SECONDS EAST, A DISTANCE OF 112.24 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO LINDY R. BRADFORD BY WARRANTY DEED DATED JULY 13, 2007 AND RECORDED IN MICROFILE NO. 200700745694 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 49 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF PREMISES CONVEYED, A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED; THENCE SOUTH 17 DEGREES 38 MINUTES 22 SECONDS WEST, A DISTANCE OF 72.57 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ELIJAH HUNTER BY WARRANTY DEED DATED OCTOBER 27, 2006, AND RECORDED IN MICROFILE NO. 0668295 IN SAID RECORDER'S OFFICE; THENCE SOUTH 0 DEGREES 52 MINUTES 43 SECONDS EAST, A DISTANCE OF 144.13 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ELIJAH HUNTER BY WARRANTY DEED DATED OCTOBER 27, 2006, AND RECORDED IN MICROFILE NO.0668295 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 34 MINUTES 41 SECONDS EAST, A DISTANCE OF 164.99 FEET TO THE NORTHEAST CORNER OF SAID PREMISES CONVEYED; THENCE NORTH 0 DEGREES 51 MINUTES 42 SECONDS WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 87 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 655.36 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 26 SECONDS EAST, A DISTANCE OF 184.98 FEET; THENCE NORTH 88

DEGREES 20 MINUTES 43 SECONDS EAST, A DISTANCE OF 131.25 FEET; THENCE NORTH 1 DEGREE 33 MINUTES 59 SECONDS WEST, A DISTANCE OF 2.56 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 52 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 231.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 156.62 FEET; THENCE SOUTH 0 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 267.82 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE WEST LINE OF PREMISES CONVEYED TO BOARD OF EDUCATION OF COMMUNITY UNIT SCHOOL DISTRICT NO. 321; THENCE NORTH 4 DEGREES 40 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 134.87 FEET TO A POINT ON THE SOUTH LINE OF PREMISES SO CONVEYED; THENCE NORTH 83 DEGREES 14 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES SO CONVEYED, A DISTANCE OF 9.00 FEET; THENCE NORTH 1 DEGREE 46 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 159.87 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 38 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 36.34 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 00 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 158.94 FEET; THENCE NORTH 81 DEGREES 25 MINUTES 06 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 100.32 FEET; THENCE NORTH 83 DEGREES 05 MINUTES 24 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 293.00 FEET; THENCE NORTH 0 DEGREES 52 MINUTES 27 SECONDS WEST ALONG SAID PREMISES CONVEYED AND ITS NORTHERLY EXTENSION, A DISTANCE OF 222.37 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 7TH STREET; THENCE NORTH 83 DEGREES 05 MINUTES 56 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 103.68 FEET TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO VINCENT G. DORAN AND BARBARA DORAN BY TRUSTEE'S DEED DATED DECEMBER 4, 2009, AND RECORDED IN MICROFILE NO. 200900960639 IN SAID RECORDER'S OFFICE; THENCE NORTH 0 DEGREES 59 MINUTES 44 SECONDS WEST, A DISTANCE OF 349.93 FEET, TO A POINT ON THE NORTH LINE OF BLOCK 14 AS DESIGNATED UPON THE PLAT OF PECATONICA, ILLINOIS;; THENCE NORTH 9 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 66.86 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 13 AS DESIGNATED UPON THE PLAT OF PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF AN ALLEY IN BLOCK 13 TO THE NORTHEAST CORNER OF LOT 10, BLOCK 13 OF SAID PLAT OF PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 12 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 55 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF AN ALLEY IN BLOCK 12, A DISTANCE OF 335.38 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID BLOCK 12; THENCE NORTH 0 DEGREES 55 MINUTES 13 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK

11 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE NORTH 0 DEGREES 54 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF ON ALLEY IN BLOCK 11, A DISTANCE OF 132.00 FEET TO THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 11; THENCE SOUTH 89 DEGREES 09 MINUTES 47 SECONDS WEST, A DISTANCE OF 156.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 70 DEGREES 47 MINUTES 49 SECONDS WEST, A DISTANCE OF 70.29 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 4 AS DESIGNATED UPON THE PLAT OF SAID PECATONICA, ILLINOIS; THENCE SOUTH 89 DEGREES 09 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF AN ALLEY IN BLOCK 4, A DISTANCE OF 330.49 FEET TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 4; THENCE NORTH 83 DEGREES 40 MINUTES 37 SECONDS WEST, A DISTANCE OF 66.49 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO TANYA B. SHUMAKER AND JUSTIN W. DODD BY WARRANTY DEED DATED MAY 4, 2007, AND RECORDED IN MICROFILE NO. 200700725475 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 31 MINUTES 12 SECONDS WEST, A DISTANCE OF 1210.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF JOHN STREET; THENCE NORTH 1 DEGREE 04 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 178.71 FEET TO THE NORTHWEST CORNER OF JOHN STREET AND WEST 3RD STREET; THENCE SOUTH 88 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 535.01 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 57 SECONDS WEST, A DISTANCE OF 580.03 FEET TO THE NORTH LINE OF PREMISES CONVEYED TO COMMONWEALTH EDISON COMPANY BY TRUSTEE'S DEED DATED MARCH 16, 1981, AS DOCUMENT NO. 1543356 AND RECORDED IN MICROFILE NO. 81 05 1325 IN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 53 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1745.63 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 60.53 FEET; THENCE SOUTH 86 DEGREES 26 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 336.47 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF REED STREET; THENCE SOUTH 67 DEGREES 38 MINUTES 50 SECONDS EAST, A DISTANCE OF 71.84 FEET TO THE NORTHWEST CORNER OF SAID PREMISES CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 39 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID PREMISES, A DISTANCE OF 156.34 FEET TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO ANDREW F. CANNOVA BY WARRANTY DEED DATED JUNE 15, 2009, AND RECORDED IN MICROFILE NO. 200900931784 IN SAID RECORDER'S OFFICE; THENCE NORTH 0 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET ALONG THE EAST LINE OF PREMISES CONVEYED; THENCE SOUTH 87 DEGREES 39 MINUTES 50 SECONDS EAST ALONG SAID PREMISES CONVEYED, A DISTANCE OF 9.08 FEET TO THE CENTERLINE OF A VACATED ALLEY; THENCE NORTH 0 DEGREES 52 MINUTES 23 SECONDS WEST ALONG THE CENTERLINE OF A VACATED ALLEY AND ITS NORTHERLY EXTENSION, A DISTANCE OF 394.11 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 1ST STREET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 164.53 FEET TO THE NORTHWEST CORNER OF MAIN STREET AND

WEST 1ST STREET; THENCE NORTH 0 DEGREES 54 MINUTES 58 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET, A DISTANCE OF 203.27 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE PECATONICA RIVER; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF THE PECATONICA RIVER, A DISTANCE OF 1217 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF THE PREMISES CONVEYED TO THE VILLAGE OF PECATONICA BY QUIT CLAIM DEED DATED JUNE 14, 1938, AS DOCUMENT NO. 402395 AND RECORDED IN SAID RECORDER'S OFFICE; THENCE SOUTH 1 DEGREE 22 MINUTES 08 SECONDS EAST ALONG SAID EAST LINE OF PREMISES, A DISTANCE OF 605.23 FEET TO A POINT ON THE NORTH LINE OF LOT 10, BLOCK 32 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 58 MINUTES 08 SECONDS WEST, A DISTANCE OF 392.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TAYLOR STREET; THENCE NORTH 0 DEGREES 55 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 172.08 FEET TO THE NORTHEAST CORNER OF BLOCK 23 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 51 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 23, A DISTANCE OF 332.26 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 23; THENCE SOUTH 1 DEGREE 01 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 23, A DISTANCE OF 162.22 FEET TO A POINT ON THE NORTH LINE OF PREMISES CONVEYED TO PRAIRIE HERITAGE MUSEUM, INC. BY QUIT CLAIM DEED DATED MAY 22, 1997, AND RECORDED IN MICROFILE NO. 9726833 IN SAID RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, RADIUS POINT BEING SOUTH A RADIUS OF 2819.70 FEET, THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS SOUTH 56 DEGREES 45 MINUTES 33 SECONDS EAST, A DISTANCE OF 879.76 FEET; THENCE SOUTH 48 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 264.60 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES 55 SECONDS EAST, A DISTANCE OF 132.83 FEET TO THE SOUTHERLY LINE OF SAID PREMISES SO CONVEYED; THENCE NORTH 48 DEGREES 24 MINUTES 01 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 358.13 FEET TO A POINT OF CURVE; THENCE NORTHWESTLY ALONG A CIRCULAR CURVE TO THE LEFT, RADIUS POINT BEING SOUTH A RADIUS OF 2881.46 FEET, THE CHORD ACROSS THE LAST DESCRIBED CIRCULAR CURVE COURSE BEARS NORTH 56 DEGREES 06 MINUTES 14 SECONDS WEST, A DISTANCE OF 802.61 FEET TO A POINT ON THE WEST LINE OF BLOCK 23; THENCE SOUTH 1 DEGREE 01 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 23 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 126.30 FEET TO THE NORTHWEST CORNER OF BLOCK 24 OF THE PLAT OF PECATONICA; THENCE SOUTH 88 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 222.10 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 18 OF THE PLAT OF PECATONICA; THENCE SOUTH 1 DEGREE 01 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF AN ALLEY IN SAID BLOCK 18, A DISTANCE OF 331.55 FEET TO THE SOUTHWEST CORNER OF LOT 5, OF SAID BLOCK 18; THENCE SOUTH 1 DEGREE 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 17 OF THE PLAT OF PECATONICA; THENCE SOUTH 1 DEGREE 01 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF AN ALLEY IN SAID BLOCK 17, A DISTANCE OF 330.40 FEET THE SOUTHWEST CORNER OF LOT 5 OF SAID

