

ASSUMPTION TIF DISTRICT - AS AMENDED

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



The City of
ASSUMPTION, IL
May 3, 2023



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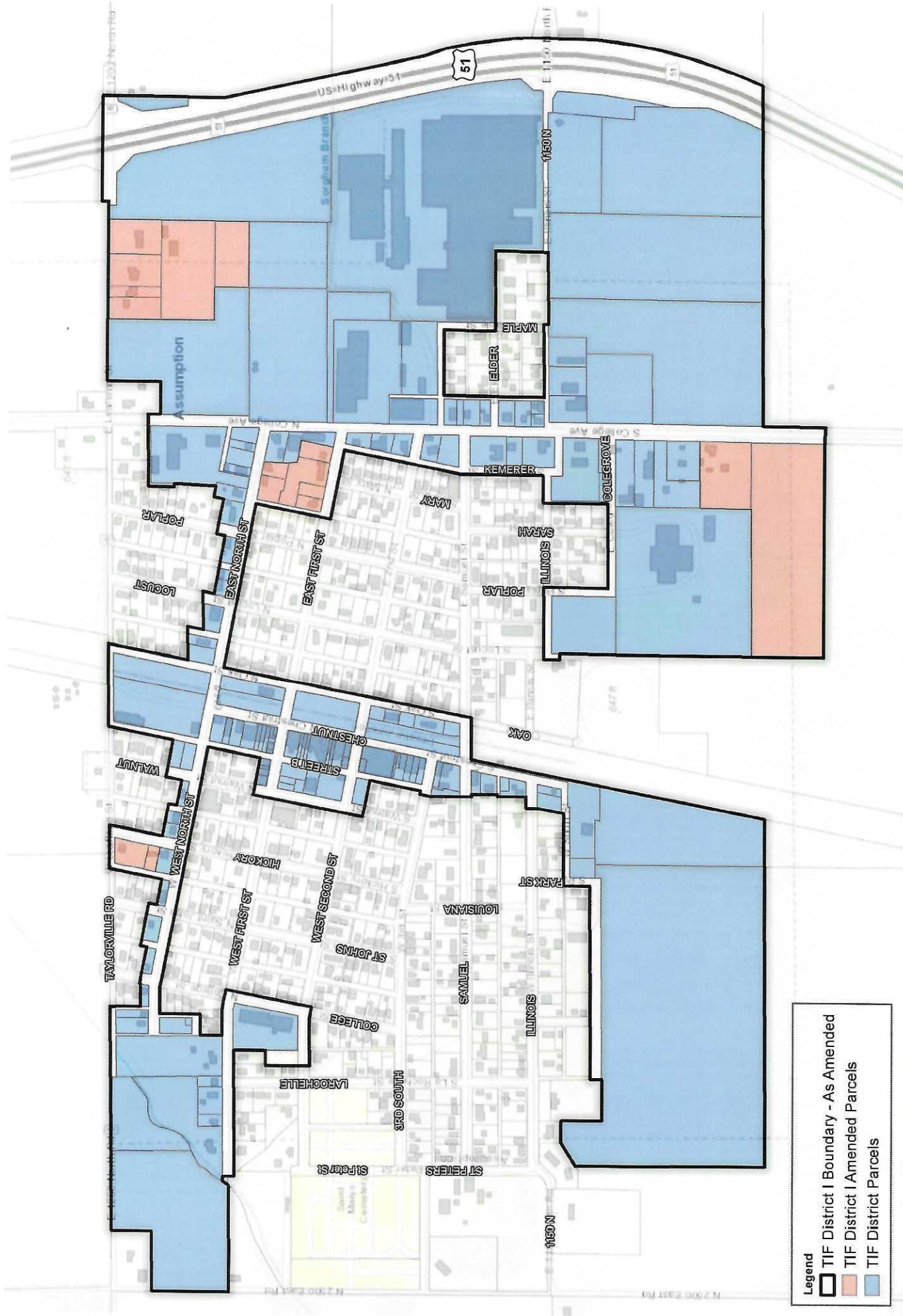
SECTION I. INTRODUCTION

On December 6, 2017, the City of Assumption (“City”) passed Ordinances adopting and establishing the Assumption TIF District Redevelopment Plan (“Original Plan”) and Redevelopment Project Area (“Area”). As part of the continuing efforts to maximize the potential of the TIF District program, the City desires to amend the Original Plan to incorporate additional parcels into the Area.




This TIF District Redevelopment Plan – As Amended (“Amended Plan”) is intended to update the Redevelopment Plan to include additional properties adjacent to the existing Area that could benefit from inclusion in a Redevelopment Project Area. As part of the proposed boundary change, the properties set which make up the Amended Area had to be found eligible, with the conditions found detailed in Section II of this Amended Plan. The Amended Boundary Map can be seen in Exhibit A, with those parcels which make up the Amended Area shown in Exhibit B.

Much of the Original Plan remains relevant for the Redevelopment Project Area as a whole, and as such this Amended Plan should be considered an addendum to that Original Plan. The primary elements of the Amended Plan include the eligibility analysis for the parcels which make up the Amended Area, an Amended Redevelopment Plan to include proposed activities for the Amended Area, and an Amended Implementation Strategy to include an overall budget accounting for those additional activities in the Amended Area.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. Additionally, this portion of the Act has provisions for amending a redevelopment plan and project.



Legend

-  TIF District I Boundary - As Amended
-  TIF District I Amended Parcels
-  TIF District Parcels

**EXHIBIT B - ADDITIONAL AREA
TIF DISTRICT - AS AMENDED**
Assumption, IL



SECTION II. ELIGIBILITY FINDINGS FOR THE AMENDED AREA

A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Amended Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the parcels which make up the area of study can be seen in Exhibit B. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

“Conservation Area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
4. Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. “Inadequate sanitary facilities” refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

8. Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. The total equalized assessed value ("EAV") of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create

rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
3. Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of an unused rail yards, rail tracks or railroad rights-of-way.
3. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Methodology of Investigation

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- Examination of the proposed Amended Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Use of engineering plans and redevelopment plans, including information for requisite utility and infrastructure improvements and potential hurdles for development in the Amended Area.
- Examination of maps, aerial photographs, and historic data related to the proposed Amended Area including Christian County real property tax assessment records and equalized assessed value (“EAV”) information.
- Use of data published by the United States Department of Labor, including the Consumer Price Index for All Urban Consumers (“CPI”).
- Review of Illinois State Geological Survey (“ISGS”) maps and data.
- Review of the Christian County Multi-Hazard Mitigation Plan (“Hazard Plan”).
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Amended Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit C – Existing Land Use.

