

ORDINANCE NO. 2127

AN ORDINANCE FIXING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION WITH THE PROPOSED DESIGNATION OF A REDEVELOPMENT PROJECT AREA, APPROVAL OF A REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS AND ADOPTION OF TAX INCREMENT FINANCING AND RELATED MATTERS

WHEREAS, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 *et seq.*), as supplemented and amended (the "Act"), authorizes any municipality within the State of Illinois to designate a "redevelopment project area" with respect to any area which is not less in the aggregate than 1½ acres and in respect to which such municipality has made a finding that there exist conditions which cause such area to be classified as an "industrial park conservation area" or a "blighted area" or a "conservation area", or a combination of both "blighted areas" and "conservation areas", as all such quoted terms are defined in the Act; and

WHEREAS, the Village of Rantoul, Champaign County, Illinois (the "Municipality") is a "municipality" within the meaning of the Act; and

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Municipality have determined that it is advisable for the Municipality to afford itself of the provisions of the Act and to undertake preliminary proceedings related to a proposed redevelopment plan entitled "Tax Increment Financing Redevelopment Plan and Project", dated February 11, 2008, prepared for the Municipality by PGAV Urban Consulting, St. Louis, Missouri, a copy of which was placed on file with the Village Clerk of the Municipality on February 14, 2008, and is now before the meeting of the Corporate Authorities at which this Ordinance is adopted (the "Redevelopment Plan"), including certain proposed redevelopment projects identified therein to further the objectives of the Act (the "Redevelopment Projects") for such areas as are more particularly identified in Section 2 of this Ordinance below (the "Redevelopment Project Area No. 2" or the "Redevelopment Project Area") in connection with the adoption of tax increment allocation financing therefor, all as provided in the Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Redevelopment Plan and Redevelopment Projects, establishing the proposed Redevelopment Project Area and adopting the proposed tax increment allocation financing therefor, at which public hearing any interested person or any affected taxing district may file written objections with the Village Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed Redevelopment Plan and Redevelopment Projects, the proposed establishment of the Redevelopment Project Area and the proposed adoption of tax increment allocation financing therefor; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Redevelopment Project Area is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF RANTOUL, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor are necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the Redevelopment Project Area, as proposed and identified in Section 2. of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The boundaries of the proposed Redevelopment Project Area shall be substantially as more particularly described on the attached Boundary Description which is hereby incorporated herein by this reference thereto.

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Redevelopment Plan and Redevelopment Projects, Redevelopment Project Area and adoption of tax increment allocation financing therefor. The time, date and place of such public hearing is hereby fixed to be at 6:15 p.m. on Tuesday, April 15, 2008, at the Municipal Building, 333 South Tanner Street, Rantoul, Illinois.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication and by mail addressed to the person or persons in whose name the general

taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity, each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Feasibility Study and Proposed Redevelopment Plan.

The proposed Redevelopment Plan was placed on file with the Village Clerk on February 14, 2008, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed designation of the Redevelopment Project Area or the proposed approval of the proposed Redevelopment Plan; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Redevelopment Plan, along with the name of the person to contact for further information, to each affected taxing district; and (iii) give or cause to be given notice of the availability of the proposed Redevelopment Plan, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

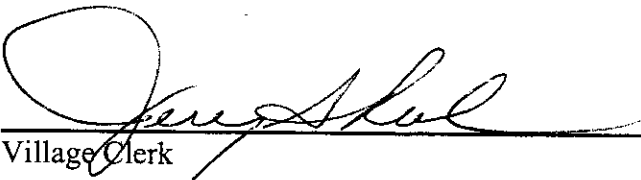
Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinances approving the Redevelopment Plan and Redevelopment Projects and submit any recommendation or report on the proposed approval of the Redevelopment Plan and Redevelopment Projects, establishment of the Redevelopment Project Area and adoption of tax increment allocation financing therefor within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to the taxing districts as specified under and pursuant to the Act at the Municipal Building, 333 S. Tanner Street, Rantoul, Illinois. The Village President of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the Village of Rantoul, Illinois, at a duly noticed special meeting of said Corporate Authorities on the 26th day of February, 2008, A.D. upon a roll call vote as follows:

“Ayes”	Joe Bolser, Charles Smith, Jim Stubblefield, Herman Fogal, Clifford White, Margurette Carter (6)
“Nays”	None (0)
“Absent”	None (0)

PASSED this 26th day of February, 2008.


