

ORDINANCE NO. 2016-09-8

AN ORDINANCE ESTABLISHING THE
WHITESIDE CARROLL ENTERPRISE ZONE
CITY OF MT. CARROLL
-ENTERPRISE ZONE DESIGNATION-
-PROPERTY TAX ABATEMENT-

WHEREAS, the Governor signed Senate Bill 3616, as amended, into law on August 7, 2012, thereby amending the "Illinois Enterprise Zone Act" (20 ILCS 655/1 et. seq.) under the provisions of Public Act 97-0905 outlining new application procedures and related changes to the Illinois Enterprise Zone Program; and,

WHEREAS, the General Assembly also passed Senate Bill 20 as amended on May 31, 2013, which was signed into law by the Governor on July 25, 2013, as Public Act 98-109, portions of which clarified Enterprise Zone related legislation contained in Public Act 97-905, (hereinafter referred as the "Act"); and,

WHEREAS, the Act provides for a new Illinois Enterprise Zone designation application process which is administered by the Illinois Department of Commerce and Economic Opportunity (hereinafter referred as "the Department") of which is subject to the approval and concurrence of the State Enterprise Zone Board (hereafter referred to as "the Board"); and,

WHEREAS, once application has been approved by the Board and certified by the Department, the new Enterprise Zone designation will be in effect for 15 years beginning on January 1, 2018, and ending at midnight on December 31, 2032, or until such time as the Zone has expired, been decertified by the Department or repealed by the Illinois General Assembly, whichever is sooner. After the 13th year, the Zone is subject to review by the State Enterprise Zone Board for an additional 10 years designation beginning on the expiration date of the Zone. Upon the approval of the State Enterprise Zone Board and certification by the Department the Zone may further be in effect for an additional 10 years, beginning January 1, 2033; and,

WHEREAS, on the 30th day of August, 2016 a Public Hearing was conducted on the question of creating a new Enterprise Zone (hereafter referred to as "the Zone") of which was held within the Zone area at Morrison City Hall, 200 West Main Street, Morrison, IL. A public notice was published within the Daily Gazette, Sterling which is the newspaper of general circulation within the Zone Area on the 24th day of August, 2016 of which was not more than 20 days nor less than five days before the hearings; and,

WHEREAS, The Enterprise Zones provide state and local incentives to promote economic growth for the area and it citizens to reduce unemployment, and to encourage expansion, rehabilitation, and new construction within the Enterprise Zone; and,

WHEREAS, the Counties of Whiteside and Carroll, Illinois, (hereinafter "Counties") and the Cities/Villages of Fulton, Lyndon, Morrison, Prophetstown, Rock Falls, Sterling, Tampico (all being in Whiteside County) and, Milledgeville, Mt. Carroll, Savanna and Thomson (all being within Carroll County) (hereinafter collectively "Municipalities") (all hereafter referred to as "the Designating Units of Government") find and agree that it is desirable and a necessity for them to jointly apply for a new Enterprise Zone designation for the long term viability of the region economically for the benefit of their citizens; and,

WHEREAS, the Designating Units of Government find and agree that the region meets the qualification established in Section 4 of the Act; and,

WHEREAS, the Designating Units of Government find and agree that the Enterprise Zone is contiguous as defined in the ACT and is hereto attached and designated as Addendum "A"; and,

WHEREAS, the Designating Units of Government find and agree that the Enterprise Zone as described in Addendum "A" as allowed within the Act comprises of no more than 15 square miles of land; and,

WHEREAS, certain parts of the Enterprise Zone lie within the City of Mt. Carroll; and,

WHEREAS, the Mayor and City Council desire to designate areas within its jurisdiction as an Enterprise Zone as outlined in the attached Addendum "A", subject to the certification of the Zone by the Department in accordance with the Act; and,

WHEREAS, the name of the Zone shall be the Whiteside Carroll Enterprise Zone,

NOW BE IT THEREFORE ORDAINED BY THE CITY COUNCIL AND THE MAYOR OF THE CITY OF MT. CARROLL, ILLINOIS:

Section 1: TERM. The term of the Zone will be for 15 years commencing January 1, 2018, and ending at midnight on December 31, 2032, or until such time as the Zone has expired, been decertified by the Department or repealed by the Illinois General Assembly, whichever is sooner. After the 13th year, the Zone is subject to review by the State Enterprise Zone Board for an additional 10 years designation beginning on the expiration date of the Zone. During the review process, the State Enterprise Zone Board shall consider the cost incurred by the State of Illinois and units of local government as a result of the tax benefits received by the Zone before granting the extension. Upon the approval of the State Enterprise Zone Board and certification by the Department the Zone may further be in effect for an additional 10 years, beginning January 1, 2033.

Section 2: ADMINISTRATION. The Zone Administrator shall be an employee or officer of one of the participating governmental agencies, shall be appointed by the Zone Management Organization, and shall be responsible for the day-to-day implementation within the Zone Area as described in the Intergovernmental Agreement between the Designating Units of Government.

Section 3: ADMINISTRATION FEES. As allowed by the Act, The Zone Administrator of the Zone is hereby authorized to collect a Zone Administration Fee from the Applicant for the issuance of Building Materials Exemption Certificate (BMEC) in order to offset management and operation cost associated with the administration of the Zone. Fee shall be equal to .5 percent (1/2%) of the documented cost of building materials for each project up to a maximum of \$50,000 per Certificate (20 ILCS 655/8.2c). The fee shall be paid before said BMEC will be applied for and issued. Mt. Carroll, Illinois will have no liability for payment of such fee on behalf of the Applicant.

Section 4: PROPERTY TAX ABATEMENT. Commencing on or after January 1, 2018 or earlier if declared by the Department, taxes on real property levied by the City of Mt. Carroll shall be abated on approved property located within the boundary of the Enterprise Zone, as certified by the Department. The City authorizes and directs the County Clerk of Carroll County to abate ad valorem taxes imposed upon real property, located within the Enterprise Zone area, upon which new improvements have been constructed, renovated or rehabilitated, subject to the following conditions:

(a) The improvements or renovations total more than \$20,000 and have been issued a building/zoning permit or a letter from the local zoning jurisdiction of the property declaring all requirements are being met; and,

(b) The project has been certified by the zone administrator, certification will be granted only after completion of all zone application forms and approval by the zone administrator. No benefits will be given without the completion of said application forms; and

(c) In the event that a Tax Increment Financing (TIF) District or Redevelopment District or Project Area (20 ILCS 655/5.4.1) is, will be, or has been created by a municipality under Division 74.4 of the Illinois Municipal Code, and said redevelopment project area contains property that is located in an enterprise zone, and the municipality adopts an enterprise zone designation ordinance pursuant to Section 5.4 of the Act specifically concerning the abatement of taxes on property, as stated in this section, located within a redevelopment project area created pursuant to Division 74.4 of the Illinois Municipal Code, and the Department certifies the Ordinance, when the property is located in both the enterprise zone and the redevelopment project area shall not be eligible for the abatement of taxes under Section 18-170 of the Illinois Property Tax Code; therefore no real estate tax abatement is allowed within a redevelopment area created pursuant to the Real Property Tax Increment Allocation Redevelopment Act; and,

(d) Abatement of taxes on any parcel shall not exceed the amount attributable to the construction as declared on the project application by the owner, manager, and or contractor of the improvements and the renovation or rehabilitation of the existing improvements on such parcel; and,

(e) The following provision will apply to all projects involving demolition and new construction. Any project which involves new construction on a site which previously was occupied by a building(s) will receive the real estate tax abatement on a "net new" basis. That is, the increased assessment amount to be abated will be based on the most recent assessment of the

property which included the valuation of the property which included the valuation of the land and original building(s); and,

(f) Such abatement shall be allowed only for commercial, industrial, manufacturing, and or warehouse distribution property located within the Zone Area; and,

(g) For projects occurring on parcels or properties located within the boundaries of the Zone at the time of certification by the Department, 100% abatement of real estate taxes for a 5-year period or until the expiration, termination or decertification of the Whiteside Carroll Enterprise Zone, whichever period ends sooner, on the increased assessment amount only of the commercial, industrial, manufacturing and or warehouse distribution property located or added to the zone according to requirements by state law; on projects due to rehabilitation, expansion, or new construction. The abatement will be effective after the said rehabilitation, expansion, or new construction first shows an increase in assessment due to the project being completed and the full increased assessment is in place; and

(h) Questions as to the eligibility of a project and resulting improvement will be decided by the Zone Administrator; and

(i) Upon the effective date of this ordinance, all incentives and benefits previously offered and in effect within the boundaries of the former Whiteside Carroll County Enterprise Zone #8 expiring on or before December 31, 2018, shall continue as originally awarded during the term of the Zone for the term of the newly designated Whiteside Carroll Enterprise Zone for the following groups:

1. Projects which are receiving benefits or incentives within the Whiteside Carroll County Enterprise Zone and Whiteside Carroll Enterprise Zone on the effective date of this designating ordinance; or
2. Projects or expansions which were proposed or under development on the effective date of this designating ordinance, if the business enterprise demonstrates that the proposed business expansion has been committed to locating or expanding in the zone; or
3. Projects where substantial or binding financial obligations have been made; and such commitments have been made in reasonable reliance on the benefits and programs which would have previously been available because of the enterprise zone; and

(j) Accountability: To provide accountability on behalf of the zone and participating taxing districts, all projects receiving real estate tax abatements and or any other state incentive created and in effect for enterprise zones must by law report annually to the Illinois Department of Revenue the amount of incentives they have received for the previous year. If such project is receiving real estate tax abatement and the Zone Administrator receives notification from the Illinois Department of Revenue that the required annual reporting has not been completed the project will cease to receive real estate tax abatement and or any other local enterprise zone benefits until the Zone Administrator has been notified that the project owner or manager has completed the required reporting.

Section 7: LOCAL SOURCING STATEMENT. The Designating Units of Government encourage recipients receiving Whiteside Carroll Enterprise Zone benefits, to utilize local labor and to purchase building materials locally when possible.

Section 8: APPROVAL OF INTERGOVERNMENTAL AGREEMENT. The Intergovernmental Agreement between the Designating Units of Government in substantially the form attached hereto in Addendum "B" is hereby approved. The Mayor of the City of Mt. Carroll is authorized and directed to execute said Intergovernmental Agreement on behalf of The City of Mt. Carroll, Illinois. Said intergovernmental Agreement shall become effective as set forth therein.

Section 9: CONFLICTING LANGUAGE. All Ordinance or part of Ordinances conflicting with any provision of this Ordinance shall be and are hereby repealed.

Section 10: EFFECTIVE DATE OF ZONE. This Ordinance shall be in effect from the date of and after passage, approval and publication, recording and upon certification of the new Enterprise Zone designation by the Department, according to law. Failure to receive certification of the Zone by the Department will render this Ordinance null and void.

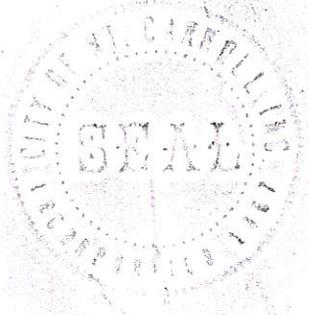
PASSED BY THE CITY COUNCIL OF MT. CARROLL

This 13th Day of September, 2016

By: Carl R. Bates
Carl Bates, Mayor

Attested:

Julie A. Cuckler
Julie A. Cuckler, City Clerk
302 Main Street
Mt. Carroll, IL 61053



ADDENDUM "A"

WHITESIDE CARROLL ENTERPRISE ZONE

LEGAL DESCRIPTION FOR RECORDING

LEGAL

PIN List

Location Indexing List

ADDENDUM "A"
WHITESIDE CARROLL COUNTY NEW ENTERPRISE ZONE
LEGAL DESCRIPTION AND PARCEL LIST

Part of Sections 8, 9, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 32, 33, 34, 35, and 36 in Township 21 North, Range 7 East of the Fourth Principal Meridian, and part of Sections 24 and 25, Township 21 North, Range 6 East of the Fourth Principal Meridian and part of Sections 3, 4, 9 and 10 in Township 20 North, Range 7 East of the Fourth Principal Meridian, in Whiteside County, Illinois more specifically described as follows: Commencing at the center of Section 9, Township 21 North, Range 7 East of the Fourth Principal Meridian, said point being the intersection of the centerline of Illinois Route 88 with the centerline of Science Ridge Road; thence extending Southerly along the centerline of Illinois Route 88 to the Point of Beginning at 1193.7 feet North of the South line of said Section 9; thence Easterly parallel with said South line of Section 9 to the East line of the Southwest Quarter of the Southeast Quarter of said Section 9; thence South along said East line of the Southwest Quarter of the Southeast Quarter of Section 9 to the South line of Section 9; thence Westerly along said South line of Section 9 to a point 800 feet Easterly of the centerline of Illinois Route 88; thence Southerly parallel with said centerline of Route 88 to the centerline of Lynn Blvd.; thence Westerly along said centerline of Lynn Blvd. to the centerline of First Avenue in the City of Sterling extended; thence Southerly along said centerline of First Avenue extended to a point 1163 feet North of the Northerly right of way line of Miller Road, thence Easterly along the North line of Lot 3 of Johannes Reins Subdivision Number 3, 316.38 feet to the Northeast corner of said Lot 3; thence South along the East line of said Lot 3 to the Southeast corner of said Lot 3; then West along the South line of said Lot 3 to the Northeast corner of Lot 4 in said Johannes Reins Subdivision Number 3; thence South along the East line of lot 4, 148 feet to the Southeast corner of lot 5, thence West along the South line of lot 5, 175 feet to the centerline of First Avenue, thence South along the centerline of First Avenue to the centerline of Miller Road; thence Westerly along the centerline of Miller Road to a point 400 feet West of the centerline of said Ill. Route 88; thence Northerly parallel with the centerline of Route 88 to the centerline of St. Mary's Road (23rd Street); thence Westerly along the centerline of St. Mary's Road to the centerline of Griswold Ave.; thence Southerly along the centerline of Griswold Ave. 230 feet; thence East along the South line of property bearing PIN Number 11-17-402-001 to the Southeast corner thereof; thence North along the East line of said property to the centerline of W 23rd Street; thence East along said centerline approximately 262 feet to the Northerly extension of the West line of Unit 5-A of Oak Grove Villas Phase 1; thence South along said West line and its Northerly extension to the Southwest corner of said Unit 5-A; thence East along the South lines of Units 5-A, 5-B, 5-C, 5-D and 5-E to the Southeast corner of Unit 5-E of Oak Grove Villas; thence South 20 feet along the West line of Unit 4-A of said Oak Grove Villas to the Southeast corner thereof; thence East 80.58 feet to the Northwest corner of lot 102 of Sterling Terrace; thence South 407.33 feet along the west line of said Sterling Terrace and its Southerly extension to the Southwest corner of Durham Avenue; thence East 105.33 feet to the East line of Oak Grove Road; thence South approximately 111 feet to the Northeast corner of Strawberry Fields Condominiums; thence West along the North line of said Strawberry Fields Condominiums and its Westerly extension to the centerline of Griswold Avenue; thence South along the centerline of Griswold Avenue to the centerline of Lefevre Road; thence West on the centerline of Lefevre Road approximately 2,115

feet to the Northerly extension of the East line of Meadowlands Business Park; thence South to the South right-of-way of Lefevre Road; thence South 1,460.97 feet to the Southwest corner of Sterling Park District property; thence East 1,461 feet to the Southeast corner of said park district property; thence South 836.82 feet along the East line of lot 8 of Meadowland Business Park to the Southeast corner thereof; thence Westerly, Northerly and Westerly along the South boundary of said lot 8 to the Southwest corner thereof; thence South 470.81 feet along the East line of Lot 7 of said Meadowland Business Park to the Southeast corner thereof; thence South along the East line of lot M-4 of Martin Estates 839.15 feet to the Southwest corner of lot 5 of Cassens Addition; thence East along the South line of lot 5, across Maple Lane, and along the South line of lot 4 of said Cassens Addition to the Southeast corner thereof; thence North 27.56 feet along the East line of said lot 4; thence East 153.57 feet to the West line of Lot 7 of Pitney's Re-subdivision of lot M-1; thence South to the Southwest corner of said lot 7 of Pitney's Re-subdivision; thence East along the South line of said lot 7 to the centerline of Dillion Avenue; thence South along said centerline to the Northwesterly extension of the South line of lot 17 of West Sterling; thence Southeasterly approximately 92 feet along said South line of lot 7 to the Northeast corner of a part of Lot 3 of the West half of the Southeast Quarter of Section 20, Township 21 North, Range 7 East; thence South along the East line of said part of lot 3, 25 feet; thence Southeasterly along the middle part of said lot 3 (Pin No. 11-20-406-019) and its Easterly extension to the centerline of Griswold Avenue; thence Southerly along the centerline of Griswold Avenue to the Westerly extension of the North line of lot 19 of West Sterling; thence East along the North line of lot 19 to the centerline of an alley; thence South and East along said alley centerline to the centerline of Woodburn Avenue; thence North along the centerline of Woodburn Avenue to the centerline of West Fifth Street; thence East along the centerline of West Fifth Street to the centerline of Avenue L; thence South along the centerline of Avenue L to an alley running East through the center of Block 66 of Wallace and Galt Addition; thence East along the alley through Blocks 66 and 59, and the North lines of the most Southerly lots in Blocks 56 and 45, and the centerlines of alleys running East through Block 46 of said Wallace and Galt Addition, the alley running East through Blocks 11, 12, 13 and 14 of Wallaces Addition to the centerline of Avenue C; thence North along the centerline of Avenue C to the centerline of West Fifth Street; thence East along the centerline of West Fifth Street to the centerline of Avenue B; thence Northerly along the centerline of Ave. B to the centerline of 6th Street; thence Easterly along the centerline of 6th Street to the centerline of Locust Avenue (Ill. Rte. 88); thence Northerly along the centerline of Locust Ave. to a point 200 feet North of the North line of East 6th Street; thence Easterly parallel with said North line of East 6th Street to the centerline of First Avenue; thence Southerly along the centerline of First Avenue to the centerline of East 6th Street; thence Easterly along the centerline of East 6th Street to the centerline of Second Avenue; thence Northerly along the centerline of Second Ave. to a point 100 feet North of the North line of East 6th Street; thence Easterly parallel with said North line of East 6th Street to the centerline of the North-South Alley between 2nd and 3rd Avenues; thence Southerly along the centerline of said North-South Alley to the centerline of East 6th St.; thence Easterly along the centerline of East 6th St. to the centerline of the North-South Alley between 3rd and 4th Avenues; thence Southerly along the centerline of said North-South Alley to the centerline of East 5th Street; thence Easterly along the centerline of East 5th Street to the centerline of 4th Ave.; thence Southerly along the centerline of 4th Ave. to the centerline of East Fourth Street; thence East along the centerline of East Fourth Street to East Lincolnway; thence Northeasterly along East Lincolnway to the West line extended South of Lot 1 of Northland Mall Subdivision;