The Amended Area encompasses 16 parcels of property and rights-of-way in the City of Assumption. Generally, the Amended Area includes properties adjacent to the existing TIF District Boundary, containing property in the northern portion of the City as well as newly annexed properties in the southern portion. The southern portion of the Amended Area contains property south of the elementary school and west of N 2600 East Road. In the northwestern portion of the Amended Area the boundary includes property south of IL-6 and west of North Hickory Street. In the northeastern portion of the Amended Area property south of IL-6 and just west of US-51 are taken in. Finally, property south of East North Street and north of East 1st Street, just west of N 2600 East Road, are included.

The findings of this analysis, outlined and detailed below, demonstrate that the Amended Area is found to be a combination “conservation area” and “blighted area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area:

QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AMENDED AREA

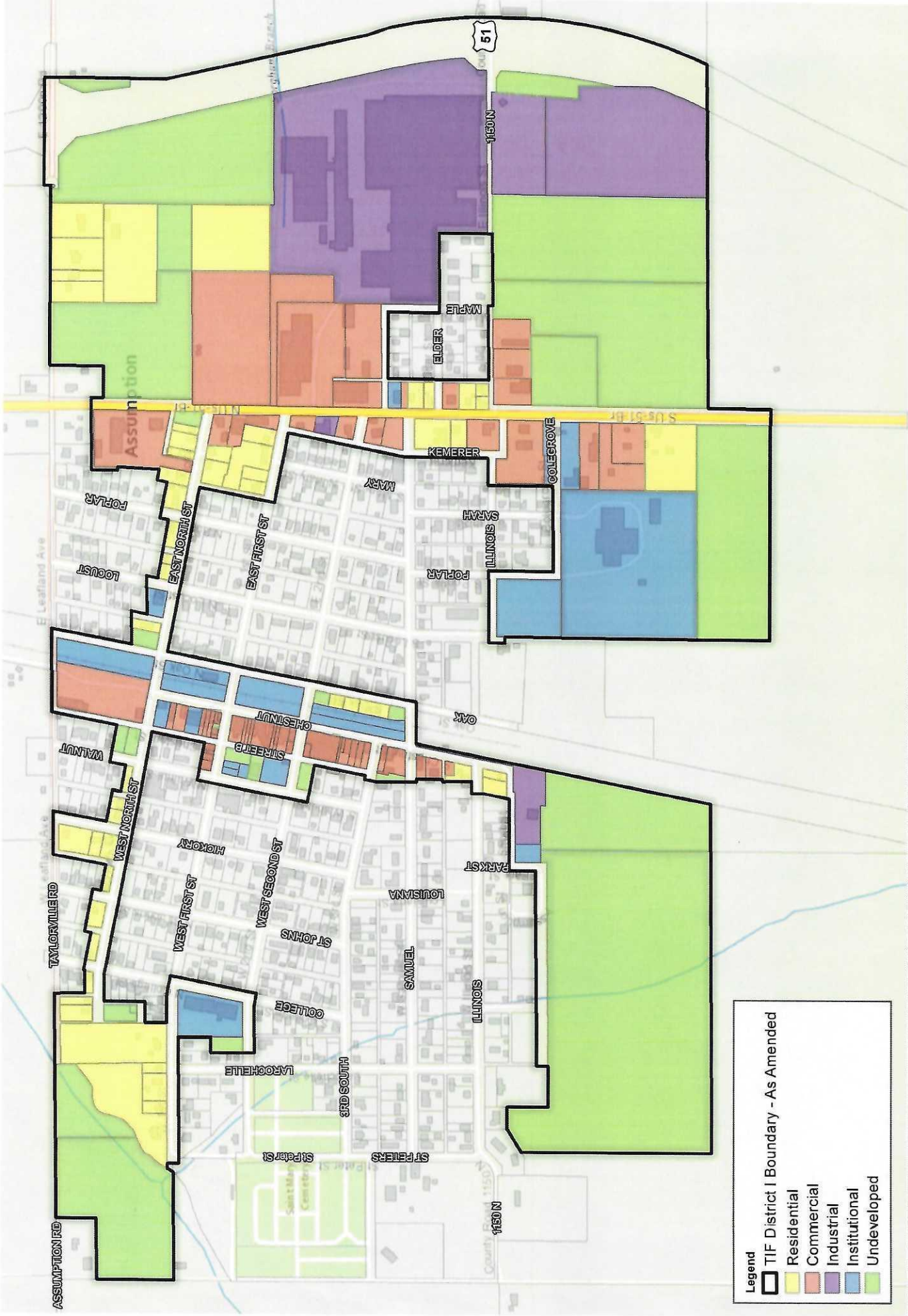
Age of Structures

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Per Christian County property information, all of the structures in the Area are at least 35 years old, with the average year of construction in the Amended Area being 1944. Thus, the developed portion of the Amended Area may be reviewed for its compliance with the “conservation” criteria.

