

ORDINANCE NO. 1600

AN ORDINANCE AMENDING ORDINANCE NO. 1022

ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE

ADOPTED BY THE CITY COUNCIL OF LEBANON

THIS 24th DAY OF March, 2025

ORDINANCE NO. 1600

AN ORDINANCE AMENDING ORDINANCE NO. 1022, TO ADD TERRITORY TO ST. CLAIR COUNTY MIDAMERICA ENTERPRISE ZONE

WHEREAS, the following Ordinance is adopted based upon the following premises, to wit;

WHEREAS, the State of Illinois has enacted the "Illinois Enterprise Zone Act of 1982," 20 ILCS 655/1 et seq., as amended (hereinafter referred to as the "Act"), to alleviate distressed economic conditions in certain depressed areas; and

WHEREAS, the Southwestern Illinois Development Authority Act, 70 ILCS 520/1 et seq., as amended, authorizes Southwestern Illinois Development Authority (hereinafter "SWIDA"), by ordinance to designate prior to January 1, 2000, a portion of the territorial jurisdiction of SWIDA located in the townships of O'Fallon, Lebanon, Mascoutah, and Shiloh Valley of the County of St. Clair (hereinafter "County") for certification as an Enterprise Zone under the Act in addition to any other Enterprise Zones which may be created under that Act. The area shall have all the privileges and rights of an Enterprise Zone, under the Illinois Enterprise Zone Act, but shall not be counted in determining the number of Enterprise Zones to be created in any year under that Act; and

WHEREAS, the health, safety and welfare of the residents of St. Clair County, and the Municipalities of Lebanon, Mascoutah, O'Fallon and Shiloh (hereinafter "Municipalities") are dependent, in part, upon a healthy private sector in St. Clair County, and the municipalities of Lebanon, Mascoutah, O'Fallon and Shiloh; and

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

WHEREAS, there are certain areas in the County that need the particular attention of government, business and labor to attract private sector investment and directly aid the entire County and the residents thereof; and

WHEREAS, a number of residents within the incorporated municipalities of Lebanon, Mascoutah, O'Fallon, Shiloh, and adjacent areas of unincorporated St. Clair County, have for several years suffered pervasive unemployment and economic distress, related to a variety of economic factors negatively affecting the incorporated and unincorporated areas mentioned above; and

WHEREAS, the duly constituted legislative bodies of St. Clair County and the municipalities of Lebanon, Mascoutah, O'Fallon and Shiloh are cognizant of the distressed conditions existing within this area and are desirous of alleviating these distressed conditions; and

WHEREAS, St. Clair County and the municipalities of Lebanon, Mascoutah, O'Fallon and Shiloh have indicated their willingness and desire to cooperate in designating portions of their municipalities and unincorporated area in St. Clair County as an Enterprise Zone; and

WHEREAS, on December 16, 1999, the City Council of Lebanon passed an Ordinance entitled "An Ordinance establishing an Enterprise Zone consisting of adjacent area within the County of St. Clair, City of Lebanon, City of Mascoutah, City of O'Fallon and Village of Shiloh, subject to approval by the Southwestern Illinois Development Authority and Illinois Department of Commerce and Economic Opportunity, and approving and authorizing the execution of an Intergovernmental Agreement" being Ordinance No. 1022; and

WHEREAS, on October 24, 2011, the City Council of Lebanon passed an Amending Ordinance to the foregoing Ordinance No. 1022, altering the zone termination date, revising sales tax exemption on building material and adding and deleting territory to St. Clair County MidAmerica Enterprise Zone and approving and authorizing the executing of an Amended Intergovernmental Agreement being Ordinance No. 1281; and

WHEREAS, on May 28, 2013, the City Council of Lebanon passed an Amending Ordinance to the foregoing Ordinance No. 1022, expanding the boundaries of the St. Clair County MidAmerica Enterprise Zone to include the development of projects in Mascoutah and Lebanon and approving and authorizing the execution of an Amended Intergovernmental Agreement being Ordinance No. 1303; and

WHEREAS, on July 28, 2014, the City Council of Lebanon passed an Amending Ordinance to the foregoing Ordinance No. 1022, expanding the boundaries of the St. Clair County MidAmerica Enterprise Zone to include the development of projects in O'Fallon and Mascoutah and to make revisions to the sales tax exemption section pursuant to Public Act 97-905 that transferred the authority to issue sales tax exemption certificates and approving and authorizing the execution of an Amended Intergovernmental Agreement being Ordinance No. 1339; and