thence clockwise around the perimeter of said Lot 1 of Northland Mall Subdivision to East Lincolnway; thence Southeast to the centerline of said East Lincolnway; thence Northeasterly along said East Lincolnway to the centerline of East Lynn Boulevard; thence Northwesterly along the centerline of East Lynn Boulevard to the Southerly Extension of the Westerly line of lot 1 of the Continental 232 Fund LLC Subdivision; thence Northerly, Westerly and Northerly along the West boundary of said lot 1 to the Northwest corner thereof; thence East along the North line of said lot 1 and also lot 2 of the Continental 232 Fund LLC Subdivision 796.07 feet to the Southwest corner of a parcel of land in the East half of the West half of the Northeast Quarter of Section 14 in Township 21 North, Range 7 East having a PIN number of 11-14-201-002; thence North along the West line of said parcel 11-14-201-002 to the Northwest corner thereof; thence East along the North line of the Northeast Quarter of Section 14 to the Northeast corner thereof; thence North along the West line of the Southwest Quarter of Section 12, Township 21 North, Range 7 East to the Northwest corner of lot 1 of Sterling Commons Shopping Center; thence East along the North line of Sterling Commons Shopping Center to the Northeast corner of lot 6 of said Sterling Commons Shopping Center; thence Westerly along said centerline to the centerline of said 35th Avenue; thence Southerly along said centerline of 35th Avenue to the centerline of East 23rd Street; thence West along said centerline of East 23rd Street to the East line of lot 2 of the West half of the Southeast Quarter of Section 14, Township 21 North, Range 7 East; thence South along said East line of lot 2 to the North line of lot 1 of Applewood Subdivision; thence West along said North line of lot 1 to the Northwest corner thereof; thence South along said West line of lot 1 of Applewood Subdivision to the Northeast corner of lot 2 of Tori Pines Subdivision; thence West along the North lines of lots 2, 3, 4, 5 and 6 to the East line of a 25' wide strip of land which ties into the Northwest corner of said Lot 6 of Tori Pines Subdivision; thence North along said East line of the 25 foot wide strip to the Easterly extension of the North line of parcel 11-14-376-007, also being the most Southerly parcel divided from lot 2 of the Southwest Quarter of Section 14, Township 21 North, Range 7 East; thence South along said part of lot 2 to the Southeast corner thereof; thence West along the South line of said part of lot 2 to the Southwest corner thereof; thence South along the East line of parcel 11-14-377-004, also being a part of lot 3 of the Southwest Quarter of Section 14, Township 21 North, Range 7 East; thence South along said East line of parcel 11-14-377-004 to the Southeast corner thereof; thence West along the South line of parcel 11-14-377-004 and the South line of parcel 11-14-377-003, also being a part of Lot 3 of the Southwest Quarter, to the Southwest corner thereof; thence North along the West line of said parcel 11-14-377-003 to the South Right-of-Way line of East Lincolnway; thence Southwesterly along said South Right-of-Way line to the centerline of Woodlawn Road; thence Easterly along said centerline to the Northerly extension of the East line of Parcel 11-23-103-009, also being a part of lot 2 of the West half of the Northwest Quarter of Section 23, Township 21 North, Range 7 East; thence South 360 feet along said East line and its Northerly extension of parcel 11-23-103-009 and the East line of parcel 11-23-103-008 to the Southeast corner thereof; thence West 39.88 feet to the Northeast corner of parcel 11-23-103-010; thence South 261.46 feet along the East line of said parcel 11-23-103-010 to the Southeast corner thereof; thence Northerly and Westerly along the South line of said parcel 11-23-103-010 to the Southwest corner thereof; thence Southwesterly along the Westerly Right-of-Way line of Asbury Avenue to the Northerly Right-of-Way line of East 13th Street; thence Northwesterly along said Right-of-Way line to the Easterly Right-of-Way line of East Lincolnway; thence Southwesterly along said East Lincolnway, also being IL Route 2, to the centerline of East 4th Street, thence Southwesterly along said centerline to the

centerline of the street connecting East 4th Street to East 3rd Street; thence Southwesterly along the Centerline of East 3rd Street to the centerline of 5th Avenue; thence Southerly along the centerline of 5th Avenue to the centerline of East 2nd Street; thence Westerly along the centerline of East 2nd Street to the centerline of the North-South Alley between 4th and 5th Avenues; thence Southerly along the centerline of said North-South Alley to the Rock River; thence extending across Rock River along the line of the centerline of said North-South Alley extended to the centerline of East 2nd Street in the City of Rock Falls; thence Westerly along the centerline of East 2nd Street in Rock Falls to the centerline of Wood Avenue; thence Southerly along the centerline of Wood Avenue to the centerline of East 3rd Street; thence Westerly along the centerline of East 3rd Street, 185 feet; thence Southerly perpendicular to the centerline of East 3rd Street to the centerline of Dixon Avenue; thence Easterly along the centerline of Dixon Avenue to the centerline of Allen Street; thence Southerly along the centerline of Allen Street to the centerline of East 5th Street; thence Westerly along the centerline of East 5th Street to a point 200 feet East of the centerline of First Avenue (Ill. Rte. 88); thence Southerly parallel with the centerline of First Avenue to the centerline of U.S. Route 30; thence Easterly along the centerline of U.S. Route 30 to the North-South Quarter Section line of Section 34, Township 21 North, Range 7 East of the Fourth Principal Meridian; thence North along said Quarter Section line to the centerline of the Illinois and Mississippi Canal Feeder; thence Northerly along the centerline of the Illinois-Mississippi Canal Feeder to the centerline of the abandoned Burlington, Northern Railroad Track; thence Southeasterly along the centerline of said abandoned Burlington, Northern Railroad Tracks to the West line of the Northeast Quarter of the Northeast Quarter of said Section 34, Township 21 North, Range 7 East; thence North along said West line of the Quarter-Quarter Section to the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 34; thence East along the North line of said Quarter-Quarter to the Southwest corner of Section 26, Township 21 North, Range 7 East; thence North along the West line of the Southwest Quarter of said Section 26 approximately 283 feet to the Easterly Northwest corner of parcel 11-35-101-005; thence Easterly 950' Southerly 239' and Easterly 365' along the North boundary parcel 11-35-101-005 to a point 1.5 feet West of the centerline of McNeil Road; thence North along a line parallel with and 1.5 feet West from said centerline of McNeil Road to a point 1.5 feet South of Dixon Avenue; thence Northwesterly along a line parallel with and 1.5 feet South from said centerline of Dixon Avenue approximately 480 feet to the Southerly extension of the West boundary of lot 1 of Benchmark Phase III-A; thence Northerly, Southeasterly and Southwesterly around the perimeter of said lot 1 to a point 1.5' North of said centerline of Dixon Avenue; thence Southeasterly along a line parallel with and 1.5 feet North from said centerline of Dixon Avenue to a point 1.5 feet East from the centerline of McNeil Road extended North; thence South parallel with and 1.5 feet East from said centerline of McNeil Road and its Northerly extension to the Easterly extension of the South boundary of parcel 11-35-101-005; thence Westerly along said South boundary of parcel 11-35-101-005 and its Easterly extension to said centerline of the abandoned Burlington Northern Railroad track; thence Southeasterly along said centerline of the abandoned Burlington Northern Railroad track to the section line between Sections 34 and 35, Township 21 North, Range 7 East of the Fourth Principal Meridian; thence North along said section line to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence Easterly along the South line of said Northwest Quarter of the Northwest Quarter of said Section 35 to the centerline of McNeil Road; thence Southerly along the centerline of McNeil Road to a point 500 feet North of the centerline of U.S. Route 30; thence Easterly parallel with the centerline of U.S. Route 30 to the East line of Whiteside

County; thence Southerly along the East line of Whiteside County to a point 500 feet South of the centerline of U.S. Route 30; thence Westerly parallel with the said centerline of U.S. Route 30 to the North-South Quarter Section line of Section 1, Township 20 North, Range 7 East of the Fourth Principal Meridian; thence Southerly along said Quarter Section line 500 feet; thence Westerly parallel with the centerline of U.S. Route 30 to the West line of the Northeast Quarter of the Northeast Quarter of Section 2, Township 20 North, Range 7 East of the Fourth Principal Meridian; thence Northerly along said West line of the Northeast Quarter of the Northeast Quarter to the centerline of U.S. Route 30; thence Westerly along the centerline of U.S. Route 30 to the centerline of McNeil Road; thence Southerly along the centerline of McNeil Road to the North right of way line of Interstate Route 88; thence Westerly along said North right of way line of Interstate Route 88 one half mile; thence Northerly parallel with the centerline of McNeil Road to a point 500 feet Southerly of and perpendicularly distant from the centerline of U.S. Route 30; thence Northwesterly parallel with the centerline of U.S. Route 30 to the centerline of the Illinois-Mississippi Canal Feeder; thence Southwesterly along the centerline of the Illinois-Mississippi Canal Feeder to a point 500 feet East of and perpendicularly distant from the centerline of Ill. Rte. 88; thence Southerly parallel with the centerline of Ill. Rte. 88 to a point 196 feet south of the North line of the Northwest Quarter of Section Three, Township 20, Range 7, East of the Fourth Principal Meridian; then Easterly parallel with the North line of the Northwest Quarter of Section Three, Township 20 North, Range 7, to the East line of said Northwest Quarter, thence South along said East line 850 feet; thence Westerly parallel with the North line of the Northwest Quarter of Section Three, Township 20 North, Range 7, 450 feet; thence Southerly parallel with the East line of said section, 1225 feet; thence Westerly parallel with the centerline of Interstate Route 88 to a point 500 feet east of the centerline of Ill Rte. 88, thence southerly parallel to the centerline of Ill Rte. 88 to a point 500 feet North of the main entrance road to the terminal building of the Whiteside County Airport; thence Easterly parallel with the centerline of said entrance road, 1100 feet; thence Southerly parallel with the centerline of Route 88, 1000 feet; thence Westerly parallel with the centerline of said entrance road to a point 500 feet West of the centerline of Ill. Rte. 88; thence Northerly parallel with said centerline of Ill. Rte. 88 to a point which is 145 feet perpendicularly North of the South line of Section 33, Township 21 North, Range 7 East of the Fourth Principal Meridian; thence Westerly, parallel with the said South line of Section 33 and 145 feet perpendicularly North, to a point which is 3 rods East of the West line of the Southeast Quarter of Section 33; thence North, parallel with the said West line, 446.2 feet; thence Easterly, at an angle of 90 degrees 39 minutes 30 seconds measured counterclockwise from the last described course, 300 feet; thence Northerly, at an angle of 90 degrees 39 minutes 30 seconds measured clockwise from the last described course, 1050 feet to the South line of "Sunnyside Subdivision" in the City of Rock Falls; thence Easterly, along the said South line, to the centerline of Fourth Avenue; thence Southerly, along the said centerline, to the centerline of 21st Street in the City of Rock Falls; thence Easterly along the centerline of 21st Street to the centerline of Lindy Ave.; thence Northerly along the centerline of Lindy Ave. to a point 200 feet South of and perpendicularly distant from the South line of U.S. Route 30; thence Northwesterly parallel with said South line of U.S. Route 30 to the centerline of Prophetstown Road; thence Northeasterly along the said centerline of Prophetstown Road to the centerline of U.S. Route 30; thence Westerly along the centerline of U.S. Route 30 to the centerline of Regan Road; thence Northerly along the centerline of Regan Road, to the Easterly extension of the South line of Parcel 11-30-326-004, also being a part of Lot 2 of the Southwest Quarter of Section 30, Township 21 North, Range 7 East; thence West along the South line of

said Parcel 11-30-326-004 to the East bank of the Rock River; thence Northerly along said East bank to the North line of Parcel 11-30-326-002, also being a part of Lot 2 of the Southwest Quarter of said Section 30; thence East along the North line of said Parcel 11-30-326-002 to the West line of the Northeast Quarter of the Southeast Quarter of said Section 30; thence North, East and South along the perimeter of said Northeast Quarter of the Southeast Quarter to the Southeast corner thereof; thence Easterly parallel with the South section lines of Sections 29 and 30, Township 21 North, Range 7 East of the 4th Principal Meridian to the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 29; thence South along the East line of said Southwest Quarter of the Southeast Quarter of said Section 29 to the centerline of Prophetstown Road; thence Easterly down the centerline of Prophetstown Road to the Northwest corner of Hampton Subdivision, thence Southerly to a point 200 feet North of and perpendicular distant from the North line of U.S. Route 30; thence Southeasterly parallel with the North line of U.S. Route 30, to a point 400 feet West of the centerline of 12th Avenue; thence Northerly, parallel with said centerline of 12th Avenue to the South line of Prophetstown Road (6th Street); thence Easterly, along said South line of 6th Street to a point 300 feet East of said centerline of 12th Avenue; thence Southerly, parallel with said centerline of 12th Avenue to a point 200 feet North of the North line of U.S. Rte. 30; thence Southeasterly parallel with the North line of Rte. 30 to the centerline of 11th Avenue; thence Southerly along the centerline of 11th Ave. to the North line of U.S. Route 30; thence Southeasterly along the North line of U.S. Route 30 to the centerline of 7th Avenue; thence Northerly along the centerline of 7th Avenue to a point 200 feet perpendicular distant from the North line of U.S. Route 30; thence Southeasterly parallel with the North line of U.S. Route 30 to the centerline of Lindy Avenue; thence Easterly, parallel with the centerline of West 16th Street to a point 200 feet West of the centerline of Illinois Rte. 88; thence Northerly parallel with the centerline of Illinois Rte. 88 to the centerline of 12th Street; thence Westerly along the centerline of 12th Street, 200 feet; thence North parallel with the centerline of Illinois Rte. 88 to the centerline of 7th Street; thence Northeasterly along said centerline of 7th Street to a point 250 feet West of the centerline of said Illinois Rte. 88; thence Northerly, parallel with said centerline of Illinois Rte. 88 to a point 150 feet Northeast of and perpendicularly distant from the centerline of Second Avenue; thence Northwesterly parallel with the centerline of 2nd Ave. to a point 200 feet Southeasterly of the South line of 2nd Street; thence Southwesterly parallel with the South line of 2nd Street to the centerline of 5th Ave.; thence Northwesterly along the centerline of 5th Ave. to the centerline of 2nd St.; thence Southwesterly along the centerline of 2nd Street to the centerline of 8th Ave.; thence Northerly along the centerline of 8th Ave. to the center of the South channel of the Rock River; thence Northeasterly along the center of the South channel to the centerline of the North channel of Rock River; thence Westerly and Southerly along the centerline of the North channel of the Rock River to the Easterly extension of the North line of Lot 7 of the Como Purchase in the South Half of Section 25, Township 21 North, Range 6 East; thence Westerly along said North line and its Easterly extension approximately 2,350 feet to the Northwest corner of Parcel 10-25-400-011; thence South along the West line of said parcel 10-25-400-011 to the South line of Lot 8 of said Como Purchase; thence along said South line of Lot 8 and its Easterly extension to a small channel of the Rock River; thence Southerly along said small channel to the centerline of U.S. Route 30; thence Westerly along the centerline of U.S. Route 30 to the Southwest corner of Section 25, Township 21 North, Range 6 East of the Fourth Principal Meridian; thence North along the West line of said Section 25 approximately 2,455 feet to the Southeast corner of a 50 foot wide Right-of-Way for a railroad spur track; thence West 50 feet to the Southwest corner of

