

ORDER OF BUSINESS

City Council  
City of Wood River  
111 N. Wood River Avenue

October 21, 2024  
7:00 P.M.  
Wood River, IL 62095

AGENDA

- 1) Roll Call: Tom Stalcup  
David Ayres Bill Dettmers  
Jeremy Plank Scott Tweedy
- 2) Approval of the minutes of the regular meeting of October 7, 2024, as printed.
- 3) Approval of the bills submitted for payment for the period October 3, 2024, to October 16, 2024, as printed. (Expenditures pertaining to the Local Government Travel Expense Control Act: Approval of 2024 IML Conference expenses for Mayor Stalcup in the amount of \$314.38.)
- 4) Approval of the Financial Statement ending September 30, 2024, as printed.
- 5) REQUEST BY MAYOR FOR:
  - A. Request for Citizen comments/communications/petitions
  - B. Reports/comments from City Officials
- 6) Approval of an ordinance amending City Code 90-7, Title IX: General Regulations, Chapter 95: Parks and Recreation, adding Section 95.30: Prohibiting Unsupervised Minors at Central Park.
- 7) Approval of an ordinance amending Ordinance No. 2434 to amend territory of the Riverbend Enterprise Zone.
- 8) Approval of an ordinance amending the Riverbend Enterprise Zone Intergovernmental Agreement.
- 9) Approval of a resolution authorizing the execution of an agreement with Spectrum Enterprise for high-speed internet services at the Police Station, as submitted by the Chief of Police.
- 10) Approval of a resolution authorizing the Prosecuting Attorney to file the necessary documents to intervene in the proceeding before the Madison County Board of Review by Wal Mart Real Estate, described as Parcel ID 19-2-08-23-00-000-017, and located at 610 Wesley Drive, Wood River, Illinois 62095.
- 11) Approval of a resolution authorizing the execution of a Franchise Agreement between the City of Wood River and Spectrum Mid-America, LLC dba Charter Communications, as submitted by the City Manager.
- 12) Approval of a recommendation to accept the proposal from Sidwell to update the City of Wood River's Zoning Map, as submitted by the Building & Zoning Administrator.
- 13) Approval of a recommendation to renew the City's property, liability, workers' compensation, and cyber liability insurance with IML/RMA, as submitted by the Finance Director.
- 14) Old Business
- 15) New Business

16) Adjournment

If prospective attendees require an interpreter or other access accommodation needs, please contact the Wood River City Clerk's Office at 618-251-3100 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

October 7, 2024

AGENDA

A regular meeting of the Wood River City Council was called to order by Mayor Tom Stalcup at 7:00 p.m. on Monday, October 7, 2024, in the Council Chambers at City Hall, 111 N. Wood River Avenue, with the recital of the Pledge of Allegiance. The Clerk called the roll and reported that the following members were:

- PRESENT: David Ayres
- Bill Dettmers
- Jeremy Plank
- Scott Tweedy
- Tom Stalcup

and that a quorum was present and in attendance.

APPROVAL OF MINUTES:

Councilman Ayres moved to approve the minutes of the regular meeting of September 16, 2024, as printed, seconded by Councilman Tweedy, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

APPROVAL OF THE MINUTES OF THE SPECIAL MEETING:

Councilman Dettmers moved to approve the minutes of the special meeting of September 25, 2024, as printed, seconded by Councilman Tweedy, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

APPROVAL OF BILLS:

Councilman Tweedy moved to approve the bills submitted for payment for the period September 12, 2024, to October 2, 2024, as printed, seconded by Councilman Ayres, and approved by the following vote:

- AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)
- NAYS: None (0)

CITIZEN/CITY OFFICIAL COMMENTS:

Mayor Stalcup commended the Public Services Department for the paving they recently completed around the City. He thanked Director of Public Services Michael Velloff and his crew for their hard work.

City Manager Steve Palen announced that residents in the Eastwood area may be receiving some notifications regarding flood plain map revisions. This is a part of the process of the City doing the expansion of the 6<sup>th</sup> Street Retention Pond to get homes out of the flood zone. He informed residents to call City Hall with questions and the City will do their best to answer the questions. He also advised residents to contact the Illinois Department of Natural Resources as they should be able to answer questions from residents as well.

City Manager Steve Palen stated that he gave a fact sheet on kayak kiosks to the councilmembers before the meeting. It gives information about the questions regarding insurance, indemnity, and

environmental issues.

Councilman Dettmers stated that he received an email this week from an individual who owns a business in the City who is complaining about the requirement to have the business's dumpster enclosed and other individuals throughout the community have contacted Councilman Dettmers about how they feel that the business owner is being treated unfairly. The owner sent a picture of the City's dumpster which is not meeting the ordinances and Councilman Dettmers cannot imagine anything that would infuriate the community more than the City not following its own ordinances and so he asks that the City conforms with this ordinance and encloses the dumpster as is required of everyone else in the community. He feels that the City should do the right thing and spend a few hundred dollars to enclose the dumpster.

ORDINANCE NO. 24-21: ORDINANCE AMENDING THE CITY CODE 90-7, TITLE VII: TRAFFIC CODE, CHAPTER 76: PARKING SCHEDULES, SCHEDULE I: PARKING PROHIBITED AT ALL TIMES ON CERTAIN STREETS REMOVING THE NO PARKING SIGN ON THE NORTH SIDE OF TENNYSON FROM THE INTERSECTION WITH SIXTH STREET THEN EAST TO THE WESTSIDE OF THE ALLEYWAY (APPROXIMATELY 100 FEET):

Councilman Tweedy moved to approve an ordinance amending the City Code 90-7, Title VII: Traffic Code, Chapter 76: Parking Schedules, Schedule I: Parking Prohibited at All Times on Certain Streets removing the no parking sign on the north side of Tennyson from the intersection with Sixth Street then east to the westside of the alleyway (approximately 100 feet), as recommended by the Traffic Commission, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

ORDINANCE NO. 2910: ORDINANCE AUTHORIZING THE EXECUTION OF A COMMERCIAL REAL ESTATE SALES CONTRACT WITH STEVE BROWN AND MELANIE BROWN FOR THE PURCHASE OF PROPERTY LOCATED AT PARCEL ID 19-2-08-27-05-104-047, COMMONLY KNOWN AS 101 E. FERGUSON, WOOD RIVER, ILLINOIS 62095, IN THE AMOUNT OF \$50,000.00:

Councilman Plank moved to approve an ordinance authorizing the execution of a commercial real estate sales contract with Steve Brown and Melanie Brown for the purchase of property located at Parcel ID 19-2-08-27-05-104-047, commonly known as 101 E. Ferguson, Wood River, Illinois 62095, in the amount of \$50,000.00., seconded by Councilman Ayres

Councilman Ayres stated that the Council has discussed this briefly in a different meeting and his opinion is that this is a white elephant, an expensive white elephant that no one wants and personally no one needs. Therefore, Councilman Ayres is not in favor of purchasing the property and he does not think that the City needs to be spending taxpayers' money at this time for something that the City does not need. The building is in a condition that either needs to be torn down, which he estimates would be around \$100,000.00 or \$150,000.00 to put a roof on the building and it would be bare bones minimum. He does not feel that the City needs to be in either of those situations.

Mayor Stalcup stated that the whole intent to purchase the building is to tear it down and to open up that corner. He stated that this is a step towards redeveloping downtown. There are different ideas of what to have on that corner and a dog park is one of the ideas.