Village Clerk

APPROVED this 26th day of February, 2008.




Village President

Boundary Description

A part of the Southeast Quarter of Section 34, and the Southwest Quarter of Section 35 in Township 22 North, Range 9 East of the Third Principal Meridian, and the Northwest Quarter of Section 2, the Northeast Quarter of Section 3, the Northwest Quarter of Section 3, the Southwest Quarter of Section 3, the Southeast Quarter of Section 3, the Northeast Quarter of Section 4, the Southeast Quarter of Section 4, the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10 in Township 21 North, Range 9 East of the Third Principal Meridian; more particularly described as follows:

Beginning at Northwest Corner of the Southwest Quarter of said Section 3; thence, N 89°24'58" E, along the north line of said Quarter Section, 94.7 feet to the east Right-of-Way line of Murray Road; thence, continuing N 89°9'22" E, along said north line, 1320.6 feet to the southeast corner of Roessler Meadows Subdivision, per plat recorded as Document Number 1997R10345, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 1°1'14" W, along the east line of said Roessler Meadows Subdivision, 782.2 feet to the south line of Addition II of Broadmeadow Subdivision per plat recorded in Plat Book O at page 16, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 89°2'22" E, along said south line and along the south line of Broadmeadow Subdivision, Village of Rantoul, Champaign County, Illinois, per plat recorded in Plat Book K, at page 171, in the Office of Recorder of Deeds, Champaign County, Illinois, 1214.7 feet to the west line of Addition 1 to Broadmeadow Subdivision of Rantoul, Illinois, per plat recorded in Plat Book M, at page 57, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 33°32'38" E, along said west line, 525 feet; thence, S 27°2'32" E, continuing along said west line, 122.5 feet to the south line of said Addition 1 to Broadmeadow Subdivision; thence, N 62°17'2" E, along said south line, 125 feet to the south line of Garden Manor Third Subdivision of Rantoul, Illinois per plat recorded in Plat Book H, at page 57, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, continuing N 62°17'3" E, along a northeasterly extension of said south line, 54.2 feet to the south line of Lot 25 in said Garden Manor Third Subdivision, to a point of curvature; thence, continuing along said lot line around a curve to the left, having a radius of 96 feet, a distance of 74.9 feet to a point of continued curvature; thence, continuing along said lot line around a curve to the left, having a radius of 25 feet, a distance of 29.9 feet to a point of tangency; thence, N 33°22'48" E, continuing along said lot line, 29.4 feet to the east corner of said lot; thence, N 88°7'44" E, parallel with the centerline of James Road, 61.4 feet to the west line of Lot 32 in said Garden Manor Third Subdivision; thence, along said lot line around a curve to the left, having a radius of 25 feet, a distance of 54.3 feet to a point of tangency; thence, N 89°0'2" E, along the south line of said Lot 32 and along the south line of Lot 31 in said Garden Manor Third Subdivision, 71.9 feet to a point of tangency; thence, along the east line of said Lot 31 and along the east line of Lot 30 in said Garden Manor Third Subdivision, around a curve to the left, having a radius of 100 feet, a distance of 118.3 feet to a point of tangency; thence, N 17°44'5" E, along the east lines of Lots 30, 29, 28, 27, and 26 in said Garden Manor Third Subdivision, 217.5 feet to a point of tangency; thence, along the east line of said Lot 26 around a curve to the left, having a radius of 150 feet, a distance of 19.3 feet to a point of continued curvature; thence, along the north line of said Lot 26 around a curve to the left, having a radius of 25 feet, a distance of 52 feet to a point of continued curvature; thence, continuing along said lot line around a curve to the left, having a radius of 150 feet, a distance of 27.8 feet; thence, N 29°32'31" W, perpendicular to the aforesaid curve, 50.0 feet to the east line of Lot 16 in said Garden Manor Third Subdivision; thence, along said east line and along the east lines of Lots 15, 14, and 13 in said Garden Manor Third Subdivision around a curve to the left, having a radius of 200 feet, a distance of 149.9 feet to a point of tangency; thence, N 17°41'49" E, along the east line of said Lot 13, 82.2 feet to the south line of Garden Manor Second Subdivision of Rantoul, Illinois per plat recorded in Plat Book F, at page 226, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 17°41'49" E, along the east line of Lot 54 in said Garden Manor Second Subdivision of Rantoul, Illinois, 88.8 feet to a point of tangency; thence, along said lot line around a