said railroad spur Right-of-Way; thence North 156.76 feet along the West line of said railroad spur to the South line of parcel 10-26-200-005, also known as 13509 Galt Road; thence West and North around the perimeter of said parcel 10-26-200-005 to the Northwest corner thereof; thence West approximately 310 feet to the centerline of Elkhorn Creek; thence Southerly along said centerline of Elkhorn Creek to the centerline of West Rock Falls Road; thence West along said centerline of West Rock Falls Road to the centerline of Lincoln Road; thence Southwesterly along the centerline of Moline Road to the Easterly extension of the South line of parcel 10-34-200-005, also known as 23940 Moline Road; thence West, North and East around the perimeter of said Parcel 10-34-200-005 to a point 3 feet Northwesterly of said centerline of Moline Road; thence Northeasterly along a line parallel with and 3 feet normally distant Northwesterly from said centerline of Moline Road to said centerline of Lincoln Road; thence Northwesterly along said centerline of Lincoln Road to the East line of the Southeast Quarter of Section 27, T21N, R6E; thence South along said East line of the Southeast Quarter to the Southeast corner of said Section 27; thence West to the South Quarter corner of said Section 27; thence North to the center of said Section 27; thence East along the North line of said Southeast Quarter of Section 27 to the Northwest corner of parcel 10-27-400-003, also known as 23285 Mathew Road; thence South along the West line of said parcel 10-27-400-003 290.06 feet to the Southwest corner thereof; thence East along the South line and its Easterly extension of Parcel 10-27-400-003 to said centerline of Lincoln Road; thence Northwesterly along said centerline of Lincoln Road to the North line of said Section 27, thence East along said North line of Section 27 and the North line of Section 26, Township 21 North, Range 6 East to said West Right-of-Way line of the 50 foot wide railroad spur Right-of-Way; thence North along said West Right-of-Way line to the centerline of Harvey Road; thence East along said centerline of Harvey Road to the East Right-of-Way line of said railroad spur Right-of-Way; thence South along said East Right-of-Way line to the Northwest corner of Section 25, Township 21 North, Range 6 East; thence East along the North line of the Northwest Quarter of said Section 25 to the centerline of Illinois Route 2; thence Northeasterly along said centerline of Route 2 to the Northerly extension of the Westerly line of Parcel 10-24-476-001, also known as 4509 West Lincolnway; thence South along said West line to the Southwest corner of said Parcel 10-24-476-001; thence Easterly and Northerly along the South lines of Parcels 10-24-476-001, 10-24-476-002 and 10-24-476-020 to the Southwest corner of Lot 1 of Carl White Subdivision; thence Northeasterly along the South lines of Lot 1, Lot 2 and Lot 3 of said Carl White Subdivision to the Southeast corner of said Lot 3; thence Northeasterly along the South lines of Tracts 4, 5, 6 and the tract next to Lot 5 of Grimes Farm Subdivision; thence North to the Southwest corner of said Lot 5 of Grimes Farm Subdivision; thence Northeasterly along the South lines of Lots 5, 4, 3, 2 and 1 of said Grimes Farm Subdivision to the West line of the Southwest Quarter of Section 19, Township 21 North, Range 7 East; thence North along said West line of the Southwest Quarter of Section 19, to the centerline of Emerson Road; thence Southeasterly along said Emerson Road to the centerline of McCue Road; thence Northerly along the centerline of McCue Road to the center of Elkhorn Creek (this point is approx. 1700 feet North of the LeFevre Road intersection); thence Easterly and Northerly along the main channel of Elkhorn Creek to the most Westerly corner of Parcel 11-18-426-001, also being a part of Lot 2 of the East half of the Northeast Quarter of Section 18, Township 21 North, Range 7 East thence Southeast and East along the South line of said Parcel 11-18-426-001 to the Southwest corner of Parcel 11-17-301-001 in the Southwest Quarter of Section 17, T21N, R7E; thence East and Northeast along the South line of said parcel 11-17-301-001 to said centerline of Elkhorn Creek; thence Southerly, Easterly and Northerly along said

centerline of Elkhorn Creek to the South line of the Southeast Quarter of Section 8, Township 21 North, Range 7 East; thence East along said South line of the Southeast Quarter of Section 8 and also the South line of the Southwest Quarter of Section 9, Township 21 North, Range 7 East to the Southwest corner of Parcel 11-09-300-001; thence North along the West line of said Parcel 11-09-300-001 to the Northwest corner thereof; thence East along the North line of said Parcel 11-09-300-001 to the Southwest corner of Parcel 11-09-300-007; thence North along the West line of said Parcel 11-09-300-007 and the West line of Parcel 11-09-300-012 to the South line of Parcel 11-09-300-003, also known as 3001 Locust Street and as the North 300 feet of the South 951 feet of the East 545 feet of the Southwest Quarter of said Section 9; thence West along said South line of said Parcel 11-09-300-003 to the Southwest corner thereof; thence North and East along the West and North lines of said Parcel 11-09-300-003 to the centerline of Illinois Route 88; thence North along said centerline to the Point of Beginning. The area contained in the Sterling-Rock Falls area of the Whiteside County Enterprise Zone as described above is 8.76 square miles.

THE FOLLOWING PROPERTIES shall be excluded and shall not be considered a part of this enterprise zone. Property No. 1 - Property owned by Sterling Park District known as Eberly Park located near the Northeast corner of Section 19, Township 21 North, Range 7 East of the 4th Principal Meridian, containing 0.04 square miles more or less. Property No. 2 - Property known as Douglas Park Subdivision located in Section 19, Township 21 North, Range 7 East of the 4th Principal Meridian, containing 0.04 square miles more or less. Property No. 3 - Property known as Steelton Subdivision located in Section 19, Township 21 North, Range 7 East of the Fourth Principal Meridian, containing 0.09 square miles more or less. Property No. 4 - Property owned by New Life Lutheran Church, 702 W. Lynn Boulevard, situated in the West Half of the Northwest Quarter of Section 16, Township 21 North, Range 7 East. Property No. 5 - Lots 2 through 13 McCues Subdivision in the Southeast Quarter of Section 24, Township 21 North, Range 7 East also Parcel 11-19-303-008 in said Southeast Quarter Section 24, also Parcel 11-19-303-009 in said Southeast Quarter Section 24. Property No. 6 - Lots 2 through 6 of McCues Second Subdivision and proposed Lot 7 of McCues Second Subdivision being 80 feet wide along Emerson Road by 120 feet deep and adjoining Lot 6.

Also included in the Whiteside County Enterprise Zone is a strip of land three foot in width whose centerline coincides with the centerline of U.S. Route 30, said centerline begins at the Southwest corner of Section 25, Township 21 North, Range 6 East of the Fourth Principal Meridian and extends along said U.S. Route 30 centerline Westerly and Northerly to the point of termination at the East line of the Southwest Quarter of the Southwest Quarter of Section 16, Township 21 North, Range 5 East of the Fourth Principal Meridian.

Also including the following lands South of the centerline of US Route 30 in the Southeast Quarter of said Southwest Quarter of Section 16; Beginning at the intersection of the centerline of US Route 30 and the East line of the Southwest Quarter of Section 16, Township 21 North, Range 5 East; thence South on the East line of said Southwest Quarter, a distance of 340 feet, thence Northwesterly, parallel with the centerline of U.S. Route 30, a distance of 1,000 feet, thence North, parallel to the East line of the Southwest Quarter, 340 feet to the centerline of U.S. Route 30. Also including the following lands North of the centerline of US Route 30 in the East Half of the Northeast Quarter of Section 22 and the West Half of the Northwest Quarter of Section 23, in Township 21 North, Range 5 East of the Fourth Principal Meridian: Beginning at

the intersection of US Route 30 with the West line of the Northwest Quarter of Section 23, Township 21 North, Range 5 East; thence Northwesterly along said centerline approximately 680 feet to the West line of Parcel 09-22-200-008; thence North along the West line of said parcel approximately 204 feet to the Northwest corner thereof; thence East along the North line of said Parcel 09-22-200-008 and also along the North line of Brackmeyer Commercial Park to the centerline of Yager Road; thence Southwesterly along said centerline of Yager Road to the centerline of US Route 30; thence Northwesterly along said centerline to the Point of Beginning. ALSO included in the Whiteside County Enterprise Zone is the following described property in and around the City of Morrison. Beginning on the centerline of U.S. Route 30 at the East line of the Southwest Quarter of the Southwest Quarter of Section 16, Township 21 North, Range 5 East of the Fourth Principal Meridian at the termination point of the previously described 3 foot wide strip of land; thence running Northerly along said East line of said Southwest Quarter of the Southwest Quarter extended to a point 800 ft. North of and perpendicularly distant from the centerline of U.S. Route 30; thence Northwesterly parallel with the centerline of U.S. Route 30 to the East line of the Southeast Quarter of Section 17, Township 21 North, Range 5 East, thence South along said East line of the Southeast Quarter to the Easterly extension of the North line of Parcel 09-17-426-006, also known as 15972 Bishop Road; thence West on said North line and its Easterly extension approximately 565 feet to the Northwest corner of Parcel 09-17-426-009, also known as 1100 East Lincolnway Road; thence Southwesterly along the West line of said Parcel 09-17-426-009 to the Centerline of US Route 30; thence Westerly along said centerline approximately 560 feet to the Southerly extension of the East line of Parcel 09-17-405-004, also being a part of Lot 2 of the Southeast Quarter of Section 17, Township 21 North, Range 5 East situated North of the Highway; thence North along said East line of Parcel 09-17-405-004 to a point 800 feet normally distant from the centerline of US Route 30; thence Northwesterly parallel with said centerline of US Route 30 to the East line of Harvey's Subdivision No. 2 located in the South One Half of Section 17, Township 21 North, Range 5 East of the 4th Principal Meridian in the City of Morrison; thence Southerly along said East subdivision line to the centerline of U.S. Route 30; thence Northwesterly along the centerline of U.S. Route 30, 700 feet; thence Northeasterly perpendicular to the centerline of U.S. Route 30, 150 feet; thence Northwesterly parallel with the centerline of U.S. Route 30 to the East line of Parcel 09-17-326-005, also known as 614 East Lincolnway and being a part of the East Half of Lot 5 in the Southwest Quarter of Section 17, Township 21 North, Range 5 East; thence North along said East line of Parcel 09-17-326-005 to the North line of the Southwest Quarter of said Section 17; thence West along said Quarter Section line to a point 1.5 feet East of the centerline of Jackson Street; thence Northeasterly along a line parallel with and 1.5 feet East from said centerline of Jackson Street approximately 2000 feet to the West line extended North of Parcel 09-17-176-004, also known as 708 Melody Court; thence South along said West line and its Southerly extension to a point 330 feet South of the Southwest corner of said Parcel 09-17-176-004; thence East along a line parallel with the South line of said Parcel 09-17-176-004 to the Northwest corner of Parcel 09-17-176-008, also known as 403 Scenic Street; thence South 600 feet along the West line of said Parcel 09-17-176-008 to the Southwest corner thereof; thence East 184.12 feet to the Southeast corner of said Parcel 09-17-176-008; thence North 140 feet along the East line of said Parcel; thence West 80.37 feet along said East line; thence North 460 feet to the Northeast corner of said Parcel 09-17-176-008; thence West to a point 330 feet South of the Southeast Corner of Parcel 09-17-176-004 (708 Melody Court); thence North 660 feet to the Northeast Corner of said Parcel 09-17-176-004; thence West 600 feet along the North line of

said parcel; thence North along a line parallel with and 60 feet East from the West line of said Parcel 09-17-176-004 and its Northerly extension to a point 1.5 feet Northwesterly of the centerline of Jackson Street; thence Southwesterly along a line parallel with and 1.5 feet Northwesterly from said centerline of Jackson Street to the centerline of Knox Street; thence Westerly along the centerline of Knox Street to a point 1.5 Feet East of the centerline of Oakland Avenue; thence Northerly, parallel with the centerline of Oakland Avenue, 330 feet; thence Easterly, perpendicular to said centerline of Oakland Avenue, 150 feet; thence Southerly parallel with the centerline of Oakland Ave. 60 feet; thence Easterly, perpendicular to the centerline of Oakland Avenue, 150 feet; thence Northerly parallel with the centerline of Oakland Avenue, 200 feet; thence Westerly, perpendicular to Oakland Avenue to a point 1.5 Feet West of the centerline of Oakland Avenue; thence Southerly parallel with the centerline of Oakland Avenue to the centerline of Knox Street; thence Westerly, along the centerline of Knox Street to the centerline of Orange Street; thence Southerly along the centerline of Orange Street to a point 1.5 Feet Northeasterly of the centerline of U.S. Route 30 (Lincolnway); thence Westerly parallel with the centerline of U.S. Route 30 to a point 1.5 feet West of the centerline of Heaton Street; thence Southerly parallel with the centerline of Heaton Street to the centerline of Chicago and Northwestern Railroad Tracks; thence Westerly along said Chicago and Northwestern Railroad Tracks to the West line of Section 18, Township 21 North, Range 5 East of the 4th Principal Meridian; thence Northeasterly perpendicular to the centerline of said Chicago and Northwestern Railroad to the centerline of U.S. Route 30; thence Northwesterly along the centerline of U.S. Route 30, 160 feet; thence Northeasterly perpendicular to the centerline of U.S. Route 30, 340 feet; thence Northerly parallel with the said West line of said Section 18 to the North line of said Section 18; thence Westerly along the North line of said Section 18 to the Northwest corner of Section 18; thence Northerly along the West line of Section 7, Township 21 North, Range 5 East of the 4th Principal Meridian to the center of Rock Creek; thence Southwesterly along the centerline of Rock Creek to a point 1.5 feet Northeast of the centerline of U.S. Route 30; thence Northwesterly along a line parallel with and 1.5 feet Northeasterly from said centerline of U.S. Route 30 to the East line of Lot 13 in the Northwest Quarter of Section 12 (per plat book 3, page 17 in the Whiteside County Recorder's Office); thence North along said East line of Lot 13 to the North Right-of-Way line of U.S. Route 30; thence continuing North 1096.05 feet; thence West 826.38 feet; thence South 591.50 feet to a point on said North Right-of-Way line; thence South to a point 1.5 feet Southwesterly of the centerline of said U.S. Route 30; thence Southeasterly along a line parallel with and 1.5 feet Southwesterly from said centerline of US Route 30 to the centerline of Rock Creek; thence Southwesterly along said centerline of Rock Creek to the centerline of the Chicago and Northwestern Railroad; thence Southeasterly along the centerline of the Chicago and Northwestern Railroad to the Westerly City Limits of the City of Morrison; thence Southerly along said Westerly City Limits of Morrison to the centerline of Morris Street; thence Easterly along the centerline of Morris Street to the centerline of Heaton Street; thence Northerly along the centerline of Heaton St. to the centerline of Wall Street; thence Easterly along the centerline of Wall Street to the centerline of Grape Street; thence Northerly along the centerline of Grape Street to the centerline of the Chicago and Northwestern Railroad; thence Westerly along the centerline of the Chicago and Northwestern Railroad to a point 1.5 feet East of the centerline of Heaton Street; thence Northerly parallel with the centerline of Heaton Street to a point 1.5 feet Southerly of the centerline of U.S. Route 30 (Lincolnway); thence Easterly parallel with the centerline of U.S. Route 30 to the centerline of Orange Street; thence Southerly along the centerline of Orange Street to the centerline of Wall Street; thence

Easterly along the centerline of Wall Street to a point 1.5 feet Northwesterly of South Clinton Street; thence Southerly along a line parallel with and 1.5 feet westerly from said centerline of South Clinton Street to a point 1.5 feet Westerly of the Centerline of Illinois Route 78; thence Southerly along a line parallel with and 1.5 feet West of said centerline of Illinois Route 78 to the Easterly extension of the North line of Lot 2 of Meadowbrook Subdivision; thence West to the Northwest corner of said Lot 2; thence South along the West line of Lot 2 and the West line of Lot 1 of Meadowbrook Subdivision to the Southwest corner of said Lot 1; thence East along the South line of said Lot 1 and its Easterly extension to a point 1.5 feet East of said centerline of Illinois Route 78; thence North along a line parallel with and 1.5 feet East from said centerline to a point 1.5 feet South of the centerline of French Creek Road; thence East along a line parallel with and 1.5 feet South from said centerline of French Creek Road; thence East along a line parallel with and 1.5 feet South from said centerline of French Creek Road to a point 871.22 feet East of the West lien of the Northeast Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 5 East; thence North parallel with said West line of the Quarter-Quarter Section 500 feet; thence West parallel with the South line of said Quarter – Quarter to said West line of the Quarter – Quarter Section; thence North along said West line to the North line of the Northwest Quarter of said Section 20; thence West along said North line to the Northeast corner of French Creek Park in the City of Morrison; thence Southwesterly along the East lien of said Park to a point 1.5 feet North of the centerline of said French Creek Road; thence West along a line parallel with and 1.5 feet North from said centerline of French Creek Road to a point 1.5 feet East of the centerline of Illinois Route 78; thence North along a line parallel with and 1.5 feet East from said centerline of Illinois Route 78 to a point 1.5 feet Southeast from the centerline of South Clinton Street; thence Northeasterly along a line parallel with and 1.5 feet Southwesterly from said centerline of South Clinton Street to the centerline of Wall Street; thence Northwest along said centerline of Wall Street 1.5 feet to the centerline of South Clinton Street; thence Northerly along the centerline of Clinton Street to the centerline of the Chicago and Northwestern Railroad; thence Easterly along the centerline of the Chicago and Northwestern Railroad, 520 feet; thence Northerly perpendicular to the centerline of the Chicago and Northwestern Railroad to the centerline of Main Street; thence Westerly along the centerline of Main Street to the centerline of Clinton Street; thence Northerly along the centerline of Clinton Street to the centerline of U.S. Route 30 (Lincolnway); thence Easterly along the centerline of U.S. Route 30 to the centerline of Jackson Street; thence Southerly along the centerline of Jackson Street to the centerline of the Chicago and Northwestern Railroad; thence Easterly along the centerline of the Chicago and Northwestern Railroad to the centerline of Sawyer Street; thence North along said centerline of Sawyer Street to the Westerly extension of Parcel 09-17-451-011, also known as 100 Sawyer Road; thence East along the South line of said parcel to the Southeast corner thereof; thence North along the East line of said Parcel 09-17-451-011 to the Northeast corner thereof; thence Southeasterly along the Easterly projection of the North line of said Parcel 09-17-451-011, also being the South line of Folkers Commercial Subdivision, to the Southeast corner of Lot 4 of said Folkers Commercial Subdivision; thence South along the West line of Parcel 09-17-476-004, also known as 15825 Lincoln Road, to the Southwest corner thereof; thence East and North along the perimeter of said Parcel 09-17-476-004 to the centerline of U.S. Route 30; thence Southeast along said centerline to the Point of Beginning.