Councilman Ayres stated that he thought the dog park was going to be at a different location.

City Manager Steve Palen clarified that the dog park will be next to the property at 203 E. Ferguson. He stated that the property on the agenda has been sitting vacant for quite some time and short of legal processes and the time that it has been sitting vacant, which has been around four years, it is an eyesore and there are safety concerns; therefore, in his opinion that it is in the City's best interest to purchase the property and tear it down. For now, it will most likely be a parking lot, but it will be available if there are any other ideas as the City continues to develop the downtown area.

Councilman Tweedy stated that he thought that when this property was discussed by Council, this was considered the cheapest route to take.

Discussion ensued regarding prior discussions regarding the property and the dollar amount not to exceed. City Manager Steve Palen confirmed that Councilman Tweedy's statement regarding this being the cheapest route was correct.

Councilman Dettmers stated that \$50,000.00 was the maximum amount and that does not mean that all of the Councilmembers were agreeing that the City should pay \$50,000.00. He then asked what the current assessed value of the property is. City Manager Steve Palen believes it is higher than \$50,000.00 right now because of the old business being a factor in the value and he does not know if the assessed value comes down due to being vacant or not. Councilman Dettmers then asked what the amount is for the current annual tax revenue. City Manager Steve Palen stated between \$7,000.00 and \$8,000.00. Councilman Dettmers also asked if the property taxes have been paid and if the City will be liable for the property taxes if the City purchases the property. City Manager Steve Palen replied in the negative.

Discussion ensued regarding potential environmental issues for the property because the business that occupied the lot prior was an auto repair shop. Therefore, the plan is to put a parking lot at the location and cap it with asphalt. If a permanent structure is built on the property, a phase two environmental investigation will need to be completed. Further discussion ensued regarding who will use the parking lot. The intention for putting a parking lot at the location is as downtown develops further, additional parking will be needed.

Councilman Dettmers stated that back in February or March of last year, he was invited to take a private tour by a developer of Ferguson Avenue. They started the tour at the old American Legion building and looked at the development there and then went down to the building across the street from the Post Office. He then asked if a business is still supposed to open in that building on the corner. City Manager Steve Palen explained that the building on the corner is going to be a restaurant with a parking lot next door and then the dog park will be on the other side of that parking lot. Councilman Dettmers continued by stating their next stop on the tour was the old Kumar's building and at that time the basement was being rehabilitated but now nothing is happening with that building. He then stated that 1929 Pizza and Wine is now closed. The next stop on the tour was the old Stallion building and at that point the building was going to be white boxed for future development. The next building was where C&B Boiled Bagels used to be, but they closed in December of last year. Councilman Dettmers stated that the City was supposed to have a dispensary, but the dispensary came to fruition. Therefore, his point is that he does not see a whole lot of need for a parking lot, and he does not see a need to spend \$50,000.00 for something that may not be needed. He understands and appreciates the desire to develop downtown, and he is fully in favor of developing downtown, but he thinks that the City needs to take a step back and let it come to fruition before the City starts spending \$50,000.00 and taking \$70,000.00 a year out of the tax

revenue. He then stated that it will only be a safety concern for the City if the City acquires the property. As long as the City does not own the property, it is not the City's concern, it is the owner's concern. He stated that he will be voting no on this item, and he encouraged the Council to wait until there is a need for this property. He suggested waiting to see how the downtown development continues to progress and if there is a need for a parking lot at that time, he will vote yes but at this time he cannot justify spending \$50,000.00 for the purpose of tearing the building down and then spending another \$25,000.00 to \$50,000.00 to cover it with asphalt. He does not think that is a smart way of handling the taxpayers' dollars at all.

Councilman Plank stated that the legal fees on this building could cost between \$25,000.00 and \$30,000.00 and the time in court would be extensive. He stated that the parking lot can be something that can be determined later and if someone wants to buy the property then so be it. He also stated that the building is a hazard and the City purchasing this property gets it moving in the right direction as far as the tax rolls are concerned.

Discussion ensued regarding the property being an eye sore, how long it could possibly be tied up in court, and when the property taxes were sold.

Councilman Tweedy asked if this property has been broken into since the building has been vacant. Chief of Police and Building and Zoning Administrator Brad Wells replied in the affirmative.

The ordinance was approved by the following vote:

AYES: Plank, Tweedy, Stalcup (3)

NAYS: Ayres, Dettmers (2)

ORDINANCE NO. 2911: ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH DANIEL DONOHOO, FOR TIF FINANCIAL ASSISTANCE AT 632 N. WOOD RIVER AVENUE:

Councilman Ayres moved to approve an ordinance authorizing the execution of a Redevelopment Agreement with Daniel Donohoo, for TIF Financial Assistance at 632 N. Wood River Avenue, as submitted by the TIF Committee, seconded by Councilman Dettmers

Councilman Ayres stated that this TIF application is the most complete application that he has seen for TIF assistance.

The ordinance was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2087: RESOLUTION DECLARING THE STRUCTURE(S) LOCATED AT PARCEL ID 19-2-08-27-16-402-018, COMMONLY KNOWN AS 545 10<sup>TH</sup> STREET, WOOD RIVER, ILLINOIS 62095, UNSAFE AND A PUBLIC NUISANCE AND AUTHORIZING THE PROSECUTING ATTORNEY TO PROCEED WITH LEGAL ACTION:

Councilman Tweedy moved to approve a resolution declaring the structure(s) located at Parcel ID 19-2-08-27-16-402-018, commonly known as 545 10<sup>th</sup> Street, Wood River, Illinois 62095, unsafe and a public nuisance and authorizing the Prosecuting Attorney to proceed with legal action, as submitted by the Building and Zoning Administrator, seconded by Councilman Ayres

Councilman Ayres stated that this property might have the ability to be rehabilitated and asked if anyone has been inside the property. Chief of Police and Building and Zoning Administrator Brad Wells stated that the City has not been able to gain entrance into the residence.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2088: RESOLUTION AUTHORIZING THE PROSECUTING ATTORNEY TO FILE THE NECESSARY DOCUMENTS TO INTERVENE IN THE PROCEEDING BEFORE THE MADISON COUNTY BOARD OF REVIEW BY DANIEL G. KAMIN YORKSHIRE LLC, DESCRIBED AS PARCEL ID 19-1-08-26-02-201-023.001, AND LOCATED AT 1900 E. EDWARDSVILLE ROAD, WOOD RIVER, ILLINOIS 62095:

Councilman Plank moved to approve a resolution authorizing the Prosecuting Attorney to file the necessary documents to intervene in the proceeding before the Madison County Board of Review by Daniel G. Kamin Yorkshire LLC, described as Parcel ID 19-1-08-26-02-201-023.001, and located at 1900 E. Edwardsville Road, Wood River, Illinois 62095, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2089: RESOLUTION APPROVING CHANGE ORDER NO. 1 TO INCREASE THE SCOPE OF THE CONTRACT WITH KAMADULSKI EXCAVATING & GRADING CO. INC., FOR CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY:

Councilman Dettmers moved to approve a resolution approving Change Order No. 1 to increase the scope of the contract with Kamadulski Excavating & Grading Co. Inc., for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services, seconded by Councilman Ayres

Councilman Dettmers stated that this is going to add more sidewalks to the list of improvements.

Mayor Stalcup stated that this is something that the City has been pushing for and he commended Director Velloff and his crew for their hard work.