WHEREAS, on April 9, 2018 the City Council of Lebanon passed an Amending Ordinance to the foregoing Ordinance No. 1022, expanding the boundaries of the St. Clair County MidAmerica Enterprise Zone to include the development of a project in Lebanon and authorizing the execution of an Amended Intergovernmental Agreement being Ordinance No. 1424; and

WHEREAS, on November 12, 2018 the City Council of Lebanon passed an Amending Ordinance to the foregoing Ordinance No. 1022, adding incentives to the St. Clair County MidAmerica Enterprise Zone to include a property tax abatement section and approving and authorizing the execution of an Amended Intergovernmental Agreement being Ordinance No. 1437; and

WHEREAS, a public hearing was held at 10:00 a.m. November 14, 2024 at Lebanon City Hall where pertinent information was presented; and

WHEREAS, the City Council of Lebanon has found it appropriate to amend Ordinance No. 1022 to add territory to the St. Clair County MidAmerica Enterprise Zone program by modifying the boundary to include potential development sites in Lebanon, endorsed by the government units within the St. Clair County MidAmerica Enterprise Zone, all of which has been found to be beneficial to the zone through capital investment and employment opportunities; and

WHEREAS, with the further expansion of the enterprise zone, the new additions will receive all the state and local amenities provided by the present enterprise zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LEBANON AS FOLLOWS:

Section 1. That the City Council of the City of Lebanon hereby approves, subject to the concurrence of the Municipalities and the County, and the Illinois Department of Commerce and Economic Opportunity; the expansion of the St. Clair County MidAmerica Enterprise Zone to include the property identified in Exhibit A hereby incorporated by reference.

Section 2. That the City Council of the City of Lebanon, subject to the passage of comparable ordinances by the Municipalities, County, and subject to the approval of the Illinois Department of Commerce and Economic Opportunity hereby approves the new boundary description of the enterprise zone as identified in Exhibit B hereto.

Section 3. That the City of Lebanon will provide all local benefits and amenities in the expanded territory as is currently being accorded to inhabitants of the St. Clair County MidAmerica Enterprise Zone.

Section 4. The Mayor, if applicable, is authorized to execute an Amended Enterprise Zone Intergovernmental Agreement.

Section 5. In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

Section 6. All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

Section 7. Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

Section 8. In all or other respects the original Ordinance, adopted on December 16, 1999, and subsequent amendments shall remain in full force and effect.

Section 9. This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF March, 2025 A.D.

AYES: 7 Alderperson Behlke, Bennett, Fero, Stevenson, Trinkka, Washington and Witty

NOES: 0

ABSENT: 1 Alderperson Cornish



APPROVED:

Cheri Wright, Mayor
City of Lebanon
St. Clair County, Illinois

ATTEST:

Luanne Holper, City Clerk
City of Lebanon
St. Clair County, Illinois

EXHIBIT A
MIDAMERICA ENTERPRISE ZONE
BOUNDARY MAP

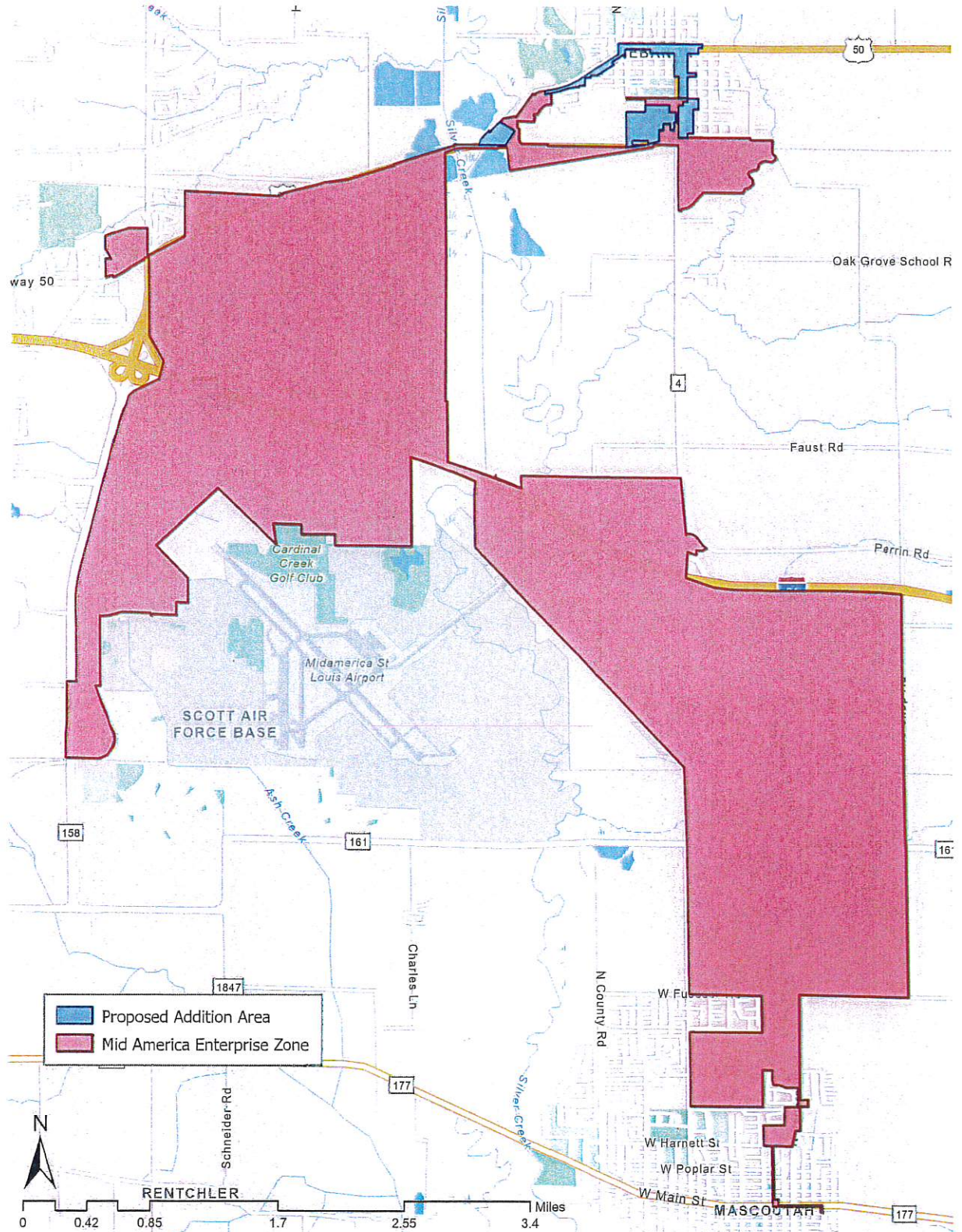


EXHIBIT B

ENTERPRISE ZONE BOUNDARY DESCRIPTION

PART OF SECTIONS 24, 25, 26, 27, 33, 34 AND 35 OF TOWNSHIP 2 NORTH, RANGE 7 WEST, AND SECTIONS 19, 29 AND 30 IN TOWNSHIP 2 NORTH, RANGE 6 WEST, AND SECTIONS 1, 2, 3, 4, 9, 10, 12 AND 16 IN TOWNSHIP 1 NORTH, RANGE 7 WEST, AND SECTIONS 6, 7, 8, 17, 18, 19, 20, 29 AND 30 IN TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 20 IN TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINES OF SECTION 8, 17 AND 20 OF TOWNSHIP 1 NORTH, RANGE 6 WEST TO THE SOUTH RIGHT OF WAY (R.O.W) LINE OF I-64; THENCE WEST ALONG THE SOUTH LINE OF I-64 IN SECTIONS 7 AND 8 OF TOWNSHIP 1 NORTH, RANGE 6 WEST TO THE EAST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE NORTH ALONG THE EAST R.O.W LINE OF ILLINOIS ROUTE 4 TO THE SOUTH LINE OF THE NORTH HALF OF SECTION 6 OF TOWNSHIP 1 NORTH, RANGE 6 WEST; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH ¼ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 6 WEST AND THE SOUTH LINE OF THE NORTH ¼ OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 7 WEST TO THE CENTERLINE OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE SOUTH ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 1 TO THE NORTH R.O.W LINE OF I-64; THENCE WESTERLY ALONG THE NORTH R.O.W LINE OF I-64 TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SECTION 2 IN TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 7 WEST AND THE EAST LINE OF SECTIONS 26 AND 35 IN TOWNSHIP 2 NORTH, RANGE 7 WEST TO THE SOUTH R.O.W LINE OF HIGHWAY 50 IN SAID SECTION 26; THENCE EASTERLY ALONG THE SOUTH R.O.W OF HIGHWAY 50 TO A POINT THAT IS 320 FEET WEST OF THE EAST-WEST CENTERLINE OF SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 7 WEST; THENCE SOUTH PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25 TO THE NORTH R.O.W LINE OF THE CSX RAILROAD IN SAID SECTION 25; THENCE NORTHEASTERLY ALONG THE NORTH R.O.W LINE OF SAID CSX RAILROAD LYING IN SECTION 25 IN TOWNSHIP 2 NORTH, RANGE 7 WEST AND SECTION 30 IN TOWNSHIP 2 NORTH, RANGE 6 WEST TO THE EAST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE SOUTH ALONG THE EAST R.O.W LINE OF ILLINOIS ROUTE 4 TO THE SOUTHWEST CORNER OF LOT 4 OF "LEBERTS SUBDIVISION", RECORDED IN PLAT BOOK 50 PAGE 36; THENCE EAST ALONG THE SOUTH LINE OF LOT 4 OF "LEBERTS SUBDIVISION", TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF LOT 4 TO A POINT 780 FEET SOUTH OF THE NORTHEAST CORNER OF "LEBERTS SUBDIVISION"; THENCE NORTHEAST ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN BOOK 2465 PAGE 965 AND BOOK 2465 PAGE 432 TO THE WEST LINE OF LITTLE SILVER CREEK IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 6 WEST; THENCE NORTHERLY ALONG THE CENTERLINE OF THE LITTLE SILVER CREEK TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF EAST MCALLISTER STREET IN THE CITY OF LEBANON IF EXTENDED EASTWARDLY; THENCE WEST ALONG THE SOUTH PROLONGATION LINE OF EAST MCALLISTER TO THE WEST LINE OF STRACK LANE, THENCE NORTH ALONG THE WEST LINE OF STRACK LANE TO THE NORTH LINE OF EAST MCALLISTER STREET; THENCE WEST ALONG THE NORTH LINE OF EAST MCALLISTER STREET TO THE EAST R.O.W LINE OF SOUTH MADISON STREET; THENCE NORTH ALONG THE EAST R.O.W LINE OF SOUTH MADISON STREET TO THE SOUTH LINE OF LOT 2 BLOCK 7 OF "J.L. SARGENTS ADDITION SUBDIVISION OF BLOCK 7" IN BOOK "C" PAGE 183; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 165 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF LOT 2 TO THE NORTH LINE OF LOT 2 BLOCK 7 OF "J.L. SARGENTS ADDITION SUBDIVISION OF BLOCK 7"; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE WEST R.O.W LINE OF SOUTH FRITZ STREET; THENCE NORTH ALONG THE WEST R.O.W LINE OF SOUTH FRITZ STREET TO THE NORTH LINE OF LOT 1 BLOCK 7 OF "J.L. SARGENTS ADDITION SUBDIVISION OF BLOCK 7"; THENCE WEST ALONG THE SAID NORTH LINE OF LOT 1 AND IT'S WESTERLY PROLONGATION TO THE WEST R.O.W LINE OF SOUTH MADISON STREET; THENCE SOUTH ALONG THE WEST R.O.W LINE OF SOUTH MADISON STREET TO POINT 250 FEET NORTH OF THE NORTH LINE OF LOT 1 "LEBANON PLAZA", RECORDED IN PLAT BOOK "86" PAGE 23; THENCE WEST PARALLEL TO THE NORTH LINE OF LOT 44 IN "PLAT OF LOTS 1 THRU 50 IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 6 WEST", TO THE WEST LINE OF SAID LOT 44; THENCE SOUTH ALONG SAID WEST LINE OF LOT 44 A DISTANCE OF 50 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 44 A DISTANCE OF 696.9 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 44 A DISTANCE OF 250 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 44 TO A POINT THAT IS 240 FEET WEST OF THE WEST R. O. W. LINE OF SOUTH MADISON STREET; THENCE SOUTH 2 DEGREES 05 MINUTES 58 SECONDS EAST, 250 FEET TO A POINT; THENCE NORTH 88 DEGREES 29 MINUTES 35 SECONDS EAST, 240 FEET TO THE WEST R.O.W LINE OF SOUTH MADISON STREET; THENCE SOUTH ALONG THE WEST R.O.W LINE OF SOUTH MADISON STREET TO THE NORTH LINE OF LOT 2 "EMERALD PLAZA"; THENCE EAST ALONG THE NORTH LINE OF LOT 2 TO A POINT 243.4 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1 OF "EMERALD PLAZA"; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 1 TO THE NORTH LINE OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF LOT 1 TO THE NORTH LINE OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THEN SOUTH ALONG THE WEST LINE OF LOT 1 TO THE NORTH LINE OF LOT 2; THENCE WEST ALONG THE WEST PROLONGATION OF THE NORTH LINE OF LOT 2, 150 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 2 "EMERALD PLAZA" TO THE NORTH LINE OF MCALLISTER STREET; THENCE WEST ALONG THE NORTH R.O.W LINE OF WEST MCALLISTER STREET TO THE EAST R.O.W LINE OF BELLEVILLE STREET; THENCE NORTH ALONG THE EAST R.O.W LINE OF BELLEVILLE STREET TO THE SOUTHWEST CORNER OF OUTLOT F OF "WAKANDA VILLAGES"; THENCE