curve to the left, having a radius of 25 feet, a distance of 44.6 feet to a point of tangency; thence, N 4°35'52" E, perpendicular to the centerline of Gerald Road, 50 feet to the south line of in said Garden Manor Second Subdivision of Rantoul, Illinois; thence, along said lot line around a curve to the left, having a radius of 25 feet, a distance of 41.6 feet to a point of tangency; thence, N 0°58'59" W, along the east line of said Lot 7, 87.3 feet to the south line of Garden Manor First Subdivision, per plat recorded in Plat Book F, at page 193, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 0°27'48" W, along the east line of Lot 6 in the said Garden Manor First Subdivision, 200 feet to the south Right-of-Way line of SBI 113, Section R-2 (U.S. Route 136, Champaign Avenue); thence, N 88°56'24" W, along said south Right-of-Way line, 5.4 feet to the southerly extension of west line of Lot 5 in Sunset Terrace, an addition to the Village of Rantoul, Illinois, per plat recorded in Plat Book L, at page 1, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 0°36'35" W, along said extension, 92.6 feet to the southwest corner of said Lot 5; thence, N 0°36'32" W, along said west line, 165.6 feet to the northwest corner of said Lot 5; thence, N 89°33'58" E, along the north lines of Lots 5 and 6 in said Sunset Terrace, 140 feet to the west line of Lot 8 in said Sunset Terrace; thence, N 0°36'32" W, along the west lines of Lot 8 in said Sunset Terrace and the northerly extension thereof and along the east line of Lot 16 in said Sunset Terrace, 82.8 feet to the southwest corner of Lot 18 in said subdivision; thence, N 88°39'15" E, along the south line of said Lot 18, 153.9 feet to the west Right-of-Way line of SBI 119, Section 113 R-2 (Myers Street); thence, along said west Right-of-Way line around a curve to the left, having a radius of 256.5 feet, a distance of 23.4 feet to the east line of Lot 18 in said Sunset Terrace; thence, N 0°22'20" E, along the east line of said Lot 18, 58.5 feet to the northeast corner of said Lot 18; thence, N 0°22'20" E, 60 feet to the southeast corner of Lot 28 in said Sunset Terrace; thence, N 0°22'21" E, along the east lines of Lots 28, 29, 30, 31, 32, and 33, and the northerly extension of Lot 33 in said Sunset Terrace, 454.5 feet to the south line of Block 1 of Coon's First Addition to Rantoul per plat recorded in Plat Book B, at page 48, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 89°46'59" E, along said south line, 108.2 feet to east line of said Block 1; thence, N 0°35'15" W, along said east line and along the east line of Block 1 of Scott's 2nd Addition to the Town of Rantoul, per plat recorded in Plat Book A, at page 112, in the Office of Recorder of Deeds, Champaign County, Illinois 360 feet to the north line of said Block 1; thence, N 89°46'41" E, 80 feet to the northwest corner of Lot 10 in Assessor's Plat of Fractional Block No. Ten (10) in the Original Town of Rantoul, per plat recorded indeed record 35, at page 113, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 89°46'58" E, along the north line of said Assessor's Plat of Fractional Block No. Ten, 229.6 feet to the northeast corner of said Assessor's Plat of Fractional Block No. Ten; thence, N 4°47'0" W, perpendicular to the centerline of Grove Avenue, 83.7 feet to the south line of Block 9 of the Original Town of Rantoul, per plat recorded in Deed Record K, at page 124, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, N 88°57'44" E, along said south line, 68.6 feet to its intersection with the west Right-of-Way line of Ohio Avenue; thence, N 17°39'42" E along said west Right-of-Way line, 22.7 feet; thence, N 0°35'20" W, continuing along said west Right-of-Way line, 79.8 feet; thence, N 17°39'59" E, continuing along said west Right-of-Way line, 51.4 feet; thence, N 17°38'40" E, continuing along said west Right-of-Way line, 21.1 feet; thence, N 17°40'13" E, continuing along said west Right-of-Way line, 91.7 feet; thence, N 0°30'30" W, continuing along said west Right-of-Way line, 63.1 feet; thence, N 0°30'36" W, 100 feet to the southeast corner of Block 4 in said Original Town; thence, N 88°20'41" E, 318.9 feet to the southwest corner of Lot 14 in Block 5 of said Original Town; thence, N 17°39'25" E, along the west line of said Lot 14, 348.1 feet to the northwest corner of said Lot 14; thence, N 88°55'45" E, along the north line and the easterly extension thereof of said Lot 14, 85.8 feet to the northwest corner of Block 6 in said Original Town; thence, S 0°33'10" E, along the west line of said Block 6, 327.5 feet to the southwest corner of said Block 6; thence, N 88°16'42" E, along the south line of said Block 6, 253.6 feet to the southwest corner of Lot 13 in said Block 6; thence, N 0°27'35" W, along the west line and the northerly extension thereof of said Lot 13, 172.3 feet to the southwest corner of Lot 2 in said Block 6; thence, N 89°15'20" E, along the south line of said Lot 2,