The resolution was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

RESOLUTION NO. 2090: RESOLUTION AMENDING RESOLUTION NO. 2054 AND OTHER RELATED MATTERS CONCERNING THE TENDER OF DEFENSE, INDEMNITY, HOLD HARMLESS, AND LEASE AGREEMENT FOR SHARED SPACE BETWEEN THE CITY OF WOOD RIVER AND RENT FUN:

Councilman Ayres moved to approve a resolution amending Resolution No. 2054 and other related matters concerning the Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for shared space between the City of Wood River and Rent Fun, as submitted by the City Manager, seconded by Councilman Tweedy

Councilman Dettmers stated that this agreement to put the kayak kiosk at Helmkamp Lake was previously approved by the Council, but the Council received an email on September 24, 2024, with a recommendation to move the kiosk to Belk Park Lake. He asked if there was a test performed in the water at Helmkamp Lake to determine that there was an issue. City Manager Steve Palen replied in the affirmative. Councilman Dettmers then asked when the test was performed. Director of Public Services Michael Velloff explained that the test was completed a couple of months ago, but the waterline was pretty low at that time. Director Velloff further explained that during the first test, several things were sampled including fecal coliform. After the heavy rain came a couple of weeks ago and the water level was higher, the Public Services Department tested the water again at Helmkamp Lake and at Belk Park Lake. The testing included fecal coliform and E. coli and the levels for both were high at Helmkamp Lake. Councilman Dettmers asked what the testing showed at Belk Park Lake and Director Velloff stated that the water there is pretty clean. Councilman Dettmers asked who requested the testing of the water to be completed. Director Velloff stated that he thought it would be a good idea to test the water. Councilman Dettmers stated that he was glad to receive the handout given prior to the meeting but he requested the information over a week ago.

Councilman Dettmers stated that he was out at Belk Park the weekend before last and he paid particular attention to the lake, and he is curious if there is going to be an evaluation made for the ecological impact. City Manager Steve Palen explained that the Great Rivers and Routes Tourism Bureau will submit the location of the kiosk to the Illinois Department of Natural Resources for assessment using EcoCAT, the Ecological Compliance Assessment Tool that helps units of local government initiate natural resource reviews for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Interagency Wetland Policy Act of 1989. Councilman Dettmers expressed his concern regarding the marsh area and is curious if there are any State regulations that monitor those areas or have an impact on those areas. His other concern is how the City is going to restrict the kayakers from the fountain areas in the lake. Mayor Stalcup stated that the fountains get moved around to keep the filtration going. Councilman Dettmers is concerned about the kayakers hitting the fountains. City Manager Steve Palen stated that he does not believe that will be an issue. Councilman Dettmers stated that along the west shore on the north end there are a bunch of logs that are protruding out into the lake, and he is concerned that the logs could be hazardous. City Manager Steve Palen explained that the City is indemnified in the agreement with Rent Fun, and Rent Fun will take full responsibility for any and all accidents. He stated that after talking to Rent Fun and reading more of their literature he learned that they have not had any lawsuits against them in any of their other 100 locations throughout the country.

Discussion ensued regarding the Parks and Recreation Department continuing to maintain the lake area in the event of a storm or any branches or logs needing to be cleared out of the lake. More discussion ensued regarding the City being liable for removing hazards from the lake and if it would invalidate the insurance and how Rent Fun will assume all responsibility and liability insurance for the kayak kiosk.

Councilman Dettmers stated that he is in favor of this, but he would like to have this postponed to ensure there are no other issues and he would like to have the environmental impact study done first before the City approves the amended agreement moving the location of the kayak kiosk to Belk Park Lake.

Councilman Dettmers made a motion to table the resolution amending Resolution No. 2054 and other related matters concerning the Tender of Defense, Indemnity, Hold Harmless, and Lease Agreement for shared space between the City of Wood River and Rent Fun, seconded by Councilman Ayres



Councilman Ayres asked why the City is doing this.

City Manager Steve Palen explained that the City was approached by Great Rivers and Routes Tourism Bureau, and the City would like to have another amenity for the people at Belk Park. Councilman Ayres asked if there will be any revenue from this for the City. City Manager Steve Palen replied in the negative. Discussion ensued regarding the City's property being used for this amenity but not receiving any revenue and Councilman Ayres expressed his concern about City employees having to maintain the area. City Manager Steve Palen explained that this is an area that the Parks and Recreation Department already maintains and will continue to maintain.

Councilman Ayres asked if a Ferris wheel company out of Jacksonville, Illinois wanted to put a Ferris wheel in the southwest corner of Central Park for six to seven months of out of the year without any revenue to the City, would the City allow it.

City Manager Steve Palen stated that the City would do their due diligence and look at the proposal and bring it to the Council with a recommendation.

City Attorney Kathryn Warren stated that in regard to the liability concerns, there is an express waiver releasing the City from all liability that would go along with what the City is doing. She explained that the liability would not be any more or less than what it is now with what the City is already doing with the lake. She also explained that she cannot speak about the environmental impact concerns but the City can look into that a little further to ensure that there is an answer to the question raised earlier in the meeting.

Councilman Tweedy asked if the kayakers will be able to bring their own kayaks. Discussion ensued regarding the City's current policy that does not allow people to put any apparatus into the lake.

The motion to table was denied by the following vote:

AYES: Ayres, Dettmers, (2)  
NAYS: Plank, Tweedy, Stalcup (3)

The resolution was approved by the following vote:

AYES: Ayres, Plank, Tweedy, Stalcup (4)  
NAYS: Dettmers (1)

APPROVED: REQUEST TO SEEK BIDS FOR ASPHALT RESURFACING AT EMERICK SPORTS COMPLEX:

Councilman Ayres moved to approve a request to seek bids for asphalt resurfacing at Emerick Sports Complex, as submitted by the Director of Parks and Recreation, seconded by Councilman Tweedy

Councilman Ayres asked if this project is in the budget.

City Manager Steve Palen replied in the affirmative and explained that it is part of the grant that the City received from the Metro East Park and Recreation District.

The request was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS FOR THE WOOD RIVER DOWNTOWN POCKET PARK:

Councilman Tweedy moved to approve a request to seek bids for the Wood River Downtown Pocket Park, as submitted by the City Manager, seconded by Councilman Plank

Councilman Dettmers asked for a description of the Pocket Park.

City Manager Steve Palen explained that the drawing that was given to Council at the last regular meeting is the plan for the Pocket Park which shows public restrooms, a bandstand, cornhole stations, and outdoor seating. The Pocket Park will be maintained by the City.

The request was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: REQUEST TO SEEK BIDS FOR THE WOOD RIVER DOWNTOWN DOG PARK:

Councilman Ayres moved to approve a request to seek bids for the Wood River Downtown Dog Park, as submitted by the City Manager, seconded by Councilman Plank

Councilman Dettmers asked if these projects are included in the budget.

City Manager Steve Palen stated that these projects are going to be paid for with the economic development money that is in the budget.