The area contained in the Morrison area of the Whiteside County Enterprise Zone as described above is 0.80 square miles.

A strip of land along U.S. Rte. 30 connecting the Fulton area with the existing Whiteside County Enterprise Zone at Morrison, more specifically described as follows: A three foot wide strip of land whose centerline is described as: Beginning at a point on the centerline of U.S. Rte. 30 192 feet Northwesterly of the East line of Section 11, Township 21 North, Range 4 East, said point being on the Westerly boundary of the existing Whiteside County Enterprise Zone; thence Northerly and Westerly along the centerline of U.S. Rte. 30 to the termination point of the centerline of said three foot wide strip at the centerline of Chase Road, Chase Road being on the North-South Quarter Section line of Section 34, Township 21 North, Range 3 East of the Fourth Principal Meridian

Also, a part of Section 4, Township 21 North, Range 3 East of the Fourth Principal Meridian and part of Sections 27, 28, 32, 33 and 34, Township 22 North, Range 3 East of the Fourth Principal Meridian described as follows: Beginning at the intersection of U.S. Rte. 30 and Chase Road as previously described; thence extending Southwesterly along the centerline of U.S. Rte. 30 to the centerline of Ill. Rte. 84; thence Southerly along the centerline of Ill. Rte. 84 to the centerline of Ward Road; thence Westerly along the centerline of Ward Road to the centerline of Dakin Road, Dakin Road being 4th St. in the City of Fulton; thence Northerly along the centerline of Dakin Road to the South line of Section 33, Township 22 North, Range 3 East of the Fourth Principal Meridian; thence West along said South line of Section 33 and 32 to the East bank of the Mississippi River; thence Northerly along the East bank of the Mississippi River to a point 750 feet North of the North line of the Northwest Quarter of said Section 33; thence East to the centerline of 4th Street; thence North along said centerline to a point 77 feet South of the South Right-of-Way of 16th Avenue; thence West along a line parallel with and 77 feet South from said South Right-of-Way of 16th Avenue to the East boundary of the Fulton Frisbee Golf Course and Soccer Field, also being Parcel 01-28-351-001; thence Northerly along said East boundary to the South Right-of-Way line of 14th Avenue; thence West along said South Right-of-Way line to the East bank of the Mississippi River; thence North along said East bank to the North Right-of-Way line of said 14th Avenue; thence East along said North Right-of-Way to the West line of Parcel 01-28-163-001, also known as 110 11th Avenue in Fulton; thence North along said West line of Parcel 01-28-163-001 to the Northwest corner thereof; thence Northwesterly to the intersection of the South Right-of-Way of 10th Avenue extended West and the East bank of the Mississippi River; thence Northerly along said East bank to the centerline of 6th Ave. as extended Westerly to the said East bank of the Mississippi River; thence Easterly along said centerline of 6th Ave. extended, to the centerline of 4th Street; thence Southerly along the centerline of 4th St. to the centerline of 9th Ave.; thence Easterly, along said centerline of 9th Ave. to the centerline of 5th Street; thence Southerly along the centerline of 5th Street to the centerline of 13th Ave.; thence Easterly along said centerline of 13th Ave. to the centerline of 14th Street; thence Northerly along said centerline of 14th Street to the centerline of 12th Ave.; thence Easterly along said centerline of 12th Ave. to a point 150 feet East of the centerline of Suncrest Drive; thence Northerly, parallel with said centerline of Suncrest Drive, to the centerline of 10th Ave.; thence Easterly along said centerline of 10th Ave. to the centerline of 16th Street; thence Northerly along said centerline of 16th Street to a point 150 feet North of the centerline of 9th Ave.; thence Easterly, parallel with said centerline of 9th Ave. to the centerline of 17th Street; thence Northerly along said centerline of 17th Street to the centerline of 8th Ave.; thence Easterly, perpendicular to the centerline of 17th Street to the centerline of Ill. Rte. 84; thence Southwesterly along said centerline of Ill. Rte. 84 to a point 700 feet Northeasterly of the

centerline of 10th Ave.; thence Southeasterly, perpendicular to the said centerline of Ill. Rte. 84, 200 feet; thence Southwesterly, parallel with said centerline of Ill. Rte. 84, 700 feet; thence Northwesterly, perpendicular to the last described course, 200 feet to the point of intersection of the centerline of Ill. Rte. 84 and the centerline of 10th Ave.; thence Southerly and Westerly, along said centerline of Ill. Rte. 84, to the South line of the subdivision known as "Manufacturer's Addition: located in Sections 27, 28, 33 and 34, Township 22 North, Range 3 East of the Fourth Principal Meridian; thence Easterly and Northerly along the South and East subdivision boundaries to the Easterly Right of Way line of Ill. Rte. 84; thence Northerly along said Easterly Right of Way line of Ill. Rte. 84 to the Southerly Right of Way line of Ill. Rte. 136; thence Easterly along the said Southerly Right of Way line of Ill. Rte. 136 to the centerline of Chase Road; thence Southerly, along the centerline of Chase Road to the centerline of U.S. Rte. 30, the point of beginning. . The area described contains 1.84 square miles, more or less.

EXCEPTION: The following described property shall not be included in the Fulton area of the Whiteside County Enterprise Zone. Beginning at the intersection of the centerline of 15th Ave. and 4th St. in the City of Fulton; thence South along the centerline of 4th Street to a point 1560 feet South of the centerline of 24th Ave.; thence East perpendicular to said centerline of 4th St., 1400 feet; thence Northerly, parallel with said centerline of 4th St., 850 feet; thence Westerly perpendicular to the last described course, 1040 feet; thence Northerly parallel with said centerline of 4th St. to the centerline of said 24th Ave.; thence Easterly along the centerline of 24th Ave. to the centerline of 6th Street; thence Northerly along said centerline of 6th Street to the centerline of 22nd Ave.; thence Easterly along said centerline of 22nd Ave., 150 feet; thence Northerly, parallel with said 6th Street, to the centerline of 20th Ave.; thence Easterly along the centerline of 20th Ave. to the centerline of Industrial Road, Industrial Road being the first street East of 8th Street; thence Northerly along said centerline of Industrial Road, extended Northerly to the centerline of 17th Ave.; thence Northerly and Easterly to a point on the centerline of 13th Street, extended Southerly and 130 feet South of the centerline of 16th Ave.; thence Northerly along said extension of 13th Street to the centerline of 15th Ave.; thence Westerly along said centerline of 15th Ave. to the centerline of 4th Street and the place of beginning

Also, a strip of land along the centerline of Ill. Rte. 78 and Ill. Rte. 2 connecting the Prophetstown-Lyndon Area with the existing Whiteside County Enterprise Zone at Morrison, Illinois more specifically described as follows: A three foot wide strip of land whose centerline is described as: Beginning at the centerline of Illinois Route 78 at the Easterly extension of the South line of Lot 1 of Meadowbrook Subdivision in the City of Morrison said point being the boundary line of the existing Whiteside County Enterprise Zone Morrison area; thence Southerly along the centerline of said Ill. Rte. 78 to the intersection of Ill. Rte. 78 and Ill. Rte. 2; thence Easterly along said centerline of Ill. Rte. 78 and Ill. Rte. 2 to the point of their separation at the Westerly edge of Lyndon, Illinois; thence Northerly and Easterly along the centerline of Ill. Rte. 2 to the point of intersection of Ill. Rte. 2 and 6th Avenue West in the Village of Lyndon, said point being a point of termination of the three foot wide strip of land; Also a three foot wide strip of land whose centerline if described as: Beginning at said separation point of Ill. Rte. 78 and Ill. Rte. 2 near the Westerly edge of the Village of Lyndon and extending Southerly along the centerline of Ill. Rte. 78 to its termination point 2,200 feet North of the centerline of Mosher Drive, Mosher Drive being a municipal street in the City of Prophetstown.

Also, an area in and around the Village of Lyndon and a part of Sections 15, 16 and 21, Township 20 North, Range 5 East of the Fourth Principal Meridian, more specifically described as follows: Beginning at the termination point of said three foot wide strip of land previously described and terminating at the centerline of Ill. Rte. 2 and 6th Avenue West in the Village of Lyndon; thence extending Northerly and Easterly along the centerline of said Ill. Rte. 2 to the centerline of 6th Avenue North in the Village of Lyndon; thence North along said centerline of 6th Avenue North to the centerline of Burlington, Northern Railroad; thence Northerly and Easterly along the centerline of Burlington, Northern Railroad to the centerline of Lyndon Road, Lyndon Road being on the section line between Section 15 and 16, Township 20 North, Range 5 East of the Fourth Principal Meridian; thence North along the centerline of said Lyndon Road, 630 feet; thence East perpendicular to said centerline of Lyndon Road to the point of intersection of the Northwest right of way line of Ill. Rte. 2 East of the Village of Lyndon; thence Southerly and Westerly along the North right of way line of Ill. Rte. 2 to the East right of way line of 6th Avenue North in the Village of Lyndon; thence South along said East line of 6th Avenue North to the South right of way line of Ill. Rte. 2; thence Westerly along the South line of Ill. Rte. 2 to the West line of said 6th Avenue North; thence South along said West right of way line of 6th Avenue North extended to the South line of 6th Avenue West; thence East and South along the South line of said 6th Avenue West to the North right of way line of 3rd Street West; thence South and West along the North right of way line of said 3rd Street West to the centerline of 7th Avenue West; thence Northwest along the centerline of said 7th Avenue West to the North right of way line of 4th Street West; thence Westerly parallel to the centerline of the section of 6th Avenue West lying between 6th Avenue North and Ill. Rte. 2 to the Southeast right of way line of Ill. Rte. 2; thence Northeast along said South right of way line of Ill. Rte. 2 to the centerline of said 6th Avenue West; thence West to the point of beginning. The described area contains 0.10 sq. miles, more or less.

Also, any area in and around the City of Prophetstown and in Sections 32 and 33, Township 20 North, Range 5 East of the Fourth Principal Meridian and Sections 3, 4, and 5 in Township 19 North, Range 5 East of the Fourth Principal Meridian described as follows: Beginning at the termination point of the three foot wide strip of land previously described and terminating 2,200 feet North of Mosher Drive in the City of Prophetstown; thence extending Easterly perpendicular to the centerline of said Ill. Rte. 78 a distance of 500 feet; thence Southerly parallel with said centerline of Ill. Rte. 78 to the North line of Fair Meadows Subdivision; thence Westerly and Southerly along the North and West lines of said Fair Meadows Subdivision to the East right of way line of Ill. Rte. 78; thence Southerly along the East right of way line of Ill. Rte. 78 to the South right of way line of Mosher Drive; thence Easterly along the South right of way line of Mosher Drive, 150 feet; thence Southerly parallel with the East right of way line of Ill. Rte. 78, 1000 feet; thence Westerly perpendicular to said East right of way line of Ill. Rte. 78 to the centerline of Ill. Rte. 78; thence Southerly and Easterly along the centerline of Ill. Rte. 78 and 2nd Street in the City of Prophetstown to the intersection of Washington Street, Washington Street being a continuation of Ill. Rte. 78; thence continuing Easterly along the centerline of said 2nd Street to the West right of way line of Market St.; thence Southerly along the West right of way line of Market St. to the South right of way line of 3rd Street; thence West along the South right of way line of 3rd Street to the center of the alley between Washington St. and Market St.; thence Southerly parallel to the West right of way line of Market St. to the South right of way line of Railroad St.; thence Southerly and Easterly along the South right of way line of Railroad

St. to the South right of way line of Woodlawn Drive; thence continuing Southerly and Easterly along the South right of way line of Woodlawn Drive to the East line of Lyndon Rd.; thence North along the East line of Lyndon Rd., 120 feet; thence East perpendicular to said East line of Lyndon Rd., 700 feet; thence South parallel with said East line of Lyndon Rd., 750 feet; thence West perpendicular to said East line of Lyndon Rd. to the East line of Lyndon Rd.; thence North along said East line of Lyndon Rd. to the Southerly City limit line of the City of Prophetstown, said South City Limit line being approximately 380 feet South of the South line of Woodlawn Drive; thence Westerly perpendicular to said East line of Lyndon Road and along the Southerly City limit line 3700 feet; thence Northerly perpendicular to said Southerly City limit line to the Southerly subdivision line of Thompson's Addition to the City of Prophetstown; thence Easterly along said Southerly subdivision line to the East line of "A" Street in Thompson's Addition to the City of Prophetstown as extended; thence Northerly along said East line of "A" Street to the North Subdivision line of said Thompson's Addition; thence Westerly along said North line of Thompson's Addition extended to the East line of Washington St., Washington St. also being Ill. Rte. 78; thence Southerly and Westerly along said East line of Washington St. to the intersection dividing Washington St. and Ill. Rte. 78; thence Southerly along the East line of Ill. Rte. 78, 1,050 feet; thence Easterly perpendicular to said East line of Ill. Rte. 78, 200 feet; thence Southerly parallel to said East line of Ill. Rte. 78, 350 feet; thence Westerly perpendicular to the said East line of Ill. Rte. 78 to the East line of Ill. Rte. 78; thence Southerly along said East line of Ill. Rte. 78, 200 feet; thence Easterly perpendicular to the East line of Ill. Rte. 78, 400 feet; thence Southerly parallel to the said East line of Ill. Rte. 78, 525 feet; thence Westerly perpendicular to the East line of Ill. Rte. 78 to the centerline of Ill. Rte. 78; thence Northerly along the centerline of Ill. Rte. 78 to the centerline of Victoria Drive in Covell's Subdivision in the City of Prophetstown; thence Westerly along the centerline of Victoria Drive, 400 feet; thence North parallel with said centerline of Ill. Rte. 78, 400 feet; thence East perpendicular to said centerline of Ill. Rte. 78 to the centerline of Ill. Rte. 78; thence Northerly and Easterly along said centerline of Ill. Rte. 78 and Washington Street to the North line of 5th Street; thence Westerly along the North line of 5th Street to a point 3 feet East of the Northerly extension of Jackson Street; thence South to a point on the South Right-of-Way line of 5th Street that is 3 feet East of the East Right-of-Way line of Jackson Street; thence East along said South line of 5th Street to the West line of an alley between Jackson and Locust Street; thence South along the West line of the alley to the Southeast corner of Lot 10 of Ramsey Smith and Green's Addition to the Village of Prophetstown; thence West along the South line of said Lot 10 to the East Right-of-Way line of Jackson Street; thence North along said Right-of-Way and its Northerly extension to said North Right-of-Way line of 5th Street; thence West along said North line of 5th Street to the West line of Emery Street as extended North to the North line of 5th Street; thence Northerly perpendicular to said North line of 5th Street to the centerline of Lincoln Street; thence Easterly along the centerline of Lincoln St. to the West line of Locust Street; thence Southerly along the West line of Locust St. to the South line of Railroad St.; thence Easterly along the South line of Railroad St. to the centerline of the North-South alley between Locust St. and Lafayette St.; thence Northerly along said centerline of alley to a point 165 feet North of the North line of Railroad St.; thence Easterly, parallel with the North line of Railroad Street to the East line of Lafayette St.; thence Northerly along the said East line of Lafayette St. to the South line of 2nd Street, 2nd Street also being Ill. Rte. 78 at this point; thence Westerly and Northerly along said South line of 2nd Street and Ill. Rte. 78 to the division of 2nd Street and Ill. Rte. 78; thence continuing along the South and West right of way line of Ill. Rte. 78 to the South line of

Riverside Drive; thence Westerly along said South line of Riverside Drive, extended to a point 325 feet West of the West line of Henningsen's Subdivision No. 1; thence Northerly, parallel with said West line of Henningsen's Subdivision No. 1 to a point 175 feet North of the North right of way line of North Street, extended Westerly; thence Easterly, parallel with said North right of way line of North Street to the West line of Henningsen's Subdivision No. 1; thence Southerly, along said West line of Henningsen's Subdivision No. 1 to the centerline of Riverside Drive; thence Easterly, along the centerline of Riverside Drive to the West right of way line of said Ill. Rte. 78; thence Northerly along the West right of way line of Ill. Rte. 78 to a point 280 feet North of the centerline of Riverside Drive; thence Westerly perpendicular to said West right of way line of Ill. Rte. 78, 200 feet to the East subdivision line of Henningsen's Subdivision No. 1; thence North along said East line of Henningsen's Subdivision, 250 feet; thence Easterly perpendicular to said East line of Henningsen's Subdivision No. 1 to the West line of Ill. Rte. 78; thence Northerly along the West line of Ill. Rte. 78 to a point 350 feet North of the centerline of Mosher Drive; thence Westerly perpendicular to said West line of Ill. Rte. 78, 500 feet; thence Northerly parallel with said West line of Ill. Rte. 78, 1,000 feet; thence Easterly perpendicular to said West line of Ill. Rte. 78 to the West line of Ill. Rte. 78; thence Northerly along said West line of Ill. Rte. 78 to a point 2,200 feet North of the centerline of Mosher Drive; thence Easterly to the centerline of Ill. Rte. 78 and the point of beginning. The area in and around the City of Prophetstown as previously described contains 0.32 square miles, more or less. The combined area for the Prophetstown-Lyndon Enterprise Zone Area contains 0.42 square miles, more or less.