BLOCK 17; THENCE SOUTH 1 DEGREE 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 16 OF THE PLAT OF PECATONICA; THENCE SOUTH 0 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF AN ALLEY IN SAID BLOCK 16, A DISTANCE OF 336.07 FEET TO THE SOUTHWEST CORNER OF LOT 5, IN SAID BLOCK 16; THENCE SOUTH 8 DEGREES 29 MINUTES 44 SECONDS WEST, A DISTANCE OF 66.94 FEET TO A POINT ON THE NORTH LINE OF BLOCK 15 OF THE PLAT OF PECATONICA; THENCE SOUTH 0 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 329.93 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 15; THENCE SOUTH 0 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH LINE OF BLOCK 3 OF THE PLATS OF NELSON REED'S ADDITION TO THE TOWN OF PECATONICA; THENCE SOUTH 89 DEGREES 01 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 97.53 FEET TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 3; THENCE SOUTH 0 DEGREES 51 MINUTES 16 SECONDS EAST, A DISTANCE OF 333.95 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE NORTH 88 DEGREES 43 MINUTES 57 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 3; THENCE SOUTH 0 DEGREES 51 MINUTES 34 SECONDS EAST, DISTANCE OF 66.01 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 4 IN SAID NELSON REED'S ADDITION; THENCE SOUTH 0 DEGREES 51 MINUTES 08 SECONDS EAST, A DISTANCE OF 326.72 FEET TO THE SOUTHEAST CORNER OF LOT 5, IN SAID BLOCK 4; THENCE SOUTH 0 DEGREES 00 MINUTES 31 SECONDS WEST, A DISTANCE OF 66.01 FEET TO A POINT ON THE NORTH LINE OF BLOCK 9; THENCE SOUTH 89 DEGREES 07 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 132.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 9; THENCE SOUTH 0 DEGREES 59 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 9, A DISTANCE OF 327.70 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 0 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE NORTHWEST CORNER OF THE PLAT OF OMALIAS SUBDIVISION A REPLAT OF BLOCK 10 OF NELSON RRED'S ADDITION AS AFORESAID; THENCE SOUTH 0 DEGREES 59 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID OMALIAS SUBDIVISION, A DISTANCE OF 483.47 FEET TO THE SOUTHWEST CORNER OF SAID OMALIAS SUBDIVISION; THENCE NORTH 89 DEGREES 08 MINUTES 01 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF EAST 11TH STREET, A DISTANCE OF 394.83 FEET TO THE NORTHEAST CORNER OF WASHINGTON STREET AND EAST 11TH STREET; THENCE SOUTH 0 DEGREES 51 MINUTES 13 SECONDS EAST, A DISTANCE OF 328.28 FEET TO THE NORTHEAST CORNER OF WASHINGTON STREET AND EAST 12TH STREET; THENCE NORTH 88 DEGREES 50 MINUTES 21 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF E 12TH STREET, A DISTANCE OF 487.72 FEET; THENCE SOUTH 34 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 85.77 FEET TO THE NORTHEAST CORNER OF PREMISES CONVEYED TO PECATONICA COMMUNITY UNIT SCHOOL DISTRICT #321 AS AFORESAID; THENCE SOUTH 89 DEGREES 04 MINUTES 25 SECONDS WEST, A DISTANCE OF 28.45 FEET; THENCE SOUTH 1 DEGREE 08 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 678.90 FEET; THENCE NORTH 89 DEGREES 23

MINUTES 30 SECONDS EAST, A DISTANCE OF 127.16 FEET; THENCE SOUTH 1 DEGREE 08 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID PREMISES CONVEYED, A DISTANCE OF 415.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 252.84 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH JACKSON ROAD; THENCE SOUTH 1 DEGREE 08 MINUTES 20 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 225.89 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS. CONTAINING 220.67 ACRES, MORE OR LESS.

**EXHIBIT B TO PUBLIC NOTICE
REDEVELOPMENT PROJECT AREA**