The request was approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: REQUEST TO HOLD THE HALLOWEEN PARADE ON SATURDAY, OCTOBER 26, 2024, BEGINNING AT 10:30AM:

Councilman Dettmers moved to approve a request to hold the Halloween Parade on Saturday, October 26, 2024, beginning at 10:30am, seconded by Councilman Tweedy, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

APPROVED: ESTABLISHING THE FOLLOWING RULES FOR "TRICK OR TREAT":

Councilman Tweedy moved to approve establishing the following rules for "Trick or Treat": Trick or Treat will be permitted on October 30<sup>th</sup> and 31<sup>st</sup> between the hours of 6:00 p.m. and 8:00 p.m. for children 12 years of age and under. Only at homes with porch lights on, seconded by Councilman Ayres, and approved by the following vote:

AYES: Ayres, Dettmers, Plank, Tweedy, Stalcup (5)

NAYS: None (0)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

ADJOURNMENT: There being no further business to come before the Council, the meeting was adjourned at 7:41 p.m.

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Mayor

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City Clerk

DATE: 10/17/2024  
TIME: 11:26:46  
ID: AP4430ZN.WOW

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/21/2024

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
<b>GENERAL FUND</b>				
GENERAL				
GENERAL REVENUES				
T0001378	ALLIED CONSTRUCTION MIDWEST	REFUND BUILDING PERMIT	10-00-2-0241	45.00
TOTAL GENERAL REVENUES				45.00
TOTAL GENERAL				45.00
<b>LEGISLATIVE</b>				
LEGISLATIVE EXP				
3490	COMMUNITY SEED & FEED COMPANY	MUMS - VETERANS PARADE RT	10-11-4-0756	189.00
4240	IML-RMA	IML 2025 MEMBERSHIP	10-11-4-0619	1,250.00
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-11-4-0511	166.67
5966	ELAN FINANCIAL SERVICES	MEAL - CONF - S PALEN	10-11-4-0659	11.06
5966		TAXI - CONF - S PALEN	10-11-4-0659	18.60
5966		TAXI - CONF - S PALEN	10-11-4-0659	12.00
5966		MEAL - CONF - S PALEN	10-11-4-0659	67.20
5966		HOTEL - CONF - T STALCUP	10-11-4-0659	619.82
5966		HOTEL - CONF - T STALCUP	10-11-4-0659	117.60
5966		HOTEL - CONF - S PALEN	10-11-4-0659	1,194.18
5966		MEAL - CONF - T STALCUP	10-11-4-0659	14.06
5966		GASOLINE - CONF - T STALCUP	10-11-4-0659	39.31
5966		GASOLINE - CONF - T STALCUP	10-11-4-0659	25.53
5966		MEAL - CONF - T STALCUP	10-11-4-0659	16.04
5966		INK PENS	10-11-4-0519	12.13
5966		101 E FERGUSON-LEGAL DESCRIPT	10-11-4-0792	5.00
5966		8/11-9/10/2024 - CELL PHONES	10-11-4-0786	42.31
6301	ROYAL PRINTING	PIPELINE NEWSLETTERS	10-11-4-0744	2,438.00
6375	TOM STALCUP	MILEAGE - IML 2024 CONF	10-11-4-0659	379.22
6375		GAS PAID ON CITY CARD	10-11-4-0659	-25.53
6375		GAS PAID ON CITY CARD	10-11-4-0659	-39.31
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-11-4-0796	92.25
TOTAL LEGISLATIVE EXP				6,645.14
TOTAL LEGISLATIVE				6,645.14
<b>ADMINISTRATION</b>				
ADMINISTRATION EXP				
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-12-4-0511	166.67
5966	ELAN FINANCIAL SERVICES	GASOLINE - CONF - S PALEN	10-12-4-0521	34.30
5966		GASOLINE - CONF - S PALEN	10-12-4-0521	44.43
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-12-4-0796	389.05
TOTAL ADMINISTRATION EXP				634.45
TOTAL ADMINISTRATION				634.45
<b>FINANCE</b>				
FINANCE EXP				
1015	QUILL	CORRECTION TAPE	10-13-4-0519	7.99
3749	HARRIS	2025 SOFTWARE MAINTENANCE	10-13-4-0899	12,801.09
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-13-4-0511	79.16
5477	KAREN WEBER	FALL 2024 - MBA 521	10-13-4-0679	1,615.65
5966	ELAN FINANCIAL SERVICES	MONTHLY - ADOBE PRO	10-13-4-0792	83.96
5966		MEAL - CONF - K WEBER	10-13-4-0659	15.25
5966		MEAL - CONF - K WEBER	10-13-4-0659	11.04
5966		MEAL - CONF - K WEBER	10-13-4-0659	12.26
5966		MEAL - CONF - K WEBER	10-13-4-0659	8.98
5966		MEAL - CONF - K WEBER	10-13-4-0659	19.17
5966		HOTEL - CONF - K WEBER	10-13-4-0659	553.07
5966		CASH DRAWER	10-13-4-0519	28.66
5966		8/11-9/10/2024 - CELL PHONES	10-13-4-0786	42.31
6062	LINK COMPUTER CORPORATION	NOVEMBER 2024 - MUNI LINK	10-13-4-0792	1,984.69
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-13-4-0796	1,181.49
TOTAL FINANCE EXP				18,444.77
TOTAL FINANCE				18,444.77

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
<b>GENERAL FUND</b>				
ANIMAL CONTROL				
5242	ANIMAL CONTROL EXP U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-14-4-0511	25.00
		TOTAL ANIMAL CONTROL EXP		25.00
		TOTAL ANIMAL CONTROL		25.00
<b>BUILDING AND ZONING</b>				
BUILDING AND ZONING EXP				
207	TRICKEY'S SERVICE INCORPORATED	FUEL PUMP - B&Z 1612	10-16-4-0719	667.10
3749	HARRIS	2025 SOFTWARE MAINTENANCE	10-16-4-0729	2,672.25
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-16-4-0511	150.00
5966	ELAN FINANCIAL SERVICES	POSTAGE - B&Z PACKETS	10-16-4-0511	68.95
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-16-4-0796	198.25
		TOTAL BUILDING AND ZONING EXP		3,756.55
		TOTAL BUILDING AND ZONING		3,756.55
<b>STREET LIGHTING</b>				
STREET LIGHTING EXP				
4163	AMEREN ILLINOIS	118 E FERGUSON-8/26-9/25/2024	10-17-4-0788	34.47
4320	SOUTHWESTERN ELECTRIC	9/6-10/4/2024 - ROCK HILL RD	10-17-4-0788	204.24
4320		9/6-10/1/2024 - GRAND VIEW	10-17-4-0788	125.00
		TOTAL STREET LIGHTING EXP		363.71
		TOTAL STREET LIGHTING		363.71
<b>CITY HALL MAINTENANCE</b>				
CITY HALL MAINTENANCE EXP				
1245	CITY OF WOOD RIVER	111 N WR AVE - WATER	10-19-4-0781	46.12
1245		111 N WR AVE SPRKLR - WATER	10-19-4-0781	6.50
5515	THE WINDOW MAN, INC	QTRLY WINDOW CLEANING	10-19-4-0752	125.00
5949	EDWARD DRACH	SEPTEMBER 2024 - CLEANING	10-19-4-0792	777.50
		TOTAL CITY HALL MAINTENANCE EXP		955.12
		TOTAL CITY HALL MAINTENANCE		955.12
<b>STREET MAINTENANCE</b>				
STREET MAINTENANCE				
3497	ROLAND MACHINERY CO	CYLINDER REPAIR - PAVER	10-21-4-0719	5,747.19
3603	LUBY EQUIPMENT SERVICES	BACKHOE REPAIR-BOOM CYLINDER	10-21-4-0719	13,543.59
4757	M & M SERVICE CO	HYDRAULIC OIL	10-21-4-0523	54.80
5353	EJ EQUIPMENT, INC	AIR FILTERS - LEAFER&SWEEPER	10-21-4-0529	71.45
5353		SWEEPER BOLT	10-21-4-0529	75.09
5353		FUSE RELAY - SWEEPER	10-21-4-0529	119.50
5467	ALL TYPE CORP.	HYDRAULIC HOSES & FITTINGS	10-21-4-0529	518.08
5467		HYDRAULIC HOSES & FITTINGS	10-21-4-0529	42.78
5467		HYDRO HAMMER REPAIR PARTS	10-21-4-0529	340.95
5467		TANDEM V-BOX PARTS	10-21-4-0529	353.29
58	ALTON EQUIPMENT RENTAL	PULL STRING - WEED EATER	10-21-4-0529	17.99
5966	ELAN FINANCIAL SERVICES	8/11-9/10/2024 - CELL PHONES	10-21-4-0786	80.32
6106	LWS CONSTRUCTION, LLC	ROTO MILL FOR PAVING	10-21-4-0791	11,180.00
6370	COUNTY MATERIALS CORP	JOINT SEALANT	10-21-4-0529	200.00
981	UTILITRA	MOVE LAPTOP TO STREET DEPT	10-21-4-0599	1,206.93
981		OCTOBER 2024 - IT SERVICES	10-21-4-0796	70.25
		TOTAL STREET MAINTENANCE		33,622.21
		TOTAL STREET MAINTENANCE		33,622.21
<b>PARKS AND RECREATION</b>				
PARKS AND REC EXP				