EAST ALONG THE SOUTH LINE OF OUTLOT F AND LOT 38A OF "WAKANDA VILLAGE", TO THE SOUTHEAST CORNER OF SAID LOT 38; THENCE NORTHEAST ALONG THE EASTERLY LINE OF SAID LOT 38 TO THE MOST EASTERLY CORNER OF LOT 38; BEING THE SOUTH R.O.W LINE OF PERRYMAN ROAD; THENCE NORTHEASTERLY ALONG THE NORTHERLY R.O.W OF PERRYMAN STREET TO THE WEST R.O.W LINE OF BOW DRIVE; THENCE NORTH ALONG THE WEST R.O.W LINE OF BOW DRIVE TO A NORTH LINE OF SAID "WAKANDA VILLAGE SUBDIVISION"; THENCE SOUTHWEST ALONG A NORTH LINE OF "WAKANDA VILLAGE SUBDIVISION", TO AN EAST LINE OF "WAKANDA VILLAGE SUBDIVISION"; THENCE NORTH ALONG SAID SUBDIVISION AND IT'S PROLONGATION TO THE NORTHWEST R.O.W LINE OF BELLEVILLE STREET; THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF BELLEVILLE STREET TO THE SOUTHEAST CORNER OF PARCEL 04-25.0-100-023; THENCE NORTH 62 DEGREES 52 MINUTES 54 SECONDS WEST, A DISTANCE OF 416.78 FEET TO A POINT; THENCE SOUTH 46 DEGREES 52 MINUTES 53 SECONDS WEST, A DISTANCE OF 173.65 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 534.59 FEET TO A POINT; THENCE IN A SOUTHEAST DIRECTION ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.87, A CHORD OF SOUTH 36 DEGREES 52 MINUTES 16 SECONDS EAST, A DISTANCE OF 95.93 FEET TO THE WEST R.O.W OF BELLEVILLE STREET; THENCE SOUTHWEST ALONG THE NORTHWEST LINE OF BELLEVILLE STREET AND IT'S WESTERN SPUR TO THE NORTH LINE OF U.S HIGHWAY 50; THENCE WESTERLY ALONG THE NORTH R.O.W LINE OF U.S HIGHWAY 50, TRAVELING THROUGH SECTIONS 25, 26 AND 27 OF TOWNSHIP 2 NORTH, RANGE 7 WEST, TO THE SOUTH R.O.W LINE OF THE CSX RAILROAD LYING IN SAID SECTION 27; THENCE WEST ALONG THE SOUTH R.O.W LINE OF THE CSX RAILROAD TO THE EAST LINE OF "WOODSTREAM SUBDIVISION 1ST ADDITION" IN BOOK 96 PAGE 26; THENCE SOUTH ALONG THE EAST LINE OF "WOODSTREAM SUBDIVISION 1ST ADDITION" AND IT'S SOUTHERLY PROLONGATION TO THE NORTH R.O.W LINE OF U.S HIGHWAY 50; THENCE SOUTHWEST ALONG THE NORTH R.O.W LINE OF U.S HIGHWAY 50 TO THE EAST R.O.W LINE OF AIR MOBILITY DRIVE (HWY 158); THENCE EAST ALONG THE SOUTH LINE OF SECTION 29 TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF MARKET STREET; THENCE SOUTH ALONG THE WEST LINE OF MARKET STREET AND IT'S PROLONGATION TO THE SOUTH LINE OF MAIN STREET; THENCE EAST ALONG THE SOUTH LINE OF MAIN STREET TO A POINT 45 FEET EAST OF THE NORTHWEST CORNER OF LOT 37, BEING A PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN; REFERENCE BEING HAD TO THE PLAT THEREOF IN BOOK OF PLATS "A" ON PAGE 127; THENCE SOUTH PARALLEL TO THE WEST LINE OF LOT 37 TO THE SOUTH LINE OF LOT 37; THENCE EAST ALONG THE SOUTH LINE OF LOT 37 TO THE SOUTHEAST CORNER OF LOT 37; THENCE NORTH ALONG THE EAST LINE OF LOT 37 AND IT'S NORTHERLY PROLONGATION TO THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG THE NORTH LINE OF MAIN STREET TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 OF THE "ORIGINAL TOWN OF MASCOUATAH" IN BOOK OF DEEDS "I" ON PAGE 529; THENCE NORTH