A three foot wide connector strip beginning at the centerline Lyndon Rd to Mill Rd 3,000 feet, thence to Matznick Rd approximately 21,120 feet, thence to Fargo Rd approximately 2,640 feet thence to Tampico Rd. 2,640 feet, thence 1320 to Main Street, measuring approximately 47,756 feet more or less. Beginning 1.5 feet East from the centerline of Main Street approximately 532 feet to the Westerly extension of the South line of Lot 2 of Glassburns Addition; thence East along said South line of Lot 2 and its Westerly extension to the Southeast corner of said Lot 2; thence North along the East line of Lot 2 and along the East line of the South 60 feet of Lot 1 in said Glassburns Additions to the Northeast corner thereof; thence West along the North line of the South 60 feet of said Lot 1 to the Easterly Right-of-Way of Main Street; thence North along said Right-of-Way to the South Right-of-Way line of Third Street; thence West along said Southerly Right-of-Way line to the Westerly Right-of-Way line of Main Street; thence South along said Westerly Right-of-Way line to a point 1.5 feet North of the centerline of Second Street; thence West along a line parallel with and 1.5 feet North from said centerline of Second Street to the East Right-of-Way line of North Lincoln Street; thence South along said Right-of-Way to the Southwest corner of Lot 6 in Block 15 in the City of Tampico; thence East along the South line of Lot 6, also being the North line of an East-West alley, to the centerline of vacated North Joy Street; thence North along said centerline to a point 1.5 feet South of the centerline of Second Street; thence East along a line parallel with and 1.5 feet South from said centerline to the West Right-of-Way line of Main Street; thence South along said West Right-of-Way line to said Westerly extension of the South line of Lot 2 in Glassburns Addition; thence East along said Westerly extension to a point 1.5 feet West of the centerline of said Main Street; thence South along a line parallel with and 1.5 feet West of said centerline to a point 1.5 feet South of the centerline of Hahnaman Road; thence East 3 feet to the West end of the 3 foot wide connector

strip described above. The area of the Tampico Area of the Enterprise Zone is 9 acres (0.014 square miles).

CARROLL COUNTY PORTION

A strip of land along Illinois Route 84 connecting the Thomson area with the existing Whiteside County Enterprise Zone at Fulton more specifically described as follows: A three foot wide strip of land whose centerline is described as: Beginning at a point on the centerline of Illinois Rte. 84 at the Northerly limit of the Fulton Area Enterprise Zone, said point being approximately 1,250 feet North of the intersection of 10th Avenue, in the City of Fulton and Illinois Rt. 84; thence Northerly along the centerline of Illinois Rte. 84 to the South line of the Northeast Quarter of Section 25, Township 23 North, Range 3 East of the Fourth Principal Meridian; thence Westerly along said South Quarter Section line to the Easterly right of way of the abandoned Soo Railroad property; thence Northerly along the Easterly line of said abandoned Soo Railroad property, 600 feet; thence East parallel with the said South Quarter Section line to a point 300 feet West of the center line of said Illinois Rte. 84; thence South parallel with said center line of Illinois Rte. 84, 100 feet; thence East parallel with said South Quarter Section line of the center line of said Illinois Rte. 84; thence Northerly along said three foot wide strip on the centerline of Illinois Rte. 84 to a point 125 feet South of the South line of South Street in the Village of Thompson; thence East to the East Village limits; thence North along said Village limits 100 feet; thence West to said centerline of Illinois Rte. 84; thence Northerly along said three foot wide strip on the centerline to a point, 25 feet South of the North line of South Street; thence Easterly perpendicular to said centerline of Illinois Rte. 84 to the Easterly Village Limits of the Village of Thomson; thence Northerly along said Village Limits of the Village of Thomson, 180 feet; thence Westerly perpendicular to said Village Limits line, 200 feet; thence Northerly parallel with the center line of Illinois Rte. 84 to the center line of Locust Street; thence Easterly parallel with said center line of Locust Street, 110 feet; thence Northerly parallel with the center line of Illinois Rte. 84 to the center line of Main Street; thence Easterly along said center line of Main Street to the Easterly Village Limits of the Village of Thomson; thence Northerly along said Village Limits to the center line of Whitney Street extended Easterly; thence East to a point approximately 95 feet West of the East line of the Southeast Quarter of Section 24, Township 23 North, Range 3 East; thence North along the East line of Parcel 12-12-24-200-008 to the Northeast corner thereof on the North line of said Section 24; thence West to the East Right-of-Way line of Illinois Rte. 84; thence South along said Right-of-Way approximately 676 feet to the Northwest Corner of Parcel 12-12-24-200-010; thence East, South and West around the perimeter of said Parcel 12-12-24-200-010 to the East Right-of-Way of Illinois Rte. 84; thence South along said Right-of-Way approximately 310 feet to the Northwest corner of Bielema Subdivision; thence East, South and West along the perimeter of said Bielema Subdivision to the Southwest corner thereof; thence West to a point 1.5 feet East of the centerline of Illinois Rte. 84; thence North along a line parallel with and 1.5 feet East from said centerline to the North line of said Section 24; thence West 300 feet; thence South to a point 100 feet North of the Southwest corner of Parcel 12-12-24-200-001; thence West parallel with the centerline of One Mile Road to the Westerly Right-of-Way of the BNSF Railroad; thence South to the most Easterly Northeast corner of Parcel 12-12-24-100-002; thence Westerly and Northerly along the boundary of said Parcel 12-12-24-100-002 to the centerline of One Mile Road; thence West along said centerline to the West line of said Section 24; thence South

approximately 3,278 feet along said West line to the most Westerly Southwest corner of Parcel 12-12-24-300-026; thence East, South, East, South, East, North, East and North around the perimeter of said parcel to the Southeast corner of Parcel 12-12-24-300-039; thence continuing North along the East line of said Parcel 12-12-24-300-039 to the South line of the Northwest Quarter of said Section 24; thence East along said South line to the West Right-of-Way line of the BNSF Railroad; thence North along said Right-of-Way to the Southeast corner of Parcel 12-12-24-400-001, also known as 2470 Pine Street; thence West, North and East around the perimeter of said Parcel 12-12-24-400-001 to the said West Right-of-Way of the BNSF Railroad; thence North along said Right-of-Way to a point on the Westerly extension of the North line of Parcel 12-12-24-402-001, also known as 2511 Market Street; thence East along said North line and its Westerly extension to the Northeast corner of said Parcel 12-12-24-402-001; thence South along the Westerly line of Parcel 12-12-24-200-011 to the Southwest corner thereof; thence East to the Southeast corner of said parcel; thence Northerly in a straight line to the Northwest Corner of Parcel 12-12-24-200-013, also known as 2527 IL Rte. 84; thence East to a point 1.5 feet West of the centerline of Illinois Rte. 84, thence South along a line parallel with and 1.5 feet West from the centerline of Illinois Rte. 84 to the centerline of Whitney Street; thence Westerly along said center line of Whitney Street to a point 160 feet West of the center line of Illinois Rte. 84; thence Southerly parallel with the center line of Illinois Rte. 84 to the center line of the alley between Middle Street and Whitney Street; thence Easterly along said center line of alley to the center line of Illinois Rte. 84; thence Southerly along said center line of Illinois Rte. 84 to the center line of an alley between Walnut Street and Main Street; thence Westerly along said center line of alley to the West line of the abandoned Soo Railroad right of way; thence Northerly along said West line of the abandoned Soo Railroad right of way to the South line of Walnut Street; thence Westerly along said South line of Walnut Street to the East right of way line of the Burlington Northern Railroad; thence South along said East line of the Burlington Northern Railroad to the center line of Locust Street; thence Easterly along said center line of Locust Street to the West line of Market Street; thence Northerly along said West line of Market Street to the center line of an East-West alley between Locust Street and Main Street; thence Easterly along said center line of the East-West alley to the center line of Illinois Rte. 84; thence South along said center line of Illinois Rte. 84 to the South line of Locust Street; thence Westerly along said South line of Locust Street, 95 feet; thence South perpendicular to said South line of Locust Street to the center line of the East-West alley between South Street and Locust Street; thence Easterly along said center line of the East-West alley to the center line of Illinois Rte. 84; thence Southerly along said center line of Illinois Rte. 84 to the place of beginning. Also a three foot wide strip centered on the centerline of Illinois Rte. 84 from the North line of Section 24, Township 23 North, Range 3 East to the North line of Section 12, Township 23 North, Range 3 East; thence West along the section line to the Northwest corner of said Section 12; thence South along the West line of said Sections 12 and 13 to the South-West corner of parcel 12-12-13-100-002, approximately 9,780 feet; thence east along the south line of 12-12-13-100-002 to the east right of way line of the BNSF Railroad; thence North along said Right-of-Way to a point 3 feet South from said North line of Section 12; thence East along a line parallel with and 3 feet South from said section line to a point 650 feet West of the centerline of Illinois Route 84; thence North parallel with Rte. 84 1003 feet; thence East parallel with the North line of Section 12 to the centerline of Illinois Rte. 84; thence continuing North as a 3 foot wide strip centered on the centerline of Illinois Rte. 84 to the South line of the Northwest Quarter of Section 36, Township 24 North, Range 3 East; thence West along the quarter section line to

the East Right-of-Way line of the BNSF Railroad; thence North along said Right-of-Way line approximately 2195 feet to the Northwest corner of Parcel 08-07-36-100-006; thence East along the North line of said parcel to the centerline of Illinois Rte. 84; thence continuing North along the 3 foot wide strip of land centered on the centerline of Illinois Rte. 84 to the centerline of Walker Street in the Southeast Quarter of Section 23, Township 24 North, Range 3 East of the Fourth Principal Meridian, Carroll County; thence East along the centerline of Walker Street to the centerline of South Charles Street; thence South along said centerline of Charles Street to the South line of Lot 1 of Prairie View Subdivision; thence East, North and West around the perimeter of said Lot 1 to the East Right-of-Way line of said South Charles Street; thence North along said East Right-of-Way line to the North Right-of-Way line of said Walker Street; thence West along said North line of Walker Street to the East line of Martins Commercial Subdivision; thence North, West, South and Southeast around the perimeter of said Martins Commercial Subdivision to the Southeast corner thereof; thence Southwesterly to the intersection of said centerline of Walker Street with the centerline of Illinois Route 84; thence continuing Northerly as a 3 foot wide strip along said centerline the termination point of the said 3 foot wide strip of land at the Northerly bank of the Plum River at the present Southerly City Limits of the City of Savanna.

Also, a part of Sections 2, 4, 9, 10, 11, 12, and 14 in Township 24 North, Range 3 East of the Fourth Principal Meridian described as follows: Beginning at the intersection of the centerline of Illinois Rte. 84 and the Southerly City Limits line of the City of Savanna; thence Westerly to the Westerly right of way line of said Illinois Rte. 84; thence Northerly and Westerly along said Westerly right of way line of Illinois Rte. 84 and the City Limits of the City of Savanna, 430 feet; thence Southwesterly perpendicular to the centerline of Illinois Rte. 84, 230 feet; thence Northwesterly perpendicular to the last described course, 180 feet; thence Northeasterly perpendicular to the last described course to the Westerly right of way line of Illinois Rte. 84; thence Northwesterly along said Westerly right of way line of Illinois Rte. 84 to a point of 186 feet Northwesterly of the centerline of Wacker Road extended West; thence Southwesterly perpendicular to said Rte. 84 220 feet; thence North along the West line of Parcel 08-07-11-300-025 approximately 273 feet to the Northwest corner thereof; thence Northeasterly along the North line of said Parcel 08-07-11-300-025 to said West Right-of-Way of Rte. 84; thence Northwesterly along said Right-of-Way to a point 150 feet normally distant South from the South Right-of-Way line of Pike Street; thence Westerly along a line parallel with and 150 feet South from said South line of Pike Street approximately 305 feet; thence Northerly along the West line of Parcel 08-07-11-300-022 to said South Right-of-Way line of Pike Street; thence Easterly along said South line of Pike Street to a point 1.5 feet West of the centerline of said Illinois Rte. 84; thence Northwesterly along a line parallel with and 1.5 feet West from said centerline of Rte. 84 to the Northerly Right-of-Way line of the BNSF Railroad; thence West along said railroad boundary the West Right-of-Way line of South 6th Street extended South; thence North to the Northwest corner of the intersection of South 6th Street and South Street; thence West along the North line of South Street to the Southwest corner of Parcel 08-07-10-116-091; thence North along the West line of said parcel to the South Right-of-Way line of Oak Street; thence West along said South line of Oak Street to the Northwest corner of Lot 6 in Block 6 of Hershey and Bowen's Addition to Savanna; thence South along the West line of said Lot 6 to the said North line of South Street; thence West to the East Right-of-Way line of South 4th Street; thence Westerly to the West Right-of-Way line of South 4th Street at said North Right-of-

Way of the BNSF Railroad; thence West along said Railroad boundary to the East bank of the Mississippi River; thence Northerly along said East bank to the Southwest corner of parcel 08-07-09-200-004, also being the old wastewater plant site in the City of Savanna; thence Easterly to the West Right-of-Way of said Illinois Route 84; thence Northerly along said Right-of-Way to the Northeast corner of said wastewater plant parcel; thence Westerly to said East bank of the Mississippi River; thence Northerly along said East bank to the Northerly Right-of-Way of Division Street; thence East along said Right-of-Way to the East line of an alley running North in Block 30 of Davidson and Bellows Survey; thence North along said alley to the Northwest corner of Parcel 08-07-04-401-008, also known as 701 Main Street; thence East, South and East along the Northerly boundary of said parcel to said West Right-of-Way of Illinois Route 84; thence North along said Right-of-Way line to the North Right-of-Way line of Calhoun Street; thence East along said Calhoun Street to the West boundary of Parcel 08-07-04-200-010, also known as 1000 Calhoun Street; thence North along said West boundary to the Southwest corner of Parcel 08-07-04-200-026; thence North and Southeasterly along the Northern boundary of said Parcel 08-07-04-200-026 to the Southeast corner thereof; also being the Northerly Northeast corner of said 1000 Calhoun Street parcel; thence Southerly and Easterly along the Eastern boundaries of said 1000 Calhoun Street to the centerline of North 5th Street; thence South along said centerline to the South line of Parcel 08-07-04-200-012, also known as 1125 North 5th Street; thence West along the South line of said parcel to the West line of said parcel known as 1000 Calhoun Street; thence Westerly, Southerly, Westerly and Northerly around the South end of said 1000 Calhoun Street parcel to the South Right-of-Way line of Calhoun Street; thence West to the Easterly Right-of-Way line of Illinois Rte. 84; thence South along said Easterly Right-of-Way to a point 100 feet North of the North Right-of-Way of Van Buren Street; thence East along the North line of Lot 15 in Block 40 of Davidson and Bellows Survey to the West line of a North-South alley; thence South along alley line to the centerline of Murray Street; thence East on said centerline to the centerline of 3rd Street; thence South on said centerline to its intersection with the South Right-of-Way line of Washington Street; thence East to the Easterly Right-of-Way line of said 3rd Street; thence South along said Easterly Right-of-Way to the Northwest corner of Parcel 08-07-10-102-008, also known as 208 Chicago Avenue; thence Easterly along the North boundary of said parcel to the Northeast corner thereof; thence Northeasterly and Easterly along the North boundary of Parcel 08-07-10-102-009, also known as 218 Chicago Avenue to the Northeast corner thereof; thence Southerly along the East line of said Parcel to the North line of Parcel 08-07-10-102-055, also known as 228 Chicago Avenue; thence East along said North line to the centerline of 4th Street; thence South along said centerline to the centerline of Chicago Avenue (Illinois Rte. 84); thence Easterly along said centerline to the centerline of Gilbert Street; thence North along said centerline of Gilbert Street to the centerline of Elm Street; thence Easterly along the centerline of Elm Street to a point 350 feet perpendicularly distant from the Section line between Sections 10 and 11 in Township 24 North, Range 3 East of the Fourth Principal Meridian; thence Northerly 580 feet to a point 300 feet West of an perpendicular to said Section line between Sections 10 and 11; thence Easterly perpendicular to the last described course to the centerline of vacated Rosedale Avenue; thence Northerly along the centerline of said vacated Rosedale Avenue to the South Right-of-Way of Longmoor Avenue; thence West along said South Right-of-Way line of Longmoor Avenue to a point 664 feet West of the Southeast corner of Section 3, Township 24 North, Range 3 East of the Fourth Principal Meridian; thence continuing West 660 feet; thence North 880 feet; thence East 660 feet; thence South to the centerline of said Longmoor Avenue; thence Easterly along