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
PARKS AND RECREATION				
PARKS AND REC EXP				
1245	CITY OF WOOD RIVER	633 N WR AVE - WATER	10-24-4-0781	8.14
1245		6TH ST PARK - WATER	10-24-4-0781	12.05
1245		S 14TH ST - WATER	10-24-4-0781	8.14
1245		100 WALCOTT - WATER	10-24-4-0781	8.14
2732	TOM EBERLIN	9/9-10/11/2024 - UMP PAYROLL	10-24-4-0308	1,200.00
4751	MARK A. ZIPPRICH	9/9-10/11/2024 - UMP PAYROLL	10-24-4-0308	250.00
5495	TRI-CITY REC. PROGRAMS	TRI CITY SOCCER DUES	10-24-4-0307	3,404.00
5495		TRI CITY SOCCER DUES	10-24-4-0307	1,038.75
5966	ELAN FINANCIAL SERVICES	SOFTBALL SCOREBOOKS	10-24-4-0308	179.80
5966		RETURN SCOREBOARD	10-24-4-0307	-299.00
5966		8/11-9/10/2024 - CELL PHONES	10-24-4-0786	126.93
6121	WILLIAM R JONES	9/9-10/11/2024 - UMP PAYROLL	10-24-4-0308	700.00
6193	JADA JOHNSON	9/9-10/11/2024 - UMP PAYROLL	10-24-4-0308	225.00
669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2024 - SALES TAX	10-24-4-0573	50.00
890	CHARLES MORTON	9/9-10/11/2024 - UMP PAYROLL	10-24-4-0308	825.00
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-24-4-0796	501.00
TOTAL PARKS AND REC EXP				8,237.95
TOTAL PARKS AND RECREATION				8,237.95
PARK MAINTENANCE				
PARK MAINTENANCE EXP				
1245	CITY OF WOOD RIVER	2551 ROCK HILL RD - WATER	10-25-4-0781	6.50
1245		312 LINTON - WATER	10-25-4-0781	20.80
5966	ELAN FINANCIAL SERVICES	8/11-9/10/2024 - CELL PHONES	10-25-4-0786	42.31
TOTAL PARK MAINTENANCE EXP				69.61
TOTAL PARK MAINTENANCE				69.61
POLICE				
POLICE				
1002	PRO AUTOMOTIVE SERVICES	REINSTALL PURGE VALVE-#175	10-27-4-0719	2,006.31
1002		FUEL INDUCTION CLEAN - #176	10-27-4-0719	2,071.65
1245	CITY OF WOOD RIVER	550 MADISON - WATER	10-27-4-0781	71.44
2293	ROBERTS MOTORS	DOOR HANDLE REPAIR - #177	10-27-4-0719	498.68
2428	DOBBS TIRE & AUTO CENTER	TIRES - STOCK	10-27-4-0719	604.88
2428		TIRES - #172	10-27-4-0719	604.88
2428		TIRE - #174	10-27-4-0719	151.22
2749	CLEARY'S SHOES & BOOTS	BOOTS - #174	10-27-4-0594	240.00
2749		BOOTS - #148	10-27-4-0594	200.00
4163	AMEREN ILLINOIS	LPR EAST END	10-27-4-0783	42.16
4163		8/27-9/25/2024 - AMEREN	10-27-4-0783	390.53
5206	TRANSUNION RISK & ALTERNATIVE	SEPTEMBER 2024 - WEB SEARCHES	10-27-4-0792	179.00
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-27-4-0511	141.67
5515	THE WINDOW MAN, INC	QTRLY WINDOW CLEANING	10-27-4-0754	265.00
5854	TRANS UNION LLC	CREDIT CHECK - NEW EMPLOYEE	10-27-4-0499	164.12
5938	BOB BARKER COMPANY INC	DISPOSABLE TOWELS - JAIL	10-27-4-0599	108.10
5938		MATTRESSES, PANTS, SHIRTS	10-27-4-0599	548.79
5949	EDWARD DRACH	SEPTEMBER 2024 - CLEANING	10-27-4-0754	1,345.00
5949		PAPER PRODUCTS	10-27-4-0541	144.00
5966	ELAN FINANCIAL SERVICES	MEAL - DOWNSTATE CONF - #150	10-27-4-0639	21.16
5966		LUNCH - ADMIN MEETING	10-27-4-0659	84.48
5966		WR DONUT-INVESTIGATIONS MEET	10-27-4-0659	14.70
5966		RAIL MOUNT LIGHT - #177	10-27-4-0591	121.90
5966		ADOBE - ANNUAL SUBSCRIPTION	10-27-4-0799	179.88
5966		FIREARM SLINGS	10-27-4-0591	217.59
5990	AT&T MOBILITY	10/2-11/1/2024 - CELL PHONE	10-27-4-0786	86.83
5990		SEPTEMBER 2024 - CELL PHONES	10-27-4-0786	1,186.03
6040	PIASA CLEANERS	SEPTEMBER 2024 - DRY CLEANING	10-27-4-0792	230.00
866	MIDWEST OCCUPATIONAL MEDICINE	DRUG SCREEN - D BARNES	10-27-4-0498	50.00
946	RAY O'HERRON COMPANY	SHIPPING - CLASS A ITEMS	10-27-4-0594	6.92
946		CLASS A PANTS - #101	10-27-4-0594	26.83
946		PROMOTION ITEMS - #168	10-27-4-0594	135.62
946		BODY ARMOR - #165, #155	10-27-4-0527	1,540.34
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-27-4-0796	4,438.25