The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Amended Area that would qualify it as a “Conservation Area”:

Deterioration

Deteriorated conditions were present throughout the Amended Area. In terms of structural deterioration, there were buildings having notable defects in the secondary structural components,



Legend







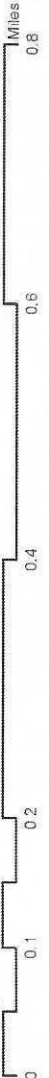
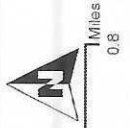
-  TIF District I Boundary - As Amended
-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Undeveloped

EXHIBIT C - EXISTING LAND USE
TIF DISTRICT - AS AMENDED
Assumption, IL



including roofs, windows, foundations, and fascia materials. This is not uncommon in areas with this many buildings over the age of thirty-five as detailed previously, and much of the noted conditions which would be considered deteriorated could be attributed to general wear over time. Conditions such as these were noted in 17 of the 26 structures (65%). Deteriorated surface improvements were also noted throughout the Amended Area, with parcels exhibiting conditions such as unkempt gravel areas, cracked and deteriorated roadway surfacing and sidewalks, and grass or weed growth in some of the surface improvements. These conditions were present in 10 of the 13 developed parcels (77%).

▪ **Inadequate Utilities**

Similar to the existing TIF District Area, there is need for utility upgrades and future improvements throughout the Amended Area. Given the proximity to the developed properties in the existing Area, the Amended Area likely exhibits similar conditions. The original study noted that much of the water distribution system and sanitary sewer system is antiquated and in need of repair or replacement, with engineers noting some of the infrastructure dates as far back as the 1930's. These are systems with outdated materials, including galvanized steel or ductile iron pipes for water and clay tile sewer lines. In addition to some of the portions of the system being antiquated, in order to accommodate future development the existing utilities will need to be extended to properties currently not being served, as well as increasing the capacity of some of those areas with lines that are undersized.

▪ **Stagnant or Declining Property Values**

Current and historic equalized assessed valuation information was researched to determine whether the Amended Area qualifies for this factor. Table A depicts the annual growth rates both for the Amended Area as a whole and the balance of the City, which is the total EAV of Assumption minus the EAV of the parcels in the Amended Area, dating back to assessment year 2016.

TABLE A - PROJECT AREA & CITY BALANCE GROWTH RATES

YEAR	ASSUMPTION ¹	PROJECT AREA ²	CHANGE %	BALANCE ³	CHANGE %
2021	\$17,870,137	\$383,483	0.62%	\$17,486,654	0.73%
2020	\$17,740,978	\$381,132	-0.38%	\$17,359,846	1.19%
2019	\$17,539,033	\$382,584	-3.51%	\$17,156,449	0.62%
2018	\$17,446,880	\$396,505	4.32%	\$17,050,375	3.88%
2017	\$16,793,582	\$380,089	-0.02%	\$16,413,493	2.72%
2016	\$16,358,866	\$380,172	-	\$15,978,694	-

¹Total City Equalized Assessed Value (EAV). Source: Christian County Clerk

²Total EAV of the Parcels in the Amended Area. Source: Christian County Property Tax Records

³Total City EAV Minus the EAV of the Parcels in the Amended Area

This analysis shows that the parcels in the Amended Area have been stagnant and have had a lower annual EAV growth rate than the balance of the City for four of the last five years, including several years where the overall EAV declined. Table B shows the comparison of the Amended Area growth rates to the Consumer Price Index for All Urban Consumers ("CPI") published by the United States Department of Labor, and that the parcels in the Area are increasing at an annual rate that is less than the CPI for four of the last five years.

TABLE B - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	GROWTH %	CPI ²
2021	\$383,483	0.62%	7.00%
2020	\$381,132	-0.38%	1.40%
2019	\$382,584	-3.51%	2.30%
2018	\$396,505	4.32%	1.90%
2017	\$380,089	-0.02%	2.10%
2016	\$380,172	-	-

¹Total EAV of the Parcels in the Amended Area. Source: Christian County Property Tax Records

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor

Thus, the Amended Area meets both requirements set forth for this factor: the proposed Amended Area is increasing at an annual rate that is less than the balance of the municipality for at least three of the last five calendar years; and, the proposed Amended Area is increasing at an annual rate that is less than the CPI for at least three of the last five calendar years.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties. The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Christian County Assessment and Tax Information System, it has been determined that there are three parcels of land in the Amended Area found to be vacant. These are parcels of real property without industrial, commercial, or residential buildings. Those parcels which have been used for agricultural purposes have been, or will be, subdivided in accordance with the guidelines set forth in the Act as part of the proposed Redevelopment Plan and Project. Since a portion of the Amended Area was found to be vacant, the qualifying factors for vacant land found in the Act were researched to determine eligibility for these properties. The following is the review of qualifying factors in this portion of the Amended Area.

▪ **Obsolete Platting**

Much of the undeveloped acreage that makes up the Amended Area will require reconfiguration to accommodate future development, as the existing platting does not conform to modern development guidelines, nor does it create adequate provision for right-of-way access for the majority of the acreage in the Amended Area. The subdivision of the property will also need to account for utility and infrastructure improvements, as the properties are currently underserved. Without an overall redevelopment plan guiding this process the platting could be a byproduct of being subdivided on an as-needed basis, which could further cause platting issues in the future as development patterns and potential plans change. Utilizing a tax increment financing redevelopment plan should serve to guide future development of the available acreage by facilitating necessary infrastructure and utility improvements in appropriate areas within the proposed Amended Area.

▪ **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Amended Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Amended Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form.

▪ **Stagnant or Declining Property Values**

The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the proposed Amended Area. As such, the undeveloped portion of the Area also qualifies for this factor, as it was determined that the parcels in the Amended Area meet both requirements of this factor.

In addition to the above qualifications for vacant property, the Act finds that if the sound growth of the Amended Area is impaired by a factor that is present (with that presence documented to a meaningful extent) and reasonably distributed throughout the vacant part of the Amended Area it may qualify under an additional set of eligibility criteria.

▪ **The Area Consists of One or More Unused Quarries, Mines, or Strip Mine Ponds**

The Illinois State Geological Survey maintains records of active and abandoned coal mines in the state. Utilizing data from the ISGS, the undermining in the Amended Area is shown in Exhibit D. The mined area is shown in addition to the proximity areas, per the ISGS. The proximity areas include the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and ranges from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines. Future development in these areas should be considerate of the undermining and depending on the type and density of development there may be mitigation efforts necessary for the site before it could be utilized to its highest and best use.