10.7 feet to the west line of the east 40 feet of said Lot 2; thence, N 0°27'36" W, along said west line, 152 feet to the north line of said Lot 2; thence, S 89°09'00" W, along the north line of said Lot 2, 10.8 feet to the southerly extension of the west line of Lot 13 in Block 1 of said Original Town; thence, N 0°21'31" W, along said extension and along said west line, 252.6 feet to the northwest corner of said Lot 13; thence, S 89°11'37" W, along the north lines and the westerly extension thereof of Lots 12, 11, 10 and 9 in said Block 1, 256.5 feet to the easterly line of the Canadian National-Illinois Central Railroad Right-of-Way; thence, N 17°40'8" E, along said easterly Right-of-Way line, 1288.5 feet to its intersection with the westerly Right-of-Way line of U.S. Route 45; thence, along said westerly Right-of-Way line around a curve to the left having a radius of 3982.4 feet, a distance of 749.0 feet; thence, S 0°9'1" W, continuing along said westerly Right-of-Way line, 123.6 feet; thence, S 89°50'59" E, continuing along said westerly Right-of-Way line, 35 feet; thence, S 0°9'1" W, continuing along said westerly Right-of-Way line, 79 feet to the north Right-of-Way line of Letchworth Avenue; thence, S 89°35'24" E, along said north Right-of-Way line, 91.3 feet; thence, N 0° 35'55" W, along the west line of said Southwest Quarter of Section 35, 14.7 feet to the southwest corner of the Northwest Quarter of said Southwest Quarter of Section 35, said corner also being situated on the north line of the Fisher Farmers Grain and Coal Company Railroad tract per Agreement Contract No. 29440, dated 04-16-1948 between Illinois Central Gulf Railroad Company and Elmer Nelson; thence, N 89°29'40" E, along said north line and the easterly extension thereof, 717.7 feet to the east Right-of-Way line of High Street as depicted in John Penfield's Addition to the town of Rantoul, per plat recorded in Deed Record 10, at page 535, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 0°2'17" W, along said east Right-of-Way line, 184.6 feet to the easterly extension of the north line of the south 92 feet of said Lot 1; thence, S 89°11'49" W, along said extension and along said north line, 133.5 feet to the west line of the east 52.8 feet of said Lot 1; thence, S 0°0'22" W, along said west line, 92.4 feet to the north line of Lot 12 in said Block 2; thence, S 89°11'44" W, along the north lines of Lots 12, 11, 10 and 9 in said Block 2, 427.3 feet to the northwest corner of said Lot 9; thence, S 0°08'05" E, along the west line and the southerly extension thereof of said Lot 9, 260.6 feet to the northeast corner of Lot 5 in Block 3 in said John Penfield's Addition; thence, S 89°11'53" W, along the north line of said Lot 5, 176.2 feet to the northwest corner of said Lot 5; thence, S 0°25'22" E, along the west lines of Lots 5 and 6 in said Block 3, 161.3 feet to the southwest corner of said Lot 6; thence, N 89°16'57" E, along the south line of said Lot 6, 72.7 feet to the west line of the east 100 feet of Lots 7 and 8 in said Block 3; thence, S 0°31'44" E, along said west line and along the southerly extension thereof, 261.4 feet to the north line of Block 6 in said John Penfield's Addition; thence, S 89°21'42" W, along said north line, 73.2 feet to the northwest corner of said Block 6; thence, S 0°25'25" E, along the west line of said Block 6, 320.6 feet to the southwest corner of said Block 6; thence, N 89°27'5" E, along the south line of said Block 6, 97.7 feet to the northerly extension of the east line of Lot 7 in Block 13 in Samuel Smith's Addition to the Town of Rantoul, per plat recorded in Deed Record Book 10, at page 249, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 0°37'16" E, along said extension and along said east line and along the southerly extension thereof, 312.1 feet to the northeast corner of Lot 10 in said Block 13; thence, S 89°24'48" W, along the north line of said Lot 10, 20.2 feet to the east line of the west 30 feet of said Lot 10; thence, S 0°35'54" E, along said east line, 190 feet to the south line of said Lot 10; thence, N 89°24'52" E, along said south line and along the south line of Lot 11 in said Block 13, 70.5 feet to the southeast corner of said Lot 11; thence, S 0°29'17" E, along the northerly extension of the east line of Lots 6 in Block 24 in said Samuel Smith's Addition and along said east line and along the southerly extensions thereof, 282.7 feet to the south Right-of-Way line of an alley; thence, S 89°36'30" W, along the north line of Lot 11 in said Block, 50.2 feet to the northwest corner of said Lot 11; thence, S 0°28'29" E, along the west line of said Lot 11, 160.0 feet to the southwest corner of said Lot 11; thence, N 89°36'31" E, along the south line of said Lot 11, 50.2 feet to the southeast corner of said Lot 11; thence, S 0°29'14" E, along the northerly extension of the east line of Lot 6 in Block 31 in said Addition and along said east line and the southerly extension thereof and along the east line of Lot 11 in said Block 31, 440.5 feet