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<b>GENERAL FUND</b>				
<b>POLICE</b>				
<b>POLICE</b>				
		TOTAL POLICE		18,117.96
		TOTAL POLICE		18,117.96
<b>FIRE</b>				
	<b>FIRE EXP</b>			
102	WERTS WELDING	SHELVING - 4214	10-28-4-0529	520.22
1245	CITY OF WOOD RIVER	501 E E'VILLE - WATER	10-28-4-0781	109.42
1518	SENTINEL EMERGENCY SOLUTIONS	REPLACE PUMP BOSS - 4214	10-28-4-0719	2,391.72
2749	CLEARY'S SHOES & BOOTS	BOOTS - B HALL	10-28-4-0594	137.99
299	BANNER FIRE EQUIPMENT	FIRE HELMET	10-28-4-0595	2,303.00
299		HIGH VIS JACKET - POC WELLS	10-28-4-0594	59.99
3833	HSI EMERGENCY CARE SOLUTIONS	CRP CARDS-HI PT,CHLD HOR,LC MI	10-28-4-0679	184.56
443	DATA TRONICS INCORPORATED	RADIO & CHARGER EVAL - 4213	10-28-4-0753	105.00
443		RESET BASE RADIO	10-28-4-0753	142.80
5020	DEALERS ELECTRICAL SUPPLY	SHELVES - 4214	10-28-4-0529	9.02
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	10-28-4-0511	25.00
5583	SHRED-IT ST. LOUIS	SHREDDING - 9/24/2024	10-28-4-0792	49.03
5698	JEWELL PSYCHOLOGICAL SERVICES	PSYCH EVAL - W KORINEK	10-28-4-0498	450.00
5966	ELAN FINANCIAL SERVICES	RING CUTTER, EXTRA BLADES	10-28-4-0551	16.99
5966		ALS TRAUMA BAG	10-28-4-0551	367.00
5966		8/11-9/10/2024 - CELL PHONES	10-28-4-0786	222.36
5990	AT&T MOBILITY	SEPTEMBER 2024 - CELL PHONE	10-28-4-0786	42.17
5990		SEPTEMBER 2024 - IPADS	10-28-4-0753	181.20
6159	R.S. HUGHES CO., INC.	LATEX GLOVES (8)	10-28-4-0551	174.80
6159		GLOVES (12)	10-28-4-0551	262.20
6246	AIRGAS USA, LLC (S144)	CYLINDER RENTAL	10-28-4-0551	63.75
6246		OXYGEN	10-28-4-0551	57.66
6328	TAYLOR'S TINS	HELMET FRONTS (10)	10-28-4-0595	420.00
6328		LOCKER TAGS (6)	10-28-4-0549	90.00
778	LEON UNIFORM COMPANY	EMBRD POLO - MICHAEL	10-28-4-0594	86.98
778		EMBRD POLO - HORYN	10-28-4-0594	86.98
778		EMBRD POLO - BLOCH	10-28-4-0594	86.98
778		LS/SS POLO - STAHLHUT	10-28-4-0594	178.96
778		UNIFORM ITEMS - B HALL	10-28-4-0594	340.00
866	MIDWEST OCCUPATIONAL MEDICINE	PRE EMPLOY PHYS-A GALBRAITH	10-28-4-0498	655.00
866		PRE EMPLOY PHYS-D GERNER	10-28-4-0498	655.00
866		PRE EMPLOY PHYS-D PRYOR	10-28-4-0498	655.00
981	UTILITRA	OCTOBER 2024 - IT SERVICES	10-28-4-0796	715.40
		TOTAL FIRE EXP		11,846.18
		TOTAL FIRE		11,846.18
<b>POLICE COMMUNICATIONS</b>				
<b>POLICE COMMUNICATIONS EXP</b>				
2749	CLEARY'S SHOES & BOOTS	BOOTS - PAYNE	10-40-4-0594	137.99
443	DATA TRONICS INCORPORATED	TOUCH SCREEN MONITOR-DISPATCH	10-40-4-0753	1,544.30
5966	ELAN FINANCIAL SERVICES	UNIFORM PULLOVER - PENCE	10-40-4-0594	70.00
5966		BLACK TONER - PETRO	10-40-4-0514	101.89
5966		YELLOW TONER - PETRO	10-40-4-0514	92.89
6320	FIRST CITIZENS BANK & TRUST	DISPATCH COPIER	10-40-4-0751	203.50
778	LEON UNIFORM COMPANY	PANTS - CATO & PENCE	10-40-4-0594	257.50
946	RAY O'HERRON COMPANY	SHIPPING -CLASS A ITEMS	10-40-4-0594	6.90
946		CLASS A PANTS - ROBERSON	10-40-4-0594	82.63
946		SHIPPING - CLASS A ITEM	10-40-4-0594	6.81
946		CLASS A PANTS - ROBERSON	10-40-4-0594	82.63
946		CLASS A SHIRT - ROBERSON	10-40-4-0594	59.84
981	UTILITRA	COMPUTERS (3) - PD	10-40-4-0935	4,681.02
		TOTAL POLICE COMMUNICATIONS EXP		7,327.90
		TOTAL POLICE COMMUNICATIONS		7,327.90
		TOTAL GENERAL FUND		110,091.55

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
<b>MOTOR FUEL TAX</b>				
	MFT			
	MFT EXP			
4140	KIENSTRA - ILLINOIS	FLOWABLE FILL-TIPTON&EATON	21-00-4-0554	628.00
5291	WARNING LITES OF SOUTHERN IL	STOP SIGNS & POSTS	21-00-4-0556	417.50
		TOTAL MFT EXP		1,045.50
		TOTAL MFT		1,045.50
		TOTAL MOTOR FUEL TAX		1,045.50
<b>INSURANCE</b>				
	INSURANCE			
	INSURANCE EXP			
2241	CHRIS JOHNSON	OCTOBER 2024 - INS PAYMENT	23-00-4-0841	100.00
2531	MIKE CARLISLE	OCOTBER 2024 - INS PAYMENT	23-00-4-0841	100.00
3642	LEONARD REVELLE	COTOBER 2024 - INS PAYMENT	23-00-4-0841	100.00
423	BRIAN S CRAWFORD	OCTOBER 2024 - INS PAYMENT	23-00-4-0841	100.00
4240	IML-RMA	AUTO & GENERAL LIABILITY	23-00-4-0824	111,217.00
4240		PROPERTY	23-00-4-0828	126,760.00
4240		WORK COMP	23-00-4-0848	152,200.00
4240		AUTO DAMAGE	23-00-4-0824	16,715.00
4240		PORTABLE EQUIPMENT	23-00-4-0824	5,253.00
4240		EARLY PAY DISCOUNT	23-00-4-0824	-4,121.45
		TOTAL INSURANCE EXP		408,423.55
		TOTAL INSURANCE		408,423.55
		TOTAL INSURANCE		408,423.55
<b>WATER</b>				
	PUBLIC SERVICES ADMIN			
	PUBLIC SERVICES ADMIN EXPENSES			
1099	SHEPPARD MORGAN & SCHWAAB	FEMA WORK, LOMA WORK-7/28-9/21	30-00-4-0725	17,163.50
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	30-00-4-0511	54.17
5632	WELLS FARGO VENDOR FIN SERV	COPIER LEASE	30-00-4-0751	92.00
5949	EDWARD DRACH	SEPTEMBER 2024 - CLEANING	30-00-4-0752	200.00
5966	ELAN FINANCIAL SERVICES	ADOBE PRO - MONTHLY	30-00-4-0729	14.99
5966		NEW FLAG & WEIGHT	30-00-4-0599	82.89
5966		8/11-9/10/2024 - CELL PHONES	30-00-4-0786	42.31
981	UTILITRA	LAPTOP - CARRIE	30-00-4-0599	1,436.80
981		OCTOBER 2024 - IT SERVICES	30-00-4-0796	143.25
		TOTAL PUBLIC SERVICES ADMIN EXPENSES		19,229.91
		TOTAL PUBLIC SERVICES ADMIN		19,229.91
<b>WATER DISTRIBUTION</b>				
	WATER DISTRIBUTION EXPENSES			
	SCHULTE SUPPLY INCORPORATED	MARKING FLAGS, COUPLINGS	30-31-4-0531	584.21
1084		WHITE MARKING PAINT	30-31-4-0542	64.92
1084		MARKING FLAGS	30-31-4-0531	53.80
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	30-31-4-0511	100.00
5353	EJ EQUIPMENT, INC	HINGE - WATER BACKHOE	30-31-4-0529	377.68
5467	ALL TYPE CORP.	HYDRO HAMMER LINE PROTECTORS	30-31-4-0529	25.35
5966	ELAN FINANCIAL SERVICES	POSTAGE - SHIPPING SAMPLES	30-31-4-0511	595.13
5966		8/11-9/10/2024 - CELL PHONES	30-31-4-0786	154.34
6168	PACE ANALYTICAL SERVICES, LLC	TESTING MATERIALS	30-31-4-0531	17.50
981	UTILITRA	OCTOBER 2024 - IT SERVICES	30-31-4-0796	70.25
		TOTAL WATER DISTRIBUTION EXPENSES		2,043.18
		TOTAL WATER DISTRIBUTION		2,043.18