These conditions pose a potential barrier to future development, and mine subsidence could threaten any of the existing structural improvements over undermined areas. The Multi-Hazard Mitigation Plan for Christian County identifies the Village as being susceptible to subsidence and details the potential damage to structures built over mined areas, as well as roadways, utility lines/pipes, railroads, and bridges. The Hazard Plan establishes that planned construction should be reviewed with mining maps to minimize potential subsidence-related structural damage.

E. Summary of Factors

It is found that the developed portion of the Amended Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, and the Amended Area contains an incidence of at least three factors present to a qualifying degree:

- Deterioration
- Inadequate Utilities
- Stagnant or Declining Property Values

It is found that the undeveloped portion of the Amended Area contains conditions that qualify it as a Blighted Area, exhibiting at least three qualifying factors present to a qualifying degree:

- Obsolete Platting
- Deterioration of Adjacent Parcels
- Stagnant or Declining Property Values

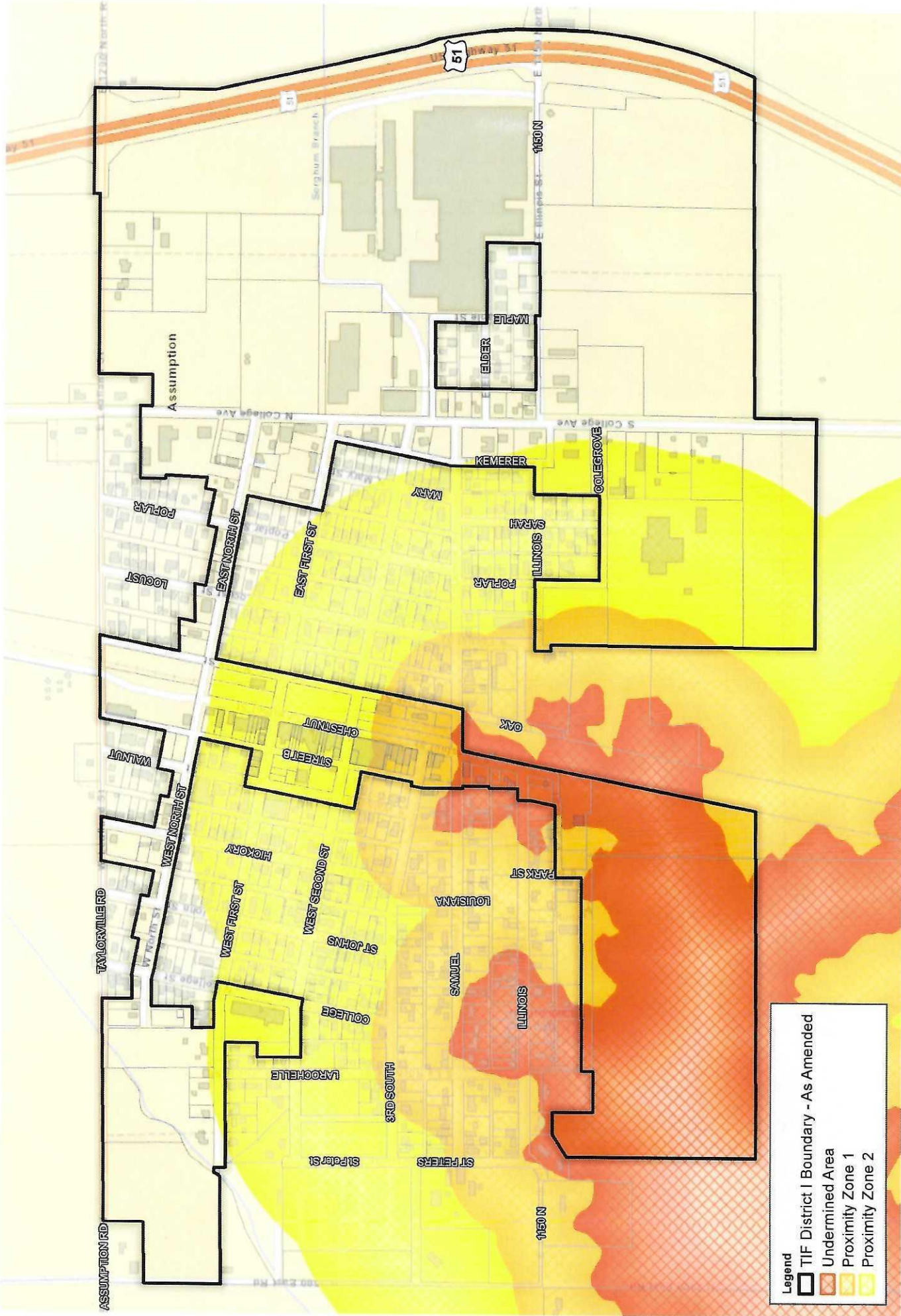
Additionally, it was found that the undeveloped portion of the Amended Area contains an incidence of a stand-alone factor:

- The Area Consists of One or More Unused Quarries, Mines, or Strip Mine Ponds

F. Conclusion

It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a “conservation area” and “blighted area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Amended Area as a whole, to the long-term interests of the City, and to the

other taxing districts. The inclusion of these properties into the existing tax increment program should serve to reduce or eliminate the factors which cause the Amended Area to qualify under the TIF Act.



SECTION III. REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the Amended TIF District Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

B. General Land Use Plan

The General Land Use Plan for the Amended Redevelopment Project Area is shown in Exhibit E. All Redevelopment Projects shall be subject to the provisions of the City's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing.
2. Prevent the recurrence of those qualifying conditions which exist within the Area.
3. Enhance the real estate tax base for the City of Assumption and all other taxing districts which extend into the Area.
4. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the City and surrounding areas.
5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the City of Assumption regarding this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan.
2. Utilize City staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan.
3. Actively market the Redevelopment Project Area to private-side developers.
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete certain private actions and activities as outlined in this Plan.
5. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area.

6. Monitor the public and private actions and activities occurring within the Area.
7. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be additionally amended from time to time as determined by the City.