ALONG THE EAST LINE OF LOT 4 BLOCK 1 OF THE "ORIGINAL TOWN OF MASCOUATAH" AND IT'S NORTHERLY PROLONGATION TO THE SOUTH LINE OF EAST CHURCH STREET; THENCE WEST ALONG THE SOUTH LINE OF SOUTH CHURCH STREET TO THE EAST LINE OF MARKET STREET; THENCE NORTH ALONG THE EAST LINE OF MARKET STREET TO THE SOUTH LINE OF SECTION 29; THENCE SOUTHERLY ALONG THE EAST R.O.W OF AIR MOBILITY DRIVE (HWY 158) TRAVELING THROUGH SECTIONS 33 AND 34, TOWNSHIP 2 NORTH, RANGE 7 WEST AND SECTIONS 4, 9 AND 16 IN TOWNSHIP 1 NORTH, RANGE 7 WEST TO THE NORTHERLY R.O.W LINE OF THE METROLINK LIGHT RAIL SYSTEM; THENCE EASTERLY AND NORTHERLY ALONG THE R.O.W LINE OF THE METROLINK LIGHT RAIL LINE AND IT'S PROLONGATION TO THE NORTH LINE OF SECTION 16 IN TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 9 TO A POINT ON THE EAST LINE OF PROPERTY OWNED BY BI-STATE DEVELOPMENT AGENCY FOR THE METROLINK LIGHT RAIL SYSTEM LYING IN THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE NORTH PARALLEL TO THE EAST LINE OF AIR MOBILITY DRIVE TO THE SOUTH LINE OF SEIBERT ROAD; THENCE EASTERLY ALONG THE SOUTHERLY R.O.W LINE OF SEIBERT ROAD TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 1 IN THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE NORTH ALONG SAID PROLONGATION AND THE WEST LINE OF LOT 1 TO THE NORTHWEST CORNER OF LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE NORTH ALONG THE EAST LINE OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 10 TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 10; THENCE NORTHWEST PARALLEL TO THE CENTERLINE OF GOLF COURSE ROAD, LYING IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 7 WEST, A DISTANCE OF 1623.19 FEET TO A POINT; THENCE NORTHEAST AT A RIGHT ANGLE TO THE LAST DESCRIBED POINT A DISTANCE OF 3,000 FEET TO A POINT; THENCE SOUTHEAST AT A RIGHT ANGLE A DISTANCE OF 365.28 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE CONTINUING ALONG THE LAST DESCRIBED COARSE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 3; THENCE EAST ALONG THE SOUTH LINE TO A POINT 898.9 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 6 DEGREES 54 MINUTES WEST 898.9 FEET TO A POINT; THENCE SOUTH 87 DEGREES 46.5 MINUTES EAST 985.4 FEET TO A POINT; THENCE SOUTH 00 DEGREES 21.5 MINUTES EAST 354 FEET TO A POINT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 7 WEST, A DISTANCE OF 1206.5 TO A POINT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 2 TO THE SOUTH LINE OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 2 TO THE EAST LINE OF THE WEST ¼ OF THE SOUTHEAST ¼ OF SECTION 2; THENCE NORTH ALONG THE EAST LINE OF THE WEST ¼ OF THE SOUTHEAST ¼ OF SECTION 2 TO THE SOUTH R.O.W LINE OF INTERSTATE 64 (I-64); THENCE SOUTHEAST ALONG THE SOUTH R.O.W LINE OF I-64 TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 10 IN THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 7 WEST; THENCE SOUTH ALONG SAID PROLONGATION OF LOT 10 AND THE EAST LINE OF