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<b>WATER</b>				
WATER PLANT				
WATER PLANT EXPENSES				
4115	SUPERIOR ELEVATOR INSPECTIONS	ELEVATOR INSPECTION	30-32-4-0719	310.00
4216	MLDS	PEBBLE QUICKLIME - DELIVERY	30-32-4-0798	1,011.41
4216		PEBBLE QUICKLIME - DELIVERY	30-32-4-0798	1,011.43
4557	TITAN INDUSTRIAL CHEMICALS LLC	CLEANER	30-32-4-0531	820.00
5048	DUGAN TOOL & DIE, INC	BASIN MILLER MOTOR GEARS&SHAFT	30-32-4-0719	2,500.00
5905	BICKLE ELECTRIC	BOILER WORK - WATER PLANT	30-32-4-0719	1,425.00
6316	EVS DX INC	CHLORINE TANK RENTAL	30-32-4-0555	200.00
981	UTILITRA	UPDATE SCADA COMPUTERS	30-32-4-0599	1,206.92
981		OCTOBER 2024 - IT SERVICES	30-32-4-0796	70.25
TOTAL WATER PLANT EXPENSES				8,555.01
TOTAL WATER PLANT				8,555.01
TOTAL WATER				29,828.10
<b>SEWER</b>				
SEWER COLLECTIONS				
SEWER COLLECTIONS EXPENSES				
1777	JOSH MCDOWELL	CITY LOGO - LEAF TRUCK	40-41-4-0929	100.00
4320	SOUTHWESTERN ELECTRIC	9/1-10/1/2024-RHR LIFT STATION	40-41-4-0783	1,059.13
5353	EJ EQUIPMENT, INC	WATER FILL HOSE - VACTOR	40-41-4-0529	158.95
6338	ADR TOWING	TOWING - OLD LEAF TRUCK	40-41-4-0929	647.50
TOTAL SEWER COLLECTIONS EXPENSES				1,965.58
TOTAL SEWER COLLECTIONS				1,965.58
<b>SEWER PLANT</b>				
SEWER PLANT EXPENSES				
1004	VEOLIA WATER NORTH AMERICA	NOVEMBER 2024 - CONTRACT OPS	40-42-4-0791	86,052.00
TOTAL SEWER PLANT EXPENSES				86,052.00
TOTAL SEWER PLANT				86,052.00
TOTAL SEWER				88,017.58
<b>REFUSE</b>				
REFUSE				
REFUSE REVENUES				
T0001379	MICHAEL ADAMS	REFUND CREDIT - 437 DULANEY	49-00-2-0308	77.25
TOTAL REFUSE REVENUES				77.25
TOTAL REFUSE				77.25
<b>REFUSE EXPENSES</b>				
5966	ELAN FINANCIAL SERVICES	8/11-9/10/2024 - CELL PHONES	49-49-4-0799	25.07
TOTAL EXPENSES				25.07
TOTAL REFUSE				25.07
TOTAL REFUSE				102.32
<b>GOLF COURSE</b>				
GOLF MAINTENANCE				
GOLF MAINT EXPENSES				
4731	CLOVERLEAF	NOVEMBER 2024 - GC MAINTENANCE	50-51-4-0792	25,500.00
TOTAL GOLF MAINT EXPENSES				25,500.00
TOTAL GOLF MAINTENANCE				25,500.00

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
<b>GOLF COURSE</b>				
<b>GOLF CLUBHOUSE</b>				
<b>CLUBHOUSE EXPENSES</b>				
1245	CITY OF WOOD RIVER	BELK PARK MAINT - WATER	50-52-4-0781	39.80
1245		BELK PARK OASIS - WATER	50-52-4-0781	8.14
1245		BELK S BATHROOMS - WATER	50-52-4-0781	6.50
1245		BELK DRINK FOUNTAIN - WATER	50-52-4-0781	6.50
1245		BELK PARK BATHROOMS - WATER	50-52-4-0781	6.50
1245		BELK N PAVILION - WATER	50-52-4-0781	6.50
1245		BELK N BATHROOMS - WATER	50-52-4-0781	12.05
1245		BELK CLUB HOUSE - WATER	50-52-4-0781	8.14
1245		POSTAGE - POSTAGE MACHINE	50-52-4-0511	8.33
5242	U.S. POSTAL SERVICE	GASOLINE - GOLF CARTS	50-52-4-0521	576.20
5713	MEDFORD OIL COMPANY	GASOLINE - GOLF CARTS	50-52-4-0521	641.43
5713		REPAIR - GOLF CART	50-52-4-0758	581.35
5794	TNT GOLF CAR & MOTORSPORTS	SPEAKERS & MIC - GOLF COURSE	50-52-4-0599	537.99
5966	ELAN FINANCIAL SERVICES	9/4-10/3/2024 - DIRECT TV	50-52-4-0786	229.97
5966		8/11-9/10/2024 - CELL PHONES	50-52-4-0786	118.02
5966		MONTHLY WATER COOLER	50-52-4-0752	35.00
6126	ARDICO WATER LLC	9/30/2024-RUG & TOWEL SERVICE	50-52-4-0752	206.59
6204	CLEAN UNIFORM COMPANY	10/1/2024-RUG & TOWEL SERVICE	50-52-4-0752	209.54
6204		SEPTEMBER 2024 - SALES TAX	50-52-4-0573	441.00
669	ILLINOIS DEPARTMENT OF REVENUE			
TOTAL CLUBHOUSE EXPENSES				3,679.55
TOTAL GOLF CLUBHOUSE				3,679.55
<b>GOLF CONCESSIONS</b>				
<b>CONCESSION EXPENSES</b>				
5487	DONNEWALD DISTRIBUTING CO.	ALCOHOL - GOLF COURSE	50-53-4-0574	1,220.40
5487		ALCOHOL - GOLF COURSE	50-53-4-0574	1,144.20
5496	ROBERT CHICK FRITZ	ALCOHOL - GOLF COURSE	50-53-4-0574	230.20
669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2024 - SALES TAX	50-53-4-0573	1,280.00
TOTAL CONCESSION EXPENSES				3,874.80
TOTAL GOLF CONCESSIONS				3,874.80
TOTAL GOLF COURSE				33,054.35
<b>TIF # 3</b>				
<b>TIF # 3</b>				
<b>TIF # 3 EXPENSES</b>				
5966	ELAN FINANCIAL SERVICES	HOTEL - CONF - K WEBER	81-00-4-0659	553.06
TOTAL TIF # 3 EXPENSES				553.06
TOTAL TIF # 3				553.06
TOTAL TIF # 3				553.06
<b>CAP IMPROVEMENTS AND DEVELOP</b>				
<b>CAP IMPROVEMENTS AND DEVELOP</b>				
<b>CID EXPENSES</b>				
2854	CSR CONSTRUCTION	WALKING PATH @ POLICE STATION	87-00-4-0792	11,750.00
6169	HEARTLANDS CONSERVANCY	TECHNICAL ASSISTANCE	87-00-4-0792	162.50
6169		GRANT WRITING	87-00-4-0792	4,510.00
6363	GOVERNMENTAL CONSULTING	8/9-9/8/2024 - CONSULTING SERV	87-00-4-0860	3,000.00
TOTAL CID EXPENSES				19,422.50
TOTAL CAP IMPROVEMENTS AND DEVELOP				19,422.50
TOTAL CAP IMPROVEMENTS AND DEVELOP				19,422.50