E. Redevelopment Project

To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken. An essential element of the Amended Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

1. Private Redevelopment Activities

The private activities proposed for the Amended Assumption TIF Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades, including sidewalk improvements in accordance with ADA guidelines.
- Street improvements, including resurfacing deteriorated roadways and construction of curb and gutter for storm water mitigation.
- Repairing, remodeling, and rehabilitation of existing buildings throughout the Redevelopment Project Area.
- Demolition of those structures which are determined to be beyond rehabilitation.
- Utility improvements, including the replacement of aged infrastructure and extension of the existing network to facilitate future development.
- Land assembly and site preparation.

2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to economic development of the Area.
- On-site infrastructure upgrades, including resurfacing streets and sidewalk improvements to be in compliance with ADA guidelines.
- Upgrade the utilities within the Area, including the repair or replacement of the aging water and sewer lines, as well as increase the capacity of those undersized water mains.
- Improve the storm water management infrastructure, including separation from the sanitary sewer system.
- Rehabilitate the sanitary sewer system for repurposing as the storm water sewer system.
- Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings.
- Costs of demolition of public or private buildings for those structures determined to be beyond repair or rehabilitation.
- Facilitate future expansion of the City's corporate boundary to accommodate future development, take advantage of the visibility of the adjacent properties.
- Provide infrastructure for newly annexed properties, including the extension of the existing street network and utility systems.
- Marketing of properties within the TIF District Area for recruitment of development.
- Financing costs, including those related to the issuance of obligations; Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.
- Relocation costs, to the extent that a municipality determines that relocation costs shall be paid, or is required to make payment of relocation costs by federal or state law.

SECTION IV. IMPLEMENTATION STRATEGY

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the City to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the City will work to adopt the Redevelopment Plan. Once the Plan is adopted, the City will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the City as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued there under accruing during the estimated period of construction of any Redevelopment Project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. These costs include fire protection district, school district, and library district capital costs.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
11. Payments in lieu of taxes.
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i.) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii.) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - ii. Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
 - iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and,
 - iv. The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in Table C. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Amended Plan over the life of the Amended Redevelopment Project's extension. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE C - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services;	\$875,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land;	\$1,235,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements;	\$2,125,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, additional safety barriers, streets, roadways, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including storm and sanitary sewers, and lift stations);	\$3,465,000
Financing costs, including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project;	\$1,575,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law;	\$475,000
TOTAL ESTIMATED BUDGET	\$9,750,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$9,750,000 plus any additional interest and financing costs as may be required.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Amended Redevelopment Project Area as a whole is approximately \$6,911,582. The total EAV of the Amended Area is \$383,483. The County Clerk of Christian County will verify the Base EAV of the Amended Area upon the adoption of the City ordinances approving the Amended Redevelopment Plan and Project. A list of all parcels within the Redevelopment Project Area as Amended is attached as Appendix B.

E. Redevelopment Valuation

Contingent on the adoption of the Amended Redevelopment Plan and Project, and commitment by the City to the Amended Redevelopment Program, it is anticipated that private developments and/or improvements will continue to occur within the Amended Redevelopment Project Area. It is estimated that as a result of the Amended Redevelopment Plan private investment will continue, resulting in an EAV increase of \$5,600,000. This figure is in present day dollars and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$6,000,000.

F. Source of Funds

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value of property in the Redevelopment Project Area, shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Area, and retire any obligations incurred to finance Redevelopment Project Costs.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the City. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the City.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area.

In order to expedite the implementation of the Amended Redevelopment Plan, the City of Assumption, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Redevelopment Project Costs. These obligations may be secured by future amounts to be collected and allocated to the Special Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices and Affirmative Action

The City of Assumption will ensure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The City will additionally ensure that all recipients of tax increment financing assistance adhere to these policies.

I. Certifications

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study. If, however, the municipality certifies that the redevelopment plan will not result in displacement of residents from 10 or more residential units then no housing impact study is required.

The City of Assumption hereby certifies that the Amended Assumption TIF Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The City hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the City would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

SECTION V. AMENDING THE TIF PLAN

The Amended Assumption TIF District Redevelopment Plan and Project may be additionally amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

SECTION VI. REPORTING AND MEETING

The City shall adhere to all reporting and meeting requirements as provided for in the Act.

APPENDIX A

AMENDED LEGAL DESCRIPTION

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APPENDIX A – AMENDED LEGAL DESCRIPTION