LOT 10 TO THE SOUTH LINE OF LOT 1; THENCE IN A SOUTHEAST DIRECTION THROUGH SECTION 12 IN TOWNSHIP 1 NORTH, RANGE 7 WEST AND SECTIONS 7 AND 18 IN TOWNSHIP 1 NORTH, RANGE 6 WEST TO THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 18 WITH THE NORTH R.O.W LINE OF THE NORTHFOLK AND SOUTHERN RAILROAD; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINES OF SECTION 18 AND 19 IN TOWNSHIP 1 NORTH RANGE 6 WEST TO THE SOUTH LINE OF SECTION 19; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 6 WEST TO THE SOUTH LINE OF "TOWNSEND SQUARE" RECORDED IN A01981794; THENCE WESTERLY ALONG SAID SOUTH LINE OF "TOWNSEND SQUARE" AND IT'S WESTERLY PROLONGATION TO THE EAST R.O.W LINE OF NORTH 6TH STREET LYING IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 10 WEST; THENCE SOUTH ALONG THE EAST R.O.W LINE OF NORTH 6TH STREET TO THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SECTION 30 TO THE EAST LINE OF SECTION 30; THENCE NORTH ALONG THE EAST LINE OF SECTION 30 TO THE NORTHWEST CORNER OF "PRAIRIE VIEW ESTATES PHASE 2", RECORDED IN A02023219; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTH AND EASTERLY LINE OF "PRAIRIE VIEW ESTATES PHASE 2" AND "PRAIRIE VIEW ESTATES PHASE 1" TO THE WEST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE SOUTH ALONG THE WEST R.O.W LINE OF ILLINOIS ROUTE 4 TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST CORNER OF THE SECTION 29; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29 TO THE NORTHERLY PROLONGATION AT THE EAST LINE OF FOUNTAIN VIEW DRIVE; THENCE SOUTH ALONG THE EAST R.O.W LINE OF FOUNTAIN VIEW DRIVE AND IT'S PROLONGATION TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF "ST. CHRISTOPHER LAKE" RECORDED IN A01754006; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF "ST. CHRISTOPHER LAKE" AND IT'S PROLONGATION TO THE WEST LINE OF SECTION 29 IN TOWNSHIP 1 NORTH, RANGE 6 WEST; THENCE SOUTH ALONG THE WEST LINE OF SECTION 29 TO THE SOUTHWEST CORNER OF SECTION 29; THENCE EAST TO THE EAST LINE OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 7 WEST; THENCE NORTH ALONG THE EAST LINE OF SECTIONS 28 & 33 IN SECTION 28; THENCE NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF TAX LOT 21A, A DISTANCE OF 599.49 FEET TO A STONE; THENCE SOUTH 22 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 441.89 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST 476.42 FEET; THENCE NORTH 85 DEGREES 15 MINUTES 00 WEST, A DISTANCE OF 230 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 00 SECONDS WEST 666 FEET TO A POINT; THENCE NORTH 77 DEGREES 50 MINUTES 03 SECONDS EAST, 289.01 FEET TO A POINT; THENCE SOUTH 12 DEGREES 11 MINUTES 47 SECONDS WEST, 78.52 FEET TO A POINT ON THE NORTHERLY R.O.W LINE OF HIGHWAY 50; THENCE NORTHEAST ALONG THE NORTH LINE OF HIGHWAY 50 TO THE EAST R.O.W LINE OF AIR MOBILITY DRIVE (HIGHWAY 158); THENCE EAST ALONG THE SOUTH LINE OF SECTION 29 TO THE EAST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE NORTH ALONG THE EAST R.O.W LINE OF ILLINOIS ROUTE 4 TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF "CROWN POINTE-PHASE 1A" LYING IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 6 WEST" THENCE EAST ALONG THE SOUTH LINE OF "CROWN POINTE-PHASE 1A" AND IT'S PROLONGATION TO THE SOUTHEAST CORNER OF "CROWN POINTE PHASE 1A"; THENCE NORTH ALONG THE EAST LINE OF "CROWN POINTE-PHASE 1A" TO THE NORTHEAST CORNER OF SAID SUBDIVISION" THENCE WEST ALONG THE NORTH LINE OF "CROWN POINTE -PHASE 1A" TO THE EAST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE NORTH ALONG THE EAST R.O.W LINE OF ILLINOIS ROUTE 4; THENCE NORTH ALONG THE EAST R.O.W LINE OF ILLINOIS ROUTE 4 TO THE SOUTH LINE OF SECTION 20 IN TOWNSHIP 1 NORTH, RANGE 6 WEST; THENCE EAST ALONG THE SOUTH LINE OF SECTION 20 TO THE POINT OF BEGINNING.