said centerline of Longmoor Avenue to the centerline of Chicago Avenue, Chicago Avenue at this point also being U.S. Rte. 52 and Illinois Rte. 64; thence Northeasterly along said centerline of Chicago Avenue to the North line of Glenmoor Avenue extended Easterly; thence Westerly along said North line of Glenmoor Avenue to a point 100 feet East of the East line of Wellmoor Avenue extended Northerly, said point also being the point where the present City Limits of the City of Savanna turns to a Northerly direction; thence Northerly and Easterly along said present City Limits line of the City of Savanna to the centerline of Oakton Road; thence Southeasterly along said centerline of Oakton Road to a point 3 feet Southeasterly from the centerline of Illinois Rte. 64, also being Chicago Avenue; thence Southerly along a line parallel with and 3 feet Easterly from said centerline of Chicago Avenue to the North line of Parcel 08-07-11-100-005 also known as 1817 Chicago Avenue, extended West; thence East along the North line of said Parcel 08-07-11-100-005 and also 08-07-11-100-006, being a part of said 1817 Chicago Avenue, to the Northeast corner thereof; thence South along the East line of said Parcel 100-006 to the North line of Parcel 08-07-11-100-008, also known as 1811 Chicago Avenue; thence Easterly and Southerly along the East line of 1811 Chicago Avenue and 1801 Chicago Avenue to the centerline of Ohio Avenue; thence West along said centerline of Ohio Avenue to the centerline of said Chicago Avenue; thence Southerly along said centerline of Chicago Avenue to the centerline of Superior Avenue; thence Easterly along said centerline of Superior Avenue to the centerline of Calumet Street; thence Southwesterly along the centerline of Calumet Street a distance of 200 feet; thence Southwesterly perpendicular to the Southerly portion of Calumet Street to the centerline of the original alignment of Viaduct Road; thence Southeasterly along the centerline of the original alignment of Viaduct Road to the North line of the Soo Railroad yards; thence West along said North line of the Railroad property to a point 1.5 feet East of the centerline of Illinois Rte. 84; thence Southeasterly along a line parallel with and 1.5 feet East from said centerline to the North Right-of-Way line of the BNSF Railroad Right-of-Way; thence East along said North Right-of-Way line to the North-South Quarter Section line of Section 11, Township 24 North, Range 3 East; thence Easterly along said Northerly Right-of-Way line of the Burlington Northern Railroad, 480 feet; thence Northerly perpendicular to said Northerly Right-of-Way line of the Burlington Northern Railroad to the centerline of Portland Avenue extended Easterly; thence Westerly along said centerline of Portland Avenue extended Easterly to the East line of Iris Street; thence Northerly approximately 100 feet to the City Limits line of the City of Savanna; thence along said existing City Limits line Easterly and Northerly to the Section Line between Sections 11 and 12, Township 24 North, Range 3 East of the Fourth Principal Meridian; thence continuing along said existing City Limits line Easterly and Southerly to the centerline of Wacker Road; thence Westerly along said centerline of Wacker Road to the West Right-of-Way of said BNSF Railroad; thence Southeasterly along said Right-of-Way line to the North bank of the Plum River; thence Southwesterly along said bank to the line between Sections 13 and 14 in Township 24 North, Range 3 East; thence North along the section line to the South line of Parcel 08-07-14-200-004, also known as 2551 Wacker Road; thence West along said South line to the East bank of said Plum River; thence Northwest along said East bank to the West line of said Parcel 08-07-14-200-004; thence North along said West line to the South line of Parcel 08-07-14-200-003, also being West Carroll Primary School; thence East and North along the South and East boundaries of the school property to the South line of Wacker Road; thence Easterly along said South line of Wacker Road to the centerline of Cedar Street; thence Northerly along said centerline of Cedar Street to the centerline of Jackson Street; thence Westerly along the centerline of Jackson Street to the East line of Hickory Street; thence Northerly perpendicular to

said centerline of Jackson Street to the North line of Arnold Street extended Easterly; thence Westerly along said Northerly line of Arnold Street extended to a point 200 feet East of the centerline of Willow Street; thence Northerly parallel with said centerline of Willow Street to the centerline of Pike Street extended Easterly; thence Westerly along said centerline of Pike Street to a point 125 feet East of the centerline of Beech Street; thence Northerly parallel with said centerline of Beech Street, 150 feet; thence Westerly parallel with said centerline of Pike Street to the centerline of Beech Street; thence Northerly along said centerline of Beech Street approximately 125 feet to the centerline of East-West valley; thence Westerly along the centerline of said East-West alley to the centerline of a North-South alley between Beech Street and Iris Street; thence Northerly along said centerline of North-South alley to the South Right-of-Way line of the Burlington Northern Railroad; thence Westerly along said South Right-of-Way line of the Burlington Northern Railroad to a point 1.5 feet East of the centerline of Illinois Rte. 84; thence Southeasterly along a line parallel with and 1.5 feet East from said centerline of Illinois Rte. 84 to the centerline of Pike Road; thence Easterly along said centerline of Pike Road to the centerline of an alley between Viaduct Road and Chestnut Street; thence Southeasterly along said alley centerline to the centerline of Poplar Street; thence South along said centerline of Poplar Street to the centerline of the Old Savanna-Mt. Carroll Road (Wacker Road); thence Easterly along the centerline of said Savanna-Mt. Carroll Road, 200 feet; thence South perpendicular to said centerline of the Savanna-Mt. Carroll Road, 100 feet; thence Easterly parallel with said centerline of the Savanna-Mt. Carroll Road to the West lien of Eaton Street; thence South along said West line of Eaton Street to the centerline of Skaien Drive; thence East along said centerline of Skaien Drive to the North-South Quarter Section line of Section 14; thence South along said North-West Quarter Section line of Section 14 to the North bank of the Plum River; thence Southerly and Westerly along said North bank of the Plum River to the point of beginning. The described area contains 0.45 square miles, more or less.

A three foot wide connector strip of land coinciding with the centerline of U.S. Route 64 at the Northeast Savanna City Limits, also being the West bank of the Plum River, then heading East on U.S. Route 64 to the intersection of U.S. Route 64 and U.S. Route 78, being approximately eight miles.

Parcel "A" A Part of Southeast Quarter of Section 12, Township 24 North, Range 4 East of the Fourth Principal Meridian in Carroll County, Illinois, more particularly described as follows: Commencing at the Northwest corner of the said Southeast Quarter, thence South 00 degrees 00 minutes 00 seconds West (assumed bearings), along the West line of the said Southeast Quarter, 1231.93 feet; thence South 90 degrees 00 minutes 00 seconds East, 1131.90 feet to a point on the centerline of Old State Bond Issue Route #27 said point being the true point of beginning of the tract herein described; thence North 83 degrees 51 minutes 10 seconds West, along the said centerline 141.86 feet; thence North 38 degrees 37 minutes 45 seconds West, along the right of way line of relocated State Bond Issue Route #27, 224.08 feet to a concrete right-of-way marker which is 75 feet right of Station 445+85 of said relocated highway; thence North 51 degrees 20 minutes 28 seconds East, along the Southerly right-of-way line of said relocated highway, 61.50 feet to a point of curve: thence Easterly along the arch of the said right-of-way line, an arc distance of 148.96 feet to a steel road (said arc being concave to the South and having a radius of 2217.01 feet) thence South 19 degrees 39 minutes 55 seconds East, 337.42 feet to the true point

of beginning; all situated in the County of Carroll and State of Illinois, containing approximately 1.042 acres more or less.

Parcel "B" Beginning at a point on the North Right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad 1066.3 feet North of and 378.6 feet West of the Southeast Corner of Section 12, Township 24 North, Range 4 East of the Fourth Principal Meridian, said point being the Southerly corner of Theodore Colehour's Lot; thence South 47 degrees 58 minutes West along the North line of the railroad 300 feet to an iron monument, thence North 40 degrees and 44 minutes West 606.5 feet to a station 9+34.4 on the centerline of Commercial Street; thence Easterly along the centerline a distance of 406.5 feet to station 5+27.9, thence South 40 degrees and 44 minutes East 329.7 feet to the point of beginning, situated in the Town of Mt. Carroll, County of Carroll and State of Illinois, containing approximately 3.23 acres more or less.

Parcel "C" A Part of the Southeast Quarter of Section Twelve (12), Township Twenty-four (24) North, Range Four (4) East of the Fourth Principal Meridian, bounded and described as follows; Beginning at a point 1,244 feet South and 1,131.9 feet East of the Northwest corner of the Southeast Quarter of said Section Twelve (12); thence North 15 degrees 44 minutes West, 330.6 feet more or less, to the southerly line of relocated State Bond Issue Route 27; thence Easterly along said Southerly line of relocated State Bond Issue Route 27, 214.5 feet; thence South 15 degrees 44 minutes East, 483.2 feet more or less, to the centerline of Old State Bond Issue Route 27; thence North 88 degrees 24 minutes West along the centerline of said Old State Bond Issue Route 27, 232.9 feet; thence Northwesterly 37 feet, to the point of beginning; situated in the County of Carroll and State of Illinois, containing approximately 2 acres more or less.

Also a three (3) foot wide strip starting in the center of intersection of Route 64 and Commercial Street; located within the Southeast Quarter of Section Twelve (12), Township Twenty-four (24) North, Range Four (4) East of the Fourth Principal Meridian, thence in a Southeasterly direction along the center line of Commercial Street 350 feet; thence North 40 feet to Parcel "A". Also a three foot wide strip starting 350 feet Southeast from the intersection of Route 64 and Commercial Street 700 feet Southeasterly thence South 40 feet to Parcel "C": containing 0.08 acres more or less. Total acreage containing approximately 6.352 acres more or less.

Also a part of the Northwest Quarter of Section 7, Township 24 North, Range 5 East of the Fourth Principal Meridian, City of Mount Carroll, Carroll County, Illinois described as follows: Beginning at the Intersection of the South line of Seminary Street and the West line of Jackson Street in the said City of Mount Carroll said point being located 38.5 feet South of the Southeast corner of Block 14 in Rinewalt and Halderman's Third Addition in the said City of Mount Carroll; thence South 00- 00'- 00" East (assumed bearing) on the said West line of Jackson Street, 897.1 feet; thence South 56- 29'- 27" West, 400.39 feet; thence North 89- 40'-10" West, 180.32 feet to the present Easterly right of way line of S.B.I. Route 27; thence North 5-58'-12" West on said Easterly right of way line, 274.57 feet; thence North 89- 07'-38" West, 11.70 feet to the Easterly right of way line of S.B.I. Route 40 (Clay Street); thence North 00- 52'- 22" East on said Easterly right of way line, 891.79 feet to the South line of said Seminary Street; thence North 89-37'- 08" East on the said South line, 540.85 feet to the said point of beginning and including all that land adjacent and to the centerline of Clay Street and Seminary Street., containing 13.67 Acres, more or less. Also a three foot connector strip starting at the intersection

of Route 64 and Route 78/Clay Street and running North down the centerline of Route 78/Clay Street approximately 1200', being 0.82 acres. (14.49 acres total with 3' connector strip)

Also a 3-foot connector strip starting at the centerline of IL Route 78, fifty (50) feet south of the intersection of Seminary St. and Route 78; thence north following the state route to the intersection of IL 78 and Benton St.; thence following Benton St. West along the centerline to a point forty (40) feet west of the intersecting centerlines of Benton and South Main Street; thence north to northern Right-of-Way of Benton Street to the point of beginning of following tract. Thence West along said North Right-of-Way to the East line of Spruce Alley; thence North along said Spruce Alley 190 feet to the South Right-of-Way line of an East-West alley; thence East along said South alley line 95 feet; thence North to the North line of said East-West alley; thence East 180 feet; thence North to the South Right-of-Way line of West Franklin Street; thence East along West Franklin to the West Right-of-Way of Main Street; thence South to the Point of Beginning; containing 3.58 acres.

Also a 3-foot connector strip starting at the South West of Right-of-Way intersection of Franklin and South Main Street; Thence east to the centerline of South Main St.; Thence north following the centerline of Main Street 1530 feet to the point of beginning of the aforementioned tract, said point also being 100 feet south of the intersection of centerlines of Rapp and Main Street; thence east to the south line of parcel numbered 05-08-01-401-081; thence continuing east and north and west around said parcel back to the centerline of South Main Street. Thence continuing north on said Main Street centerline to the centerline intersection of Market Street. Thence East along the centerline of Market to the West Right-of-Way line of IL Route 78; Thence North along the right of way of IL 78, 141 Feet to the north line of parcel numbered 05-08-01-401-018; thence west, running parallel with Market Street 738 feet West to the northwest corner of parcel 05-08-01-401-002; thence South West 158 feet to the South-West corner of parcel 05-08-01-400-11; thence south 66 feet across and to the South line of the Right-of-way of Market Street; thence continuing due south to a point 100 feet south of the right-of-way of Markey Street; thence east parallel with and 100 feet south of Market Street 450 feet to the west line of parcel 05-08-01-401-020. Thence south to the South West corner of said property; thence west to the west line of Lot 6 of Block 6 of the original town plat; thence south along the west line of lots 6 and 7 to the north right-of-way of Rapp Street. Thence south across the right-of way of Rapp to the North-West corner of Lot 1 Block 9 of the Original Town Plat; thence east 137.5 feet to the east line of right-of-way of Main Street; thence south and east along the right-of-way of main 66 feet south and 33 feet east to the point of beginning, containing 5.7 acres.

Also the following legal descriptions containing approximately 16.856 acres as follows: Part of the Northeast Quarter (NE 1/4) of Section Seven (7), Township Twenty-four (24) North, Range five (5) East of the Fourth (4th) Principal Meridian, Carroll County, IL, described as follows, to wit: Commencing at a point on the West line of said Northeast Quarter (NE1/4), said point is North 00 degrees 00 minutes 00 seconds East, 1270.53 feet from the Southwest corner of said Northeast Quarter (NE1/4), according to a plat of survey for Ronald Derrer by L.F. VanderSchaaf dated April 24, 1989 (bearing assumed); thence North 90degrees 00 minutes 00 seconds East, a distance of 261.47 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 306.52 feet to the Northwesterly right of way of Route 64; thence North 50 degrees 03 minutes 36 seconds East along said right of way line, a distance of 161.59 feet to the Point of

Beginning of the hereinafter described parcel; thence North 50 degrees 03 minutes 36 seconds East along said right of way line, a distance of 241.91 feet; thence North 03 degrees 30 minutes 49 seconds West, a distance of 58.67 feet, thence South 87 degrees 58 minutes 56 seconds West, a distance of 194.76 feet; thence South 27 degrees 13 minutes 53 seconds East, a distance of 16.79 feet; thence South 01 degrees 24 minutes 25 seconds East, a distance of 191.79 feet to the Point of Beginning, containing 0.578 acres, more or less; situated in the County of Carroll and State of Illinois and, A part of the Northeast Quarter of Section 7, Township 24 North, Range 5 East of the Fourth Principal Meridian, more particularly described as follows: Beginning at a point on the West line of the said Northeast Quarter of Section 7 which is North 00°00'00" East (assumed bearings), 1270.53 feet from the Southwest Corner of the said Northeast Quarter; thence North 90°00'00" East, 261.47 feet; thence South 00°00'00" West, 306.52 feet to the Northwesterly right-of-way line of Route No. 64; thence North 50°03'36" East along the said right-of-way line, 161.59 feet; thence North 01°24'25" West 191.79 feet to a 5/8ths inch steel rod or monument; thence North 27°13'53" West, 38.32 feet to a 5/8ths inch steel rod or monument; thence South 89°27'00" West, 363.14 feet to the West line of the Northeast Quarter of Section 7; thence South 00°00'00" West along said West line 19.53 feet to the point of beginning, situated in the County of Carroll and State of Illinois. Excepting all easements and restrictions of record, 0.89 acres, and Part of the Northeast Quarter (NE 1/4) of Section Seven (7), Township Twenty Four (24) North, Range Five (5) East of the Fourth (4th) Principal Meridian, Carroll County, Illinois, described as follows, to wit: Commencing at a point on the West line of said Northeast Quarter (NE 1/4), said point is North 00 degrees 00 minutes 00 seconds East, 1270.53 feet from the Southwest corner of said Northeast Quarter (NE 1/4), according to a plat of survey for Ronald Derrer by L.F. VanderSchaaf dated April 24, 1989 (bearings assumed); thence North 90 degrees 00 minutes 00 seconds East, a distance of 261.47 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 306.52 feet to the Northwesterly right of way of Route 64; thence North 50 degrees 03 minutes 36 seconds East along said right of way line, a distance of 403.78 feet; thence North 03 degrees 30 minutes 49 seconds West, a distance of 58.67 feet to the Point of Beginning of the hereinafter described parcel; thence North 03 degrees 30 minutes 49 seconds West, a distance of 150.32 feet; thence South 89 degrees 00 minutes 53 seconds West, a distance of 223.30 feet; thence South 00 degrees 59 minutes 23 seconds East, a distance of 134.19 feet; thence North 89 degrees 27 minutes 00 seconds East, a distance of 25.68 feet; thence South 27 degrees 13 minutes 53 seconds East, a distance of 21.53 feet; thence North 87 degrees 58 minutes 56 seconds East, a distance of 194.76 feet to the Point of Beginning, containing 0.778 acres, more or less; situated in the County of Carroll and State of Illinois, and Part of the Northeast Quarter (NE 1/4) of Section 7, Township 24 North (T24N), Range 5 East (R5E) of the Fourth Principal Meridian (4th PM), Carroll County, Illinois, bounded and described as follows to wit: Commencing at the Southwest corner of said Northeast Quarter (NE 1/4) of Section 7; thence North 00 Degrees 22 Minutes 16 Seconds East, along the West line of said Section 7, a distance of 1424.38 feet to the Point of Beginning of the hereinafter described Parcel; thence South 89 Degrees 37 Minutes 44 Seconds East, a distance of 210.57 feet; thence South 00 Degrees 32 Minutes 18 Seconds East, a distance of 132.40 feet; thence North 89 Degrees 45 Minutes 42 Seconds East, a distance of 124.54 feet; thence North 00 Degrees 39 Minutes 00 Seconds West, a distance of 133.71 feet (134.19 feet deeded); thence North 89 Degrees 09 Minutes 24 Seconds East, a distance of 223.30 feet; thence South 03 Degrees 11 Minutes 56 Seconds East, a distance of 208.72 feet to the Northerly Right-of-Way line of U.S. Route 52 - Illinois Route 64; thence North 50 Degrees 25