to the south line of said Block 31; thence, S 89°58'13" E, along said south line and the easterly extension thereof and along the south line of Block 32 in said Addition, 731.6 feet to the southeast corner of said Block 32; thence, N 0°41'12" W, along the east line of said Block 32 and the northerly extension thereof, 448.1 feet to the southeast corner of Block 23 in said Samuel Smith's Addition; thence, N 89°27'46" E, along the south line and the easterly and westerly extensions thereof of Block 22 in said Samuel Smith's Addition, 480 feet to the west Right-of-Way line of Sheldon St.; thence, N 0°32'37"W, along said Right-of-Way line to the north Right-of-Way line of an alley in said Block 22; thence, N 89°33'40" E, along said north Right-of-Way line and along the north Right-of-Way line of an alley in Blocks 21 and 20 in William R. Smith's Addition, per plat recorded in Deed Record Book 26, at page 4, in the Office of Recorder of Deeds, Champaign County, Illinois, 639.8 feet to the northerly extension of the east line of the West 30 feet of Lot 10 in said Block 21; thence, S 0°31'30" E, along said extension and along said east line 182.0 feet to the north Right-of-Way line of Congress Ave.; thence, N 89°36'25" E, along said Right-of-Way line, 627.3 feet to the east Right-of-Way line of Chanute St., said line also being the west line of Francis J. Klein Subdivision, per plat recorded in Plat Book F, at page 331, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 0°33'04" E, along said east Right-of-Way line, 359.5 feet to the southwest corner of Lot 16 in said subdivision; thence, S 0°39'30" E, continuing along the said east Right-of-Way line, 144.6 feet to the easterly extension of the original centerline of Champaign Ave.; thence, S 89°48'00" W, along said extension and along said centerline, 117.3 feet to the present south Right-of-Way line of Champaign Ave., also known as U.S. Route 136; thence, Southwesterly, along said Right-of-Way line, around a curve to the right with a radius of 1040 feet, 80.7 feet to a point on the northerly extension of the west line of Lot 1 in Chanute Addition, per plat recorded in Plat Book D, at page 98, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S0°34'33" E, along said extension, 29.5 feet to the northwest corner of said Lot 1; thence, S 89°48'18" W, along said south Right-of-Way line, 1358.2 feet to the west line of the east 40 feet of Lot 6 in Block 40 in said W.R. Smith's Addition; thence, S 0°44'28" E, along said west line and the southerly extension thereof of said east 40 feet, 180 feet to the south line of an alley in said Block 40; thence, S 89°26'14" W, along said south line and along the south line of an alley in Lot 41 in said W.R. Smith's Addition and the westerly extensions thereof, 673.6 feet to the northeast corner of Lot 15 in L. Holderman Replat of Block Forty-Two (42) of W.R. Smith's Addition to Rantoul, per plat recorded in Plat Book C, at page 254, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 89°26'13" W, along the north lines of Lots 15, 14, 13, and 12 in said Holderman Replat, 233 feet to the northwest corner of said Lot 12; thence, S 0°35'40" E, along the west line of said Lot 12 and along the southerly extension thereof, 258.0 feet to the south Right-of-Way line of Wabash Avenue; thence, S 89°27'34" W, along said south Right-of-Way line and the westerly extension thereof, 250.2 feet to the west Right-of-Way line of U.S. Route 45 (Century Boulevard); thence, N 0°46'45" W, along said west Right-of-Way line, 420 feet; thence, N 0°1'38" W, 150.2 feet to a point on the west Right-of-Way line of U.S. Route 45(Century Boulevard); thence, N 0°35'42" W, along said west Right-of-Way line, 315 feet to the northeast corner of Block 30 in said original Town of Rantoul; thence, S 89°27'45" W, along the north line of said Block 30, 201.4 feet to the west line of Lot 4 in said Block 30; thence, S 0°34'5" E, along said west line and along the southerly extension thereof to the centerline of an alley vacated by Village of Rantoul Ordinance 2031; thence, S 89°48'13" W, along said centerline, 151.3. feet to the west line of said Block 30; thence, S 0°-18'15" E, along said west line, 12.8 feet to the easterly extension of an alley in Block 29 of said Town; thence, S 89°48'14" W, along said extension and along said line, 307.0 feet to the northeast corner of Lot 10 in said Block 29; thence, S 0°13'27" E, along the east line of said Lot 10 and the southerly extension thereof, 260.1 feet to the south Right-of-Way line of U.S. Route 136; thence, S 89°51'10" W, along said Right-of-Way line, 85.0 feet; thence, S 52°57'30" W, continuing along said Right-of-Way line, 25.0 feet; thence, S 23°54'15" W, continuing along said Right-of-Way line, 47,64 feet to the west line of Block 2 of F.D. Scott's Addition to the town of Rantoul, per plat recorded in Plat Book A, at page 164B, in the Office of Recorder of Deeds, Champaign County, Illinois; thence, S 0°08'35" E, along the west