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF FAP 322 (U.S. ROUTE 51) AND THE SOUTH LINE OF THE N. ½, SW ¼, SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD P.M. IN CHRISTIAN COUNTY, ILLINOIS; THENCE WESTERLY ALONG SAID SOUTH LINE N. ½, SW ¼, SECTION 1 EXTENDED WESTERLY TO THE WEST RIGHT OF WAY LINE OF S. COLLEGE STREET (BUSINESS U.S. 51); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF S. COLLEGE STREET TO THE NORTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-404-006-00; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL (PIN NO. 01-20-02-404-006-00) TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-02-404-006-00) TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-404-002-00; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL (PIN NO. 01-20-02-404-002-00) TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-02-404-002-00) TO THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE E. ILLINOIS STREET; THENCE EASTERLY ALONG THE SAID NORTH RIGHT OF WAY LINE OF E. ILLINOIS STREET TO THE EASTERLY RIGHT OF WAY LINE OF S. POPLAR STREET; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF S. POPLAR STREET TO THE NORTHERLY RIGHT OF WAY LINE OF COLEGROVE STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF COLEGROVE STREET TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 2 OF KEMMERER AND COLEGROVES SECOND ADDITION TO THE CITY OF ASSUMPTION, SAID POINT BEING ON THE WESTERLY LINE OF A 16 FOOT WIDE ALLEY IN SAID BLOCK 2 OF KEMMERER AND COLEGROVES SECOND ADDITION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALLEY EXTENDED TO THE NORTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET TO THE WESTERLY RIGHT OF WAY LINE OF KEMMERER STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF KEMMERER STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. SAMUEL STREET; THENCE NORTHEASTERLY TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID E. SAMUEL STREET AND THE WESTERLY RIGHT OF WAY LINE OF SAID KEMMERER STREET; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY OF SAID KEMMERER STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. FIRST STREET; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 22 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF SAID LOT 2 IN BLOCK 22 OF MALHOITS ADDITION; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 22 OF SAID MALHOITS ADDITION; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 9 IN BLOCK 22 OF MALHOITS ADDITION TO THE SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET TO THE EASTERLY RIGHT OF WAY LINE OF N. OAK STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. OAK STREET TO THE NORTHERLY RIGHT OF WAY LINE OF E. SAMUELS STREET; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF N. OAK STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF E. SAMUEL STREET; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF E. SAMUEL STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE CENTRAL ILLINOIS SHIPPERS RAILROAD; THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY OF THE CENTRAL ILLINOIS SHIPPERS RAILROAD TO THE SOUTH LINE OF THE N. ½, S. ½ OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD P.M.; THENCE WESTERLY ALONG THE SAID SOUTH LINE N. ½, S. ½, SECTION 2 TO THE SOUTHWEST CORNER OF PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-300-002-00; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-02-300-002-00) TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-100-001-01; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF PARCEL (PIN NO. 01-20-02-100-001-01) TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-300-005-00; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL (PIN NO. 01-20-02-300-005-00) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL (PIN NO. 01-20-02-300-005-00) TO THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF W. ASSUMPTION AVENUE; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF W. ASSUMPTION AVENUE TO THE WESTERLY RIGHT OF WAY LINE OF S. PARK STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF S. PARK STREET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-302-006-00; THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID S. PARK STREET AND THE NORTHERLY RIGHT OF WAY LINE OF W. SHORT STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY OF W. SHORT STREET TO THE SOUTHEAST CORNER OF LOT 37 IN BLOCK 29 OF THE ORIGINAL TOWN OF ASSUMPTION, ILLINOIS; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID LOT 37 IN BLOCK 29 OF THE ORIGINAL TOWN OF ASSUMPTION, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF W. ILLINOIS STREET; THENCE NORTHERLY PERPENDICULAR TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. ILLINOIS STREET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID W. ILLINOIS STREET; THENCE EASTERLY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-122-012-00; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-212-012-00) EXTENDED NORTHERLY TO A POINT ON THE SOUTH LINE OF LOT 14 IN BLOCK 3 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 14 IN BLOCK 3 OF THE ORIGINAL TOWN OF ASSUMPTION TO A POINT 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14 IN BLOCK 3 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHERLY TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 3 OF SAID ORIGINAL TOWN OF ASSUMPTION; THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 24 IN BLOCK 3 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHERLY TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF W. SAMUEL STREET AT A POINT 5.06 FEET WEST OF THE SOUTHEAST CORNER OF LOT 27 IN BLOCK 5 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHERLY ALONG A LINE 5.06 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 27 IN BLOCK 5 OF THE ORIGINAL TOWN OF ASSUMPTION EXTENDED NORTHERLY TO THE SOUTHERLY RIGHT OF WAY LINE OF W. THIRD STREET; THENCE NORTHEASTERLY PERPENDICULAR THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. THIRD STREET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID W. THIRD STREET; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 12 OF TACUSAH ADDITION TO THE CITY OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 14 IN BLOCK 12 OF SAID TACUSAH ADDITION; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 IN BLOCK 12 OF TACUSAH ADDITION EXTENDED TO THE WESTERLY RIGHT OF WAY LINE OF N. WALNUT STREET; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF N. WALNUT STREET TO THE NORTHEAST CORNER OF LOT 5 IN BLOCK 3 OF SAID TACUSAH ADDITION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4 OF SAID TACUSAH ADDITION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID N. WALNUT STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. WALNUT STREET TO A POINT 10 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 12 IN BLOCK 4 OF TACUSAH ADDITION; THENCE SOUTHEASTERLY ALONG A LINE 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 12 IN BLOCK 4 OF TACUSAH ADDITION TO A POINT 10 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 12 IN BLOCK 4 OF TACUSAH ADDITION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 15 IN BLOCK 4 OF SAID TACUSAH ADDITION, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF W. NORTH STREET; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. NORTH STREET TO THE NORTHWEST CORNER OF LOT 10 IN BLOCK 26 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 25 OF DEMPSEY RESUBDIVISION TO THE CITY OF ASSUMPTION; THENCE WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 8 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINES OF LOTS 8, 9, 10, 11, 12 IN BLOCK 25 OF DEMPSEY RESUBDIVISION EXTENDED TO THE NORTH LINE OF LOT 14 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE WESTERLY TO THE NORTHWEST CORNER OF LOT 16 IN BLOCK 25 OF SAID DEMPSEY RESUBDIVISION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 16 IN BLOCK 25 OF DEMPSEY RESUBDIVISION TO THE NORTHERLY RIGHT OF WAY LINE