Minutes 17 Seconds East, along said Northerly Right-Of-Way line a distance of 863.97 feet to a point deeded as being 1778.20 feet North and 1233.30 feet East of said Southwest corner of the Northeast Quarter (NE 1/4) of Section 7; thence North 16 Degrees 32 Minutes 11 Seconds West, a distance of 612.96 feet; thence North 01 Degrees 00 Minutes 06 Seconds West, a distance of 182.38 feet; thence North 78 Degrees 58 Minutes 34 Seconds West, a distance of 105.24 feet; thence North 01 Degrees 09 Minutes 34 Seconds West, a distance of 135 .69 feet to the North line of said Northeast Quarter (NE 1/4) of Section 7; thence South 88 Degrees 50 Minutes 26 Seconds West, along said North line, a distance of 303.21 feet; thence South 02 Degrees 13 Minutes 33 Seconds West, a distance of 35.82 feet; thence North 89 Degrees 04 Minutes 13 Seconds East, a distance of 75.00 feet; thence South 00 Degrees 28 Minutes 16 Seconds East, a distance of 823.05 feet; thence South 58 Degrees 36 Minutes 08 Seconds West, a distance of 105.72 feet; thence South 59 Degrees 45 Minutes 08 Seconds West, a distance of 118.48 feet; thence South 68 Degrees 46 Minutes 04 Seconds West, a distance of 128.14 feet; thence South 79 Degrees 33 Minutes 37 Seconds West, a distance of 96.01 feet; thence South 00 Degrees 06 Minutes 45 Seconds West, a distance of 165.37 feet to the Easterly extension of the South line of the property described on the deed recorded in Book 136 at Page 335 in the Office of the Carroll County Recorder; thence North 89 Degrees 37 Minutes 44 Seconds West, along said South line and the Easterly extension thereof, a distance of 322.00 feet to said West line of the Northeast Quarter (NE 1/4) of Section 7; thence South 00 Degrees 22 Minutes 16 Seconds West, along said West line, a distance of 66.00 feet to the Point of Beginning, and all of the land adjacent and to the centerline of Route 64 and Benton Street. Also a three foot connector strip starting at the intersection of Route 64 and Jackson Street and heading Northeast approximately 3000', being 0.20 acres. (17.056 total with 3' connector strip).

Also a part of the former John Gordon property, being a part of the Northwest Quarter and the Northeast Quarter of Section 14, Township 24 North, Range 3 East of the Fourth Principal Meridian in Carroll County, Illinois, more particularly described as follows: Commencing at an iron monument found at the North Quarter corner of said Section 14; thence South 00 degrees 02 minutes 04 seconds East (assumed bearings), along the East line of said Northwest Quarter, 906.63 feet to a gas pipe monument found in place as set by Ralph S. Hanson, Illinois Surveyor #416. at the Northeast corner of said Gordon property in the Said Northwest Quarter said gas pipe monument also found and shown on Plat #2039-1 as prepared by Jack D. Wylder, Illinois Land Surveyor #1688, and dated September 21, 1976: said monument also being the true Point of Beginning of the parcel herein described; thence South 10 degrees 22 minutes 58 seconds East, 81.37 feet to an iron rod; thence South 73 degrees 18 minutes 34 seconds West, 147.77 feet to a railroad spike on the Easterly Right-of-Way of S.B.I. Route 80; thence South 16 degrees 45 minutes 16 seconds East, along said present Right of Way line, 52.12 feet to a steel rod; thence South 30 degrees 58 minutes 29 seconds East, along said Right of Way line, 91.30 feet; thence South 11 degrees 06 minutes 44 seconds East, along the said Right-of-Way line, 127.28 feet to a point in Plum River; thence North 75 degrees 51 minutes 46 seconds East, 37.26 feet; thence South 29 degrees 49 minutes 19 seconds East, 8.83 feet to a point on the East line of the said Northwest Quarter of Section 14, thence South 00 degrees 00 minutes 56 seconds East, along the said East line, 12.20 feet to the centerline of Plum River; thence North 78 degrees 31 minutes 03 seconds East, along the said centerline of Plum River, 79.44 feet; thence North 78 degrees 32 minutes 22 seconds East, along the said centerline, 207.15 feet; thence North 83 degrees 37 minutes 00 seconds East, along said centerline, 174.73 feet; thence South 77 degrees

13 minutes 45 seconds East, along the said centerline, 137.18 feet to the Southeast corner of the parcel described in Book 117 on Page 18 in the Carroll County Recorder's Office (Booth by to Gordon); thence North 01 degrees 14 minutes 12 seconds East, along the East line of said parcel 365.76 feet to a steel rod at the Northeast corner of said parcel; thence North 88 degrees 26 minutes 57 seconds West, along the North line of said parcel 497.52 feet to a gas pipe monument at the Southeast corner of the former School District #72 property; thence South 84 degrees 24 minutes 55 seconds West, along the North line of the aforesaid Booth by to Gordon parcel, 100.08 feet to a gas pipe monument at the Northwest corner of said parcel; thence South 01 degrees 05 minutes 00 seconds East, 29.16 feet to the Point of beginning, containing 5.54 acres; all situated in the County of Carroll and State of Illinois. Except the following property to be used for residential purposes: Beginning at the Northeast corner of the property thence West along the property line 210', thence South 210', thence East 210', thence North 210' to the place of beginning, containing 1.01 acres. Except the following description of property already located within the Whiteside County Enterprise zone: Beginning at the point 81.37' Southeast of the Point of beginning, thence 147.77 feet to a railroad spike on the Easterly Right-of-Way of S.B.I. Route 80; thence South 16 degrees 45 minutes 16 seconds East, along said present Right of Way line, 52.12 feet to a steel rod; thence South 30 degrees 58 minutes 29 seconds East, along said Right of Way line, 91.30 feet; thence South 11 degrees 06 minutes 44 seconds East, along the said Right-of-Way line, 127.28 feet to a point in Plum River; thence North 75 degrees 51 minutes 46 seconds East, 37.26 feet; thence South 29 degrees 49 minutes 19 seconds East, 8.83 feet to a point on the East line of the said Northwest Quarter of Section 14, thence South 00 degrees 00 minutes 56 seconds East, along the said East line, 12.20 feet to the centerline of Plum River, thence North along the East line of the of the Northwest Quarter 306 feet containing .48 of an acre. Total property being 4.05 acres.

Also the following property containing approximately 2.8 acres more or less: Tract "A", the south tract, described as follows: Commencing at a stone at the SE corner of the land known as the Wm. R. Bratton tract (now owned by Francis G. and Agnes M. Fritz) as described in Deeds Book #28 @ Page #2 in the Carroll County Recorder's Office, Mt. Carroll, Ill.; thence east, on the north line of the Public Road, a distance of 171.04' to a steel rod at the intersection of the north line of said public road and the west line of Jackson Street of Masters' Town Plat extended south; thence North, on the west line of said Jackson St., a distance of 250.43' to a steel rod; thence westerly, at an angle of 90°03' measured in a clockwise direction from the west line of said Jackson St., a distance of 171.04' to a steel rod on the east line of the said Bratton tract; thence south, at an angle of 89°57' measured in a clockwise direction from the last described course, on the east line of the said Bratton tract; a distance of 251.58' to the place of beginning, all being a part of Lot #2 of the original Government Survey of the SW 1/4 of Sec.7, T24N, R5E of the 4th P. M., Carroll County, Ill., and Tract "B", the north tract, described as follows: Commencing at a point on the east line of the land Known as the Wm. R. Bratton tract, (now owned by Francis G. and Agnes M. Fritz) as described in Deeds Book #28 @ Page #2 in the Carroll County Recorder's Office, Mt. Carroll, Ill.; which is 251.58' north of the SE corner of said Bratton tract; thence easterly, at an angle of 90°03' measured in a clockwise direction from the east line of said Bratton tract, a distance of 171.04' to a steel rod on the west line of Jackson St. of Masters' Town Plat, extended south; thence north, on the west line of said Jackson St., a distance of 219.75' to a steel rod at the intersection of the west line of said Jackson St. and the southerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence

southwesterly, on the southerly right of way line of the C.M. St. P. & P. RR. a distance of 204.06' to a steel rod at the intersection of the southerly right of way line of the C. M. St. P. & P. RR. and said Bratton's east line; thence south, on said Bratton's east line a distance of 108.34' to the place of beginning, all being a part of Lot #2 of the original Gov't. Survey of the SW 1/4 of Sec.7, T24N, R5E of the 4th P.M. Carroll County, Ill., and Tract 1: A part of Lot 2 of the Government Survey of the Southwest Quarter of Section 7, Township 24 North, Range 5 East of the 4th P.M., described as follows: Beginning at an iron pin set at the intersection of the West line of Jackson Street of Masters' Town Plat, extended South, with the present South line of the Chicago, Milwaukee, St. Paul and Pacific Railroad right of way; thence South on the West line of said Jackson Street 470.18 feet to the North line of a public road, thence West on the North line of said public road 171.04 feet to the Southeast corner of a tract of land conveyed by Etta E. Masters, et al., to William R. Bratton on March 17, 1883, by deed recorded in the Recorder's Office of Carroll County, Illinois, in Book 28 of Deeds, Page 2; thence North along the East line of said Bratton Tract 359.92 feet to the present South line of said Railroad right of way; thence Easterly along the present South line of said right of way 204.06 feet to the point of beginning, situated in the City of Mount Carroll, Carroll County, Illinois, and Beginning at a stone on the northerly line of Southeast Lane which is N 89 1/4° E 624 lks. (411.84') from a point on the west line of Sec. 7, T24N, R5E of the 4th P. M. which is 120.5 lks. (79.53') south of the SW corner of the NW 1/4 of the SW 1/4 of said Sec.7; thence northerly, at an angle of 90° 26' 21" measured in a clockwise direction from the northerly line of Southeast Lane, a distance of 359.92' to a steel rod on the southerly r-o-w line of the C. M. St. P. & P. RR.; thence Southwesterly, along the arc of a curve concave to the southeast, having a radius of 1860.08' and along the Southerly r-o-w line of the C. M. St. P. & P. RR. an arc length of 161.99' to a pipe which is also 161.91' southwesterly, at an angle of 51° 53' 25" measured in a clockwise direction from the last described course, along the chord of said curve; thence southerly, at an angle of 126° 04' 39" measured in a clockwise direction from the chord of said curve, a distance of 261.07' to a steel pipe on the northerly line of Southeast Lane; thence easterly, along the northerly line of Southeast Lane a distance of 118.14' to the place of beginning, containing .88 of an acre and all being a part of Government Lot #2 in the SW 1/4 of Sec. 7, T24N, R5E of the 4th P.M. in the City of Mt Carroll, Carroll, Co., III, and all that property adjacent and to the centerline of Jackson Street, and Also a three foot connector strip starting at the intersection of Route 64 and Route 78 and running East along the centerline of Route 64 approximately 600' to the intersection of Route 64 and Jackson Street and continuing South down the center of Jackson Street south of the railroad tracts, being approximately 900', being 0.103 acres . (2.983 total acres with 3' connector strip) Thence South and running down the centerline of Route 78 approximately 2.4 miles to Timber Lake Road, then east on Timber Lake Road approximately 2 miles to Black Oak Road, then North on Black Oak Road, containing four acres.

Also Parcel 1: 11 acres of the Southeast part of the South 5/8 of the East 1/2 of the South East Quarter of Section 20, Township 24 North, Range 5 East of the Fourth Principal Meridian. In Carroll County, State of Illinois.

Parcel 2: 14 acres of the western part of the South 5/8 of the East 1/2 of the Southeast Quarter of Section 20, Township 24 North, Range 5 East of the Fourth Principal Meridian, Carroll County, Illinois, that lies West of Timber Lake, except the North 330.14 feet thereof and all that part of the parcel of land that includes the Dam site on the Southerly side of Timber Lake. Parcel 3: The East 2/3 of the Northwest quarter of the Southeast quarter of Section 20, Township 24 North,

Range 5 East of the 4th Principal Meridian, Carroll County, Illinois, containing 27.14 acres more or less. The total area included in the Mt. Carroll area enterprise zone is 0.15 square miles.

Also a three foot (3') wide connector strip starting at the intersection of Timber Lake Road and Black Oak Road being the South East corner of Section 20, Township 24 North, Range 5 East of the Fourth Principal Meridian; thence East down the centerline of Timber Lake Road approximately 2 miles to Illinois Route 40, thence North down the centerline of Illinois Route 40 approximately 0.4 miles, thence South Easterly down the center line of the Telegraph Road approximately 7 miles to Otter Creek Drive, thence South down the centerline of Otter Creek Drive approximately 551 feet to Fremont Road; thence East down the center line of Fremont Road approximately 1 mile; thence South down the centerline of County Highway 19 approximately 3.3 miles, thence South down the centerline of Illinois Route 40, also known as South Shannon Road approximately 310.05 feet to the following described property and containing approximately 4.93 Acres:

Also a part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 23 North, Range 6 East of the Fourth Principal Meridian, Carroll County, Illinois, described as follows: Commencing at the northeast corner of said Southeast Quarter of Section 23; thence South 0 degrees 04 minutes 16 seconds West (assumed bearing) on the east line of said Southeast Quarter of Section 23, a distance of 33.01 feet to the southerly right-of-way line of South Shannon Road; thence South 88 degrees 57 minutes 47 seconds West on said southerly right-of-way line and parallel with the north line of said Southeast Quarter of Section 23, a distance of 310.05 feet to the true point of beginning for the tract of land being described; and running thence South 0 degrees 04 minutes 16 seconds West, parallel with the east line of said Southeast Quarter of Section 23, a distance of 1282.26 feet to the north line of Lot 4 in Elkhorn Industrial Park in the Village of Milledgeville, said point being 40.01 feet easterly from the northwest corner of said Lot 4; thence South 88 degrees 57 minutes 25 seconds West on the north line of said Elkhorn Industrial Park, a distance of 974.90 feet to the easterly right-of-way line of Illinois Route 40 (Washington Street); thence North 0 degrees 04 minutes 32 seconds East on said easterly right-of-way line of Illinois Route 40 and Washington Street, a distance of 1245.66 feet to said southerly right-of-way line of South Shannon Road; thence North 62 degrees 01 minutes 08 seconds East on said right-of-way line, a distance of 80.98 feet; thence North 88 degrees 57 minutes 47 seconds East on said southerly right-of-way line, a distance of 903.33 feet to the point of beginning; containing 28.66 acres, more or less. Milledgeville containing 0.0524 square miles.

Complete Legal Description of all properties located within the zone total approximately 13 square miles

PARCEL LIST

0134300003	0133476001	0133476003
0133476004	0133426004	0133351002
0133426003	0132400003	0134300007
0133426002	0133426005	0132400002
0133301002	0134300001	0134300006
0133151001	0133151002	0134176001
0134126002	0134126001	0127357001
0127376013	0127376015	0127376012
0127376011	0127376010	0128480004
0128480003	0127376014	0127376009
0133276001	0127176007	0127176003
0133326011	0133326002	0133326013
0133326012	0133326005	0133326008
0133426001	0133276004	0133251006
0133178005	0133176008	0133176009
0133176007	0133176006	0133176009
0133176007	0133176006	0133177001
0133251008	0133134005	0133134007
0133134005	0133134007	0133134006
0133135001	0133135002	0133133003
0133133001	0133133001	0133133002
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ADDENDUM "B"
WHITESIDE CARROLL ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT entered into on the ____ day of _____, 2016 A.D. by and between the Counties of Whiteside and Carroll, Illinois, and the Cities/Villages of Fulton, Lyndon, Morrison, Prophetstown, Rock Falls, Sterling, Tampico, Milledgeville, Mt. Carroll, Savanna and Thomson, hereafter referred to as "the Designating Units of Government".