line of said Block 2 and along the west line of Block 2 of F.D. Scott's Second Addition to the Town of Rantoul, per plat recorded in Plat Book A, at page 322A, in the Office of Recorder of Deeds, Champaign County, Illinois, 330.5 feet to the easterly extension of the south line of Lot 2 in Block 1 in said F.D. Scott's Second Addition; thence, S 89°26'52" W, along said extension and along said south line, 512.7 feet to the east Right-of-Way line of the Canadian National-Illinois Central Railroad Right-of-Way; thence, S 17°47'55" W, along said east Right-of-Way line, 621.3 feet to the easterly extension of the south line of said Garden Manor 3rd Subdivision; thence, S 89°3'53" W, along said extension, 211.3 feet to the southeast corner of said Garden Manor 3rd Subdivision; thence, S 17°39'16" W, along the west Right-of-Way line of the Canadian National-Illinois Central Railroad, 3031.9 feet to the south line of said Section 3; thence, S 89°23'38" W, along said Section line, 2574.2 feet to the east Right-of-Way line of Murray Road; thence, S 0°30'59" E, along said Right-of-Way line, 41.0 feet to the easterly extension of the south Right-of-Way line of Township Road 2900 North; thence, S 89°41'47" W, along said extension and along said Right-of-Way line, 1021.6 feet; thence, S 83°41'55" W, continuing along said Right-of-Way line, 64.7 feet; thence, S 0°09'48" E, continuing along said Right-of-Way line, 7.5 feet; thence, S 89°50'12" W, continuing along said Right-of-Way line, 500.0 feet; thence, S 87°12'47" W, continuing along said Right-of-Way line, 890.5 feet to the east Right-of-Way line of Interstate 57; thence, N 2°25'59" W, along said Right-of-Way line, 150.1 feet; thence, N 0°31'26" W, continuing along said Right-of-Way line, 1879.1 feet; thence, N 4°54'06" E, continuing along said Right-of-Way line, 923.2 feet; thence, N 38°58'49" E, continuing along said Right-of-Way line, 193.3 feet; thence, N 61°49'33" E, continuing along said Right-of-Way line, 154.1 feet to the north line of the following tract, to-wit:

That part of the South half of the Northeast Quarter of Section 4, Township 21 North, Range 9 East of the Third Principal Meridian West and South of the following described line:

Commencing at the Southeast corner of the Northeast Quarter of Section 4, Township 21 North, Range 9 East of the Third Principal Meridian; thence South 89 degrees 40 minutes 05 seconds West 1,624.95 feet to the point of beginning of the line of reference; thence North 00 degrees 03 minutes 01 seconds East 345.30 feet to a point at the beginning of a curve to the right with a radius of 265.0 feet and its center is located South 89 degrees 56 minutes 20 seconds East from said point; thence Northeasterly along said curve a distance of 106.73 feet; thence North 89 degrees 42 minutes 21 seconds West to the West line of said Northeast Quarter,

EXCEPTING that portion taken for highway purposes

Situated in the Village of Rantoul, Champaign County, Illinois and encompassing 7.14 Acres, More or Less,

Thence, S 89°33'40" E, along said north line, 499.2 feet to a point on the west line of Lot 1 of Interstate View Subdivision, per plat recorded as document 2006R29096 in the Office of Recorder of Deeds, Champaign County, Illinois; thence, along said west line around a curve to the left, said curve having a radius of 265 feet, an arc distance of 106.7 feet; thence, S 0°11'42" W, continuing along said west line, 345.3 feet to the southwest corner of said Lot 1, said corner being situated on the south line of the Northeast Quarter of said Section 4; thence, N 89°49'02" E, along the south line of said Lot 1 and along said south line of the Northeast Quarter, 1561.5 feet to the Point of Beginning;

All situated in the Village of Rantoul, Champaign, County, Illinois and encompassing 495 acres, more or less.