OF W. FIRST STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY OF W. FIRST STREET TO THE SOUTHWEST CORNER OF LOT 13 IN BLOCK 25 OF SAID DEMPSEY RESUBDIVISION; THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF W. FIRST STREET AND THE EASTERLY RIGHT OF WAY LINE OF N. COLLEGE STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. COLLEGE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF W. SECOND STREET; THENCE NORTHWESTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID W. COLLEGE STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID W. SECOND STREET; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. SECOND STREET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 10 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 15 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 IN BLOCK 15 OF THE ORIGINAL TOWN OF ASSUMPTION TO THE SOUTHERLY RIGHT OF WAY LINE OF W. FIRST STREET; THENCE WESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. FIRST STREET TO THE WEST END OF W. FIRST STREET, SAID POINT BEING THE INTERSECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF W. FIRST STREET AND THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF VACATED N. ST. PETER STREET; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE SAID WESTERLY RIGHT OF WAY OF VACATED N. ST. PETER STREET TO THE NORTHERLY RIGHT OF WAY LINE OF W. FIRST STREET; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE SAID NORTHERLY RIGHT OF WAY LINE OF W. FIRST STREET TO THE SOUTHEASTERLY LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-101-001-00; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-001-00) TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-001-00) EXTENDED TO THE WESTERLY RIGHT OF WAY LINE OF 2500 E. ROAD; THENCE NORTHERLY ALONG WESTERLY RIGHT OF WAY LINE OF 2500 E. ROAD TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-101-001-01; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-101-001-01) TO THE SOUTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-02-101-001-01) THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-101-001-01) EXTENDED TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET); THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6 TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 25 OF SAID DEMPSEY RESUBDIVISION; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 3 IN BLOCK 25 OF DEMPSEY RESUBDIVISION; THENCE SOUTHEASTERLY TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N. COLLEGE STREET, SAID POINT BEING 10 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY ALONG A LINE 10 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION TO THE EASTERLY LINE OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID LOT 8 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 24 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 23 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID LOT 9 IN BLOCK 23 OF MALHOITS ADDITION; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 23 OF SAID MALHOITS ADDITION; SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 8 IN BLOCK 2 OF THE ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 2 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 18 IN BLOCK 1 OF THE SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF LOT 24 IN BLOCK 1 OF SAID ORIGINAL TOWN OF ASSUMPTION; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE EASTERLY LINE OF SAID 24 IN BLOCK 1 OF THE ORIGINAL TOWN OF ASSUMPTION TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET) THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 TO THE NORTHEASTERLY EXTENSION OF THE OF THE EASTERLY RIGHT OF WAY LINE OF N. OAK STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. OAK STREET TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION EXTENDED EASTERLY TO THE WESTERLY LINE OF LOT 10 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 12 IN BLOCK 1 OF DRENNAN AND COLEGROVES ADDITION EXTENDED EASTERLY TO THE EASTERLY RIGHT OF WAY LINE OF N. LOCUST STREET; THENCE SOUTHWESTERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF N. LOCUST STREET TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 1 OF TACUSAH ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 1 OF SAID TACUSAH ADDITION, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF N. POPLAR STREET; THENCE NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF N. POPLAR STREET TO THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-214-009-00; THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-02-214-009-00); THENCE NORTHEASTERLY TO THE NORTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-02-214-008-00); THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL (TAX PIN NO. 01-20-02-214-008-00) EXTENDED NORTHERLY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 3 OF SAID DRENNAN AND COLEGROVES ADDITION; THENCE WESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 3 IN BLOCK 3 OF DRENNAN AND COLEGROVES ADDITION; THENCE NORTHERLY TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID DRENNAN AND COLEGROVES ADDITION; THENCE EASTERLY TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-214-020-00, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF N. COLLEGE AVENUE (U.S. BUSINESS 51); THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF N. COLLEGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-100-001-00; THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-100-001-00); THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-100-001-00) EXTENDED TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 (LEAFLAND STREET) ; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 6 TO THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-002-01; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-005-00; THENCE EASTERLY TO THE NORTHWEST CORNER OF PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-006-01; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-101-006-01); THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-006-01) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY TO THE NORTHEAST CORNER OF A PARCEL WITH A TAX PIN NO. 01-20-01-101-004-00; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-004-00) TO THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY HIGHWAY NO. 6 TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-100-004-00; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-100-004-00) TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FAP 322 (U.S. ROUTE 51); THENCE SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY OF FAP 322 TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT THE NORTHEAST CORNER OF THE NW ¼, NE ¼, SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD P.M. IN CHRISTIAN COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NW ¼, NE ¼, SECTION 1 TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-006-01; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL (PIN NO. 01-20-01-101-006-01) TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-01-101-006-01) TO THE SOUTH LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-005-00; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL (PIN NO. 01-20-01-101-005-00) TO THE NORTH LINE OF SAID SECTION; THENCE EASTERLY ALONG SAID NORTH SECTION LINE TO THE NORTHEAST CORNER OF THE NW ¼, NE ¼, SECTION 1, TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE SOUTHERLY RIGHT OF WAY LINE OF E. FIRST STREET; THENCE NORTHWESTERLY ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF E. FIRST STREET TO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 21 OF MALHOITS ADDITION, SAID POINT BEING ON THE WESTERLY LINE OF A 30 FOOT WIDE ALLEY IN SAID BLOCK 22 OF MALHOITS ADDITION; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF E. NORTH STREET TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 22 OF MALHOITS ADDITION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8 IN BLOCK 22 OF MALHOITS ADDITION TO THE NORTH LINE OF LOT 5 IN BLOCK 22 OF MALHOITS ADDITION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 5 IN BLOCK 22 OF MALHOITS ADDITION TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 22 OF MALHOITS ADDITION TO THE PLACE OF BEGINNING.

INCLUDING:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF A 40 FOOT WIDE ALLEY IN BLOCK 23 OF MALHOITS ADDITION TO THE CITY OF ASSUMPTION AND THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET TO THE EASTERLY RIGHT OF WAY LINE OF N. HICKORY STREET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF N. HICKORY STREET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-02-201-005-00; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 23 OF MALHOITS ADDITION TO THE WESTERLY RIGHT OF WAY OF SAID 40 FOOT WIDE ALLEY IN BLOCK 23 OF MALHOITS ADDITION; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF W. LEAFLAND STREET TO THE PLACE OF BEGINNING.

INCLUDING

PART OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION TWO (2) TOWNSHIP TWELVE (12) NORTH RANGE ONE (1) EAST OF THE THIRD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS; THENCE NORTH 00°02'46" EAST, 83.51 FEET TO AN IRON PIN FOUND; THENCE NORTH 89°37'11" EAST, 1269.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUSINESS ROUTE 51 ; THENCE SOUTH 00°24'23" WEST, 440.03 FEET ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°37'11" WEST, 1266.36 FEET; THENCE NORTH 00°02'46" EAST, 356.49 FEET TO THE POINT OF BEGINNING, CONTAINING 12.80 ACRES MORE OR LESS.