LEBANON ADDITION (2018)

PART OF LOT 44 OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION NINETEEN (19), AND PART OF LOT 25 OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION THIRTY (30), ALL IN TOWNSHIP TWO (2) NORTH, RANGE SIX (6) WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 02 DEGREES 11 MINUTES 58 SECONDS EAST (BEARING ASSUMED) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 81.54 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 35 SECONDS WEST, 50.57 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF ILLINOIS ROUTE 4 (F.A.S 1780), AS RECORDED IN DEED BOOK 2605 PAGE 1173 OF THE ST. CLAIR COUNTY RECORDS, AT THE NORTHEAST CORNER OF THE THEODORE L. STUMPF PROPERTY AS RECORDED IN DEED BOOK 2503 PAGE 995 OF SAID RECORDS; THENCE NORTH 2 DEGREES 05 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF ILLINOIS ROUTE 4, 250.00 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 35 SECONDS WEST 240.00 FEET; THENCE SOUTH 2 DEGREES 05 MINUTES 58 SECONDS EAST 250.00 FEET, TO THE NORTH LINE OF SAID STUMPF PROPERTY; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 29 MINUTES 35 SECONDS EAST 240.00 FEET TO THE POINT OF BEGINNING.

LEBANON ADDITION (2025)

A TRACT OF LAND LOCATED IN SECTION 24 IN TOWNSHIP 2 NORTH RANGE 7 WEST, AND SECTIONS 19 AND 30 IN TOWNSHIP 2 NORTH RANGE 6 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF ST. CLAIR COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS "ASSESSOR'S PARCEL") WITH PIN 04-24.0-401-001, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF BELLEVILLE STREET, AND POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,978 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALTON STREET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 388 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-303-011; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,061 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-402-016; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 131 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LOUIS STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 142 FEET TO THE WEST RIGHT-OF-WAY LINE OF HERMAN STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 207 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-406-005; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 391 FEET TO THE WEST RIGHT-OF-WAY LINE OF FRITZ STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 699 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-415-006; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-416-007 A DISTANCE OF APPROXIMATELY 309 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 132 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST SCHUETZ STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 309 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 766 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-428-017; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 333 FEET TO THE EAST RIGHT-OF-WAY LINE OF MADISON STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 766 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST SCHUETZ STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 157 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-329-010; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 341 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST DEE STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 17 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-323-014; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 132 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 17 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-323-005; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND WEST LINE A DISTANCE OF APPROXIMATELY 358 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-318-007; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 871 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-316-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 132 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST ST. LOUIS STREET; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 879 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BELLEVILLE STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 31 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-314-024; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 281 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIRST SOUTH STREET; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 13 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-314-021; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 119 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 201 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-315-005; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 4 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 75 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-314-017; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 4 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 199 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHAMBERLAIN STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 119 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FIRST SOUTH STREET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 533 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-330-043; THENCE SOUTHEASTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 21 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-330-047; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 163 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 05-19.0-330-032; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 264 FEET TO THE EAST LINE OF

ASSESSOR'S PARCEL WITH PIN 04-24.0-403-003; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 91 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 219 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 04-24.0-403-001; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 283 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 210 FEET TO THE WEST RIGHT-OF-WAY LINE OF PERRYMAN STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 50 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-24.0-407-005; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 672 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-24.0-402-028; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 360 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-24.0-401-012; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 216 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-24.0-401-001; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 126 TO THE SOUTH RIGHT-OF-WAY LINE OF BELLEVILLE STREET, AND POINT OF BEGINNING.

INCLUDING: A TRACT OF LAND LOCATED IN SECTION 25 IN TOWNSHIP 2 NORTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-25.0-100-017, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF WEST MC ALLISTER STREET, AND POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 938 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 647 FEET TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-25.0-100-025; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 524 FEET TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 643 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-25.0-100-020; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 596 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 04-25.0-100-017, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF WEST MC ALLISTER STREET, AND POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND LOCATED IN SECTIONS 19 AND 30 IN TOWNSHIP 2 NORTH RANGE 6C WEST OF THE THIRD PRINCIPAL MERIDIAN IN ST. CLAIR COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-007, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET, AND POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 367 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-006; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 65 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-008; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 50 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERCANTILE ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 238 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-012; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 139 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 225 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-011; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 243 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 225 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-004; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 150 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 406 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MC ALLISTER STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 410 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 05-30.0-100-003; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 116 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 581 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE A DISTANCE OF APPROXIMATELY 150 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 480 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 697 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-009; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,271 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 700 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-337-025; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 866 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 05-19.0-337-020; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 05-30.0-101-007; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 237 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MADISON STREET, AND POINT OF BEGINNING.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.