WHEREAS, the State of Illinois has enacted the "Illinois Enterprise Zone Act" (hereinafter referred to as "Act") to alleviate distressed economic conditions in certain depressed areas; and,

WHEREAS, the Governor signed Senate Bill 3616, as amended, into law on August 7, 2012, thereby amending the "Illinois Enterprise Zone Act" (20 ILCS 655/1 et. seq.) under the provisions of Public Act 97-0905 outlining new application procedures and related changes to the Illinois Enterprise Zone Program; and,

WHEREAS, the General Assembly also passed Senate Bill 20 as amended on May 31, 2013, which was signed into law by the Governor on July 25, 2013, as Public Act 98-109, portions of which clarified Enterprise Zone related legislation contained in Public Act 97-905 and hereinafter known as the "Act"; and,

WHEREAS, the Ordinance is a part of the application to the Illinois Department of Commerce, hereafter referred to as the "Department" for designation of an Enterprise Zone pursuant to the Illinois Enterprise Zone Act, 20 ILCS 655/1 et. Seq. and Section 18-170 of the Property Tax Code (35ILCS 200/18-170); and,

WHEREAS, the Designating Units of Government desire to operate the Enterprise Zone in an efficient and effective manner in keeping with the terms of the Act and rules and regulations promulgated by the Department and the Illinois General Assembly for the operation of an Enterprise Zone; and,

WHEREAS, the health, safety, and welfare of the residents of the Designating Units of Government are dependent, in part, upon a healthy private sector of the Counties' and Municipalities' economy; and,

WHEREAS, the development, growth, and expansion of the private sector requires a cooperative and continuous partnership between government and private sector; and,

WHEREAS, there are certain areas within the Designating Units of Government that need the particular attention of government, business, and labor to attract private sector investment and directly aid the Counties and Municipalities and the residents thereof; and,

WHEREAS, a disproportionate number of residents within the incorporated municipalities of Fulton, Lyndon, Morrison, Prophetstown, Rock Falls, Sterling, Tampico, within Whiteside County and Milledgeville, Mt. Carroll, Savanna and Thomson within Carroll County and adjacent areas of

unincorporated Whiteside and Carroll Counties have continued to suffer poverty, unemployment, and economic distress related to the loss of many manufacturing jobs, shifts of industries throughout the Counties, and locally prolonged national recession, trends towards movement to larger metropolitan areas and a variety of other economic factors negatively affecting the incorporated and unincorporated areas above mentioned; and,

WHEREAS, the duly constituted legislative bodies of the Designating Units of Government are cognizant of the distressed conditions existing within their areas and are desirous of alleviating these distressed conditions; and,

WHEREAS, the Designating Units of Government have indicated their willingness and desire to cooperate in designating portions of the Municipalities as well as unincorporated areas in the Counties as an Enterprise Zone as described in Attachment "A" which contains a full legal description and parcel list; and,

WHEREAS, the Intergovernmental Cooperation Act (*PA 78-785*), as enacted by the State of Illinois, Section 3, provides as follows:

Intergovernmental Agreement: Any power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other State or of the United States to the extent that laws of such other State or of the United States do not prohibit joint exercise or enjoyment."

WHEREAS, the parties to this Agreement have had conferred upon them the exercise of powers authorized in *5/ILCS 220/1 of the Illinois Revised Statutes*.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED HEREIN AND IN FURTHER CONSIDERATION OF THE RECITALS HEREIN ABOVE SET FORTH, IT IS HEREBY AGREED BETWEEN THE DESIGNATING UNITS OF GOVERNMENT, AS FOLLOWS:

Section 1: NAME. The name of the Enterprise Zone shall be the Whiteside Carroll Enterprise Zone, hereinafter referred to as the "Zone".

Section 2: QUALIFICATIONS. The Designating Units of Government hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, and further affirm that:

- (a) The Zone Area is a contiguous area; and,
- (b) The Zone Area comprises a minimum of one-half square mile and not more than fifteen square miles in total area; and,
- (c) The Local Labor Market Area confirms three of the ten criteria are met and,

(d) The Zone Area satisfies any additional criteria established by the Department; and,

(e) On the 30th day of August, 2016 a Public Hearing was conducted on the question of creating a new Enterprise Zone (hereafter referred to as "the Zone") of which was held within the Zone area at Morrison City Hall, 200 West Main Street, Morrison, IL. A public notice was published within the Daily Gazette, Sterling which is the newspaper of general circulation within the Zone Area on the 24th day of August, 2016 of which was not more than 20 days nor less than five days before the hearings; and,

(f) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the Counties as required within.

Section 3: TERMS AND EFFECTS. The term of the Zone will be for 15 years commencing January 1, 2018, and ending at midnight on December 31, 2032, or until such time as the Zone has expired, been decertified by the Department or repealed by the Illinois General Assembly, whichever is sooner. After the 13th year, the Zone is subject to review by the State Enterprise Zone Board for an additional 10 years designation beginning on the expiration date of the Zone. During the review process, the State Enterprise Zone Board shall consider the cost incurred by the State of Illinois and units of local government as a result of the tax benefits received by the Zone before granting the extension. Upon the approval of the State Enterprise Zone Board and certification by the Department the Zone may further be in effect for an addition 10 years, beginning January 1, 2033.

Section 4: ZONE MANAGEMENT. Upon designation as an Enterprise Zone by the Department, a Zone Management Organization comprised of the Chairpersons of the Carroll and Whiteside County Boards, the Mayors of Fulton, Lyndon, Morrison, Prophetstown, Rock Falls, Sterling, Tampico, Milledgeville, Mt. Carroll, Savanna, and Thomson and fifteen members of the private sector to be selected by majority vote of the elected officials of the Management Organization will be formed. This Organization will be the governing body of the Enterprise Zone Management Organization and will appoint the Zone Administrator. Decisions on appointment or removal of the Zone Administrator shall be made in the following manner:

- (a) Nominations shall be received from members of the Management Organization for appointment of the Zone Administrator. Appointment of the Zone Administrator shall be by majority vote of the Zone Management Organization; and,
- (b) The Zone Administrator may be removed by a two-thirds vote of the Zone Management Organization; and,
- (c) The Zone Administrator shall be an employee or officer of one of the participating governmental agencies; and,
- (d) The Zone Administrator shall be responsible for the day-to-day implementation within the Zone Area and will be the liaison between the Zone Management Organization, the economic development groups, the Illinois Department of Commerce, and the Illinois Department of Revenue.

Section 5: ZONE ADMINISTRATOR: It shall be the power of the Zone Administrator, who shall be appointed by the Management Organization, to:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act; and,
- (b) Act as a liaison between the Designation Units of Government as well as the Department, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private; and,
- (c) Conduct an ongoing evaluation of the Enterprise Zone Program and submit such evaluative reports quarterly basis to the Zone Management Organization; and,
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance, and employment training within the Enterprise Zone; and,
- (e) The Zone Administrator will create a brochure explaining the incentives available and the advantages of being within the Enterprise Zone. The brochure shall be complete and distributed to the businesses within the new zone within four months of the zone designation and updated on a yearly basis; and,
- (f) The Zone Administrator will hold educational forums and programs for the Enterprise Zone communities and businesses to explain and promote program incentives and benefits; and,
- (g) Recommend qualified Designated Zone Organizations to the Management Organization; and,
- (h) Have other such duties as specified by the Management Organization, to appoint personnel as appropriate to assure the smooth operation of the Enterprise Zone; and,
- (i) The Zone Administrator will collect data from applicants within 90 days of the completion of each approved Enterprise Zone Project for reporting to agencies within the state that are or may be required by law, including total project cost including machinery and equipment and jobs created and retained due to the project; and,
- (j) The Zone Administrator shall monitor and collect the data on approved project's tax assessments and provide to the Whiteside and Carroll County Clerks each year and at the time required by the County clerks to complete the tax to include the abatement if applicable on each year's tax bill for the five year abatement term.

Section 6: MANAGEMENT ORGANIZATION: The Zone Administrator may recommend to the Management Organization one or more organizations that may qualify as Designated Zone Organizations under the provisions of the Illinois Enterprise Zone Act. Upon approval by the Management Organization, for a term of years set by the Management Organization, the Designated Zone Organization may, subject to

the necessary governmental authorizations, provide the following services or perform the following functions in coordination with the municipality or county:

- (a) Provide or contract for provision of public services including, but not limited to:
 - (1) establishment of crime watch patrols within zone neighborhoods;
 - (2) establishment of volunteer day care centers;
 - (3) organization of recreational activities for zone area youth;
 - (4) garbage collection;
 - (5) street maintenance and improvements;
 - (6) bridge maintenance and improvements;
 - (7) maintenance and improvement of water and sewer lines;
 - (8) energy conservation projects;
 - (9) health and clinic services;
 - (10) drug abuse programs;
 - (11) senior citizen assistance programs;
 - (12) park maintenance;
 - (13) rehabilitation, renovation, and operation and maintenance of low and moderate income housing; and
 - (14) other types of public services as provided by law or regulation.
- (b) Exercise authority for the enforcement of any code, permit, or licensing procedure within an Enterprise Zone.
- (c) Provide a forum for business, labor and government action on zone innovations.
- (d) Apply for regulatory relief as provided in Section 8 of this Act.
- (e) Receive title to publicly owned land.
- (f) Perform such other functions as the responsible government entity may deem appropriate, including offerings and contracts for insurance with businesses within the Zone.
- (g) Agree with local governments to provide such public services within the zones by contracting with private firms and organizations, where feasible and prudent.
- (h) Solicit and receive contributions to improve the quality of life in the Enterprise Zone.

Section 7: APPLICANTS: As allowed by the Act, the Zone Administrator is hereby authorized to charge an Administration Fee from the Applicant for the issuance of Building Material Exemption Certificate (BMEC) for Construction Materials incorporated into the real estate property in order to help offset the management and operational cost associated with the administration of the Zone. Said fee shall be equal to .5 percent (1/2%) of the documented cost of the building materials for each project up to a maximum of \$50,000 per certificate (20 ILCS 655/8.2c):

- (a) The Designating Units of Government encourage applicants/recipients receiving Whiteside Carroll Enterprise Zone benefits to utilize local labor and to purchase building materials locally when possible.

Section 8: SALES TAX CREDITS: Retailer's Occupation Tax. Each retailer who makes a qualified sale of building materials to be incorporated into real estate in the Whiteside Carroll Enterprise Zone for the purpose of remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by the State of Illinois under and pursuant to Retailers' Occupation Tax Act (35 ILCS 120/5k), subject to the following conditions:

- (a) The city/county has issued a building/zoning permit or letter and the total amount of the project as per building/zoning permit exceeds \$20,000; and,
- (b) The Enterprise Zone Administrator of the Zone has issued a certificate of approval for the project, prior to the start of construction. At that time the Zone Administrator will apply to the Illinois Department of Revenue (IDOR) for a contractor or other entity seeking a Building Material Exemption Certificate (BMEC), however a contractor or any other entity seeking certificate must provide all information needed by the IDOR to issue the BMEC; and if you are a Zone Administrator, High Impact Business project manager, or construction contractor (or other entity) seeking an exemption certificate a copy of which is required to be provided to the applicable retailer at the time of sale and maintained by such retailer in its books and records for the purposes of documenting any such deduction; and,
- (c) The exemption allowed hereby shall be limited to and shall only apply to any remodeling, rehabilitation or new construction and improvements of any commercial, industrial, manufacturing, building, and or warehouse distribution structure within the zone; and,
- (d) The Zone Administrator shall include within the project applications and the BMEC applications a notification statement that reporting to the Illinois Department of Revenue on a yearly basis is required by law and the applicants shall sign all applications.

Section 9: PROPERTY TAX ABATEMENTS: Commencing on or after January 1, 2018 or earlier if declared by the Department, taxes on real property levied by the Designating Units of Government shall be abated on approved property located within the boundary of the Enterprise Zone, as certified by the Department. The Designating Units of Government authorizes and directs the County Clerks of Whiteside and Carroll County to abate ad valorem taxes imposed upon real property, located within the Enterprise Zone area, upon which new improvements have been constructed, renovated or rehabilitated, subject to the following conditions:

- (a) The improvements or renovations total more than \$20,000 and have been issued a building/zoning permit or a letter from the local zoning jurisdiction of the property declaring all requirements are being met; and,
- (b) The project has been certified by the zone administrator, certification will be granted only after completion of the Zone Application forms and payment of application fee as stated here within **Section 7 & 8**; and,
- (c) In the event that a Tax Increment Financing (TIF) District or Redevelopment District or Project Area (20 ILCS 655/5.4.1) is, will be, or has been created by a municipality under Division 74.4 of the Illinois Municipal Code, and said redevelopment project area contains property that is located in an enterprise zone, and the municipality adopts an enterprise zone designation ordinance pursuant to Section 5.4 of the Act specifically concerning the abatement of taxes on property, as stated in this section, located within a redevelopment project area created pursuant to Division 74.4 of the Illinois Municipal Code, and the Department certifies the Ordinance, when the property is located in both the enterprise zone

and the redevelopment project area shall not be eligible for the abatement of taxes under Section 18-170 of the Illinois Property Tax Code; therefore no real estate tax abatement is allowed within a redevelopment area created pursuant to the Real Property Tax Increment Allocation Redevelopment Act; and,

- (d) Abatement of taxes on any parcel shall not exceed the amount attributable to the construction as declared on the project application by the owner, manager, and or contractor of the improvements and the renovation or rehabilitation of the existing improvements on such parcel; and,
- (e) The following provision will apply to all projects involving demolition and new construction. Any project which involves new construction on a site which previously was occupied by a building(s) will receive the real estate tax abatement on a "net new" basis. That is, the increased assessment amount to be abated will be based on the most recent assessment of the property which included the valuation of the property which included the valuation of the land and original building(s); and,
- (f) Such abatement shall be allowed only for commercial, industrial, manufacturing, and or warehouse distribution property located within the Zone Area; and,
- (g) For projects occurring on parcels or properties located within the boundaries of the Zone at the time of certification by the Department, 100% abatement of real estate taxes for a 5-year period, or until the expiration, termination or decertification of the Whiteside Carroll Enterprise Zone, whichever period ends sooner, on the increased assessment amount only of the commercial, industrial, manufacturing, and or warehouse distribution property located or added to the zone according to requirements by state law; on projects due to rehabilitation, expansion, or new construction. The abatement will be effective after the said rehabilitation, expansion, or new construction has been completed and the full increased assessment is in place; and,
- (h) Upon the effective date of this ordinance, all incentives and benefits previously offered and in effect within the boundaries of the former Whiteside Carroll County Enterprise Zone #8 expiring on or before December 31, 2018, shall continue as originally awarded during the term of the Zone for the term of the newly designated Whiteside Carroll Enterprise Zone for the following groups:
 - 1. Projects which are receiving benefits or incentives within the existing Whiteside Carroll County Enterprise Zone and the Whiteside Carroll Enterprise Zone on the effective date of this designating ordinance; or
 - 2. Projects or expansions which were proposed or under development on the effective date of this designating ordinance, if the business enterprise demonstrates that the proposed business expansion has been committed to locating or expanding in the zone; or

3. Projects where substantial or binding financial obligations have been made; and such commitments have been made in reasonable reliance on the benefits and programs which would have previously been available because of the enterprise zone; and,

- (i) **Accountability:** To provide accountability on behalf of the zone and to participating taxing districts, all projects receiving real estate tax abatements and or any other state incentive created and in effect for enterprise zones must by law report annually to the Illinois Department of Revenue the amount of incentives they have received for the previous year. If such project is receiving real estate tax abatement and the Zone Administrator receives notification from the Illinois Department of Revenue that the required annual reporting has not been completed the project will cease to receive real estate tax abatement and or any other local enterprise zone benefits until the Zone Administrator has been notified that the project owner or manager has completed the required reporting.

Section 10: ADDITIONS OF TERRITORY: For territory expansion to the boundaries of the Zone shall be as follows:

- (a) Territory expansions will be considered to facilitate commercial or industrial projects which create one full-time job for every 1000 residents, per previous Census, within the community of which the project is located. For expansions in unincorporated areas, job creation requirement will be based on township population. Census population will be rounded to the nearest 1000 to determine job creation requirement; and,
- (b) Additions of territory in communities or townships with populations of 6,000 or less will be considered for commercial or industrial projects with a minimum investment of \$300,000 including site purchase and preparation, construction cost and capital equipment; and,
- (c) Additions of territory in communities or townships with populations of 6,001 and over, per previous Census, will be considered for commercial or industrial projects with an investment minimum of \$500,000 including site purchase and preparation, construction cost and capital equipment; and,
- (d) Territory to be added must have the intended use of commercial, business, manufacturing or Industrial; and,
- (e) Additions of territory will contain only the property required for a clearly articulated, eligible project including a reasonable amount of land for expansion of the specific project.

Any additions of territory must also follow and meet requirements of the Illinois Enterprise Zone Act.

Section 11: EFFECTIVE DATE. This Agreement shall be in effect from the date of and after its execution by all of the Designating Units of Government, recording and upon certification of the new Enterprise Zone designation by the Department, according to law. Failure to receive certification of the Zone by the Department will render this Agreement null and void.

Section 12: COMPLIANCE WITH OTHER LAWS. Neither the passage of this Agreement nor the establishment of the Zone shall supersede other applicable laws, ordinances or regulation, unless expressly provided for in this Agreement or the Act. Any development undertaken pursuant to the creation of the Zone shall be performed in full compliance with the applicable laws, ordinance, and regulations and processed applicable, to the respective Designating Units of Government.

This Agreement is made as of the first date that it is approved and fully executed the by the parties hereto as shown below.

SIGNATURE SHEET FOR ALL UNITS OF GOVERNMENT

WHITESIDE COUNTY, IL

By: _____
Chair

CITY OF FULTON, IL

By: _____
Mayor

CITY OF MORRISON, IL

By: _____
Mayor

CITY OF ROCK FALLS, IL

By: _____
Mayor

VILLAGE OF TAMPICO, IL

By: _____
Village President

CITY OF MT. CARROLL, IL

By: Carl R. Decker
Mayor

VILLAGE OF THOMSON, IL

By: _____
Village President

CARROLL COUNTY, IL

By: _____
Chair

VILLAGE OF LYNDON, IL

By: _____
Village President

CITY OF PROPHETSTOWN, IL

by: _____
Mayor

CITY OF STERLING, IL

By: _____
Mayor

VILLAGE OF MILLEDGEVILLE, IL

By: _____
Village President

CITY OF SAVANNA, IL

By: _____
Mayor