EXCEPTING THEREFROM:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND WITH A TAX PIN NO. 01-20-01-101-015-00; THENCE NORTHERLY TO THE NORTHEAST CORNER OF SAID PARCEL (TAX PIN NO. 01-20-01-101-015-00); THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL (TAX PIN NO. 01-20-01-101-015-00) EXTENDED WESTERLY TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF S. MAPLE STREET; THENCE NORTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID S. MAPLE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. SECOND STREET; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. SECOND STREET TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 1 OF BURTON AND MITCHELLS ADDITION TO THE CITY OF ASSUMPTION; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 2 OF SAID BURTON AND MITCHELLS ADDITION, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET; THENCE EASTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY OF E. ILLINOIS STREET TO THE EASTERLY RIGHT OF WAY OF SAID S. MAPLE STREET; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF S. MAPLE STREET TO THE SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF E. ILLINOIS STREET TO THE PLACE OF BEGINNING.

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APPENDIX B

AMENDED PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST (AMENDED AREA)

01-20-01-101-002-00	01-20-02-216-007-00
01-20-01-101-002-01	01-20-02-216-008-00
01-20-01-101-003-00	01-20-02-216-010-00
01-20-01-101-004-00	01-20-02-216-011-00
01-20-01-101-005-00	01-20-02-216-014-00
01-20-01-101-006-01	01-20-02-216-015-00
01-20-02-109-008-00	01-20-02-400-006-00
01-20-02-109-009-00	

APPENDIX B - PARCEL ID LIST (ORIGINAL AREA)

01-20-01-100-001-00	01-20-02-107-009-00	01-20-02-205-020-00	01-20-02-214-016-00
01-20-01-100-001-02	01-20-02-107-010-00	01-20-02-205-021-00	01-20-02-214-017-00
01-20-01-100-003-00	01-20-02-108-003-00	01-20-02-205-022-00	01-20-02-216-012-00
01-20-01-100-009-00	01-20-02-108-004-00	01-20-02-208-001-00	01-20-02-216-013-00
01-20-01-101-006-00	01-20-02-109-006-00	01-20-02-208-005-00	01-20-02-219-008-00
01-20-01-101-007-00	01-20-02-109-007-00	01-20-02-208-006-00	01-20-02-219-009-00
01-20-01-101-008-00	01-20-02-112-006-00	01-20-02-208-007-00	01-20-02-219-010-00
01-20-01-101-010-00	01-20-02-120-006-00	01-20-02-208-008-01	01-20-02-222-006-00
01-20-01-101-011-00	01-20-02-120-007-00	01-20-02-208-009-00	01-20-02-222-006-01
01-20-01-102-001-00	01-20-02-120-008-00	01-20-02-208-010-00	01-20-02-226-002-00
01-20-01-102-001-01	01-20-02-122-008-00	01-20-02-208-011-00	01-20-02-226-003-00
01-20-01-102-010-00	01-20-02-122-009-00	01-20-02-208-012-00	01-20-02-226-004-00
01-20-01-102-011-00	01-20-02-122-010-00	01-20-02-208-013-00	01-20-02-227-001-00
01-20-01-103-001-00	01-20-02-122-012-00	01-20-02-208-014-00	01-20-02-228-001-00
01-20-01-103-011-00	01-20-02-123-001-00	01-20-02-208-015-00	01-20-02-228-001-02
01-20-01-103-012-00	01-20-02-201-006-00	01-20-02-208-021-00	01-20-02-228-001-03
01-20-01-103-013-00	01-20-02-201-007-00	01-20-02-208-022-00	01-20-02-228-001-04
01-20-01-300-001-00	01-20-02-201-008-00	01-20-02-208-023-00	01-20-02-228-001-05
01-20-01-300-001-01	01-20-02-202-006-00	01-20-02-208-024-00	01-20-02-228-002-00
01-20-01-300-001-02	01-20-02-202-007-00	01-20-02-210-001-00	01-20-02-300-002-00
01-20-01-300-001-03	01-20-02-202-008-00	01-20-02-210-007-00	01-20-02-400-003-00
01-20-01-300-001-04	01-20-02-203-007-00	01-20-02-210-007-01	01-20-02-401-008-00
01-20-01-300-002-00	01-20-02-203-008-00	01-20-02-210-008-00	01-20-02-401-009-00
01-20-01-300-003-00	01-20-02-203-009-00	01-20-02-210-009-00	01-20-02-401-011-00
01-20-01-300-003-01	01-20-02-205-007-00	01-20-02-210-010-00	01-20-02-401-011-01
01-20-01-300-003-02	01-20-02-205-008-00	01-20-02-210-011-00	01-20-02-403-005-00
01-20-01-300-006-00	01-20-02-205-009-00	01-20-02-210-012-00	01-20-02-403-006-00
01-20-02-101-001-00	01-20-02-205-010-00	01-20-02-210-013-00	01-20-02-403-007-00
01-20-02-101-001-02	01-20-02-205-011-00	01-20-02-213-011-00	01-20-02-404-001-00
01-20-02-101-001-03	01-20-02-205-012-00	01-20-02-213-012-00	01-20-02-404-002-00
01-20-02-101-002-01	01-20-02-205-013-00	01-20-02-213-013-00	01-20-02-404-003-00
01-20-02-101-003-00	01-20-02-205-014-00	01-20-02-214-005-00	01-20-02-404-004-00
01-20-02-101-004-00	01-20-02-205-015-00	01-20-02-214-010-00	01-20-02-404-004-01
01-20-02-107-001-00	01-20-02-205-016-00	01-20-02-214-011-00	01-20-02-404-004-02
01-20-02-107-002-00	01-20-02-205-017-00	01-20-02-214-012-00	01-20-02-500-001-00
01-20-02-107-003-00	01-20-02-205-018-00	01-20-02-214-013-00	01-20-02-500-004-00
01-20-02-107-007-00	01-20-02-205-019-00	01-20-02-214-014-00	