NON-HOME RULE SALES TAX

DATE: 10/17/2024  
 TIME: 10:47:25  
 ID: AP4430ZN.WOW

CITY OF WOOD RIVER  
 DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/21/2024

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
NON-HOME RULE SALES TAX				
NON-HOME RULE SALES TAX				
NON-HOME RULE SALES TAX EXP'S				
3680	KAMADULSKI EXCAVATION	SIDEWALKS	89-00-4-0909	93,535.00
3780	GONZALEZ COMPANIES LLC	9TH ST DETENTION-PROF SERVICES	89-00-4-0903	4,391.50
3780		9TH ST DETENTION-PROF SERVICES	89-00-4-0903	10,769.00
3780		9TH ST DETENTION-PROF SERVICES	89-00-4-0903	8,043.75
3780		STATE ST SEWER SEP-RPR SERVICE	89-00-4-0904	2,357.57
3780		9TH ST DETENTION-PROF SERVICES	89-00-4-0903	3,802.30
3780		STATE ST SEWER SEP-PRP SERVICE	89-00-4-0904	1,830.00
3780		STATE ST SEWER SEP-PRP SERVICE	89-00-4-0904	2,902.50
		TOTAL NON-HOME RULE SALES TAX EXP'S		127,631.62
		TOTAL NON-HOME RULE SALES TAX		127,631.62
		TOTAL NON-HOME RULE SALES TAX		127,631.62
RECREATION CENTER				
RECREATION FUND				
RECREATION CENTER EXPENSES				
1245	CITY OF WOOD RIVER	655 N WR AVE - WATER	90-00-4-0781	71.44
4163	AMEREN ILLINOIS	8/28-9/27/2024 - 670 N WR AVE	90-00-4-0783	3,708.41
5242	U.S. POSTAL SERVICE	POSTAGE - POSTAGE MACHINE	90-00-4-0511	83.33
5709	CONSTELLATION NEW ENERGY, INC	8/28-9/27/2024 - 670 N WR AVE	90-00-4-0783	3,364.55
5966	ELAN FINANCIAL SERVICES	SNACKS - AFTER SCHOOL PROGRAM	90-00-4-0317	14.95
5966		LAUNDRY DETERGENT	90-00-4-0541	18.66
5966		SNACKS - AFTER SCHOOL PROGRAM	90-00-4-0317	7.98
5966		AIR FILTERS - REC CENTER	90-00-4-0549	181.44
5966		TRASH LINERS, FLOOR CLEANER	90-00-4-0541	134.32
5966		BLANK MEMBERSHIP CARDS	90-00-4-0589	25.89
5966		FLOOR MATS - CHAIRS	90-00-4-0519	53.98
5966		HDMI CORD	90-00-4-0519	13.95
5966		HDMI CORD & ADAPTER	90-00-4-0519	19.44
5966		WHITE COPY PAPER	90-00-4-0519	56.49
5966		DRY ERASE BOARD - FITNESS ROOM	90-00-4-0565	53.69
5966		CORK BOARD - PROGRAM ADS	90-00-4-0565	77.58
5966		DRY ERASE MARKERS	90-00-4-0519	8.66
5966		RETURN HDMI CABLE	90-00-4-0519	-13.95
5966		RETURN HDMI ADAPTER	90-00-4-0519	-9.95
669	ILLINOIS DEPARTMENT OF REVENUE	SEPTEMBER 2024 - SALES TAX	90-00-4-0573	2.00
		TOTAL RECREATION CENTER EXPENSES		7,872.86
		TOTAL RECREATION FUND		7,872.86
		TOTAL RECREATION CENTER		7,872.86
		TOTAL ALL FUNDS		826,042.99

DATE: 10/17/2024  
TIME: 10:47:25  
ID: AP4430ZN.WOW

CITY OF WOOD RIVER  
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/21/2024

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
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SUMMARY OF FUNDS:

GENERAL FUND	110,091.55
MOTOR FUEL TAX	1,045.50
INSURANCE	408,423.55
WATER	29,828.10
SEWER	88,017.58
REFUSE	102.32
GOLF COURSE	33,054.35
TIF # 3	553.06
CAP IMPROVEMENTS AND DEVELOP	19,422.50
NON-HOME RULE SALES TAX	127,631.62
RECREATION CENTER	7,872.86
TOTAL ---- ALL FUNDS	826,042.99

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
September 30, 2024

	General Fund		Water Fund		Sewer Fund		Golf Course Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>								
Property Taxes	45,433	186,470	-	-	-	-	-	-
Other Major Tax Sources	453,884	2,891,307	-	-	-	-	-	-
Licenses and Permits	25,412	78,986	-	-	-	-	-	-
Miscellaneous Revenues	31,991	364,216	64,559	287,148	6,714	39,096	6,142	30,308
Service Revenues	-	-	138,895	753,302	291,333	1,452,531	-	-
Service Charges & Fees	57,760	344,533	-	-	-	-	-	-
Fees	-	-	-	-	-	-	71,068	391,310
Cards and Passes	-	-	-	-	-	-	-	750
Cart Rental	-	-	-	-	-	-	27,729	137,485
Concessions	-	-	-	-	-	-	23,593	149,155
Non-Revenue Receipts	36,719	203,134	-	-	-	-	-	-
Recreation Fees	5,634	39,372	-	-	-	-	-	-
Restricted Police Funds	1,852	13,890	-	-	-	-	-	-
<b>Total Revenues</b>	<b>658,705</b>	<b>4,121,908</b>	<b>203,454</b>	<b>1,040,450</b>	<b>298,047</b>	<b>1,491,627</b>	<b>128,532</b>	<b>709,008</b>
<b>Expenditures:</b>								
Legislative Dept.	4,670	22,995	-	-	-	-	-	-
Administrative Dept.	35,814	180,220	-	-	-	-	-	-
Finance Dept.	43,942	207,269	-	-	-	-	-	-
Animal Control Dept.	2,100	12,886	-	-	-	-	-	-
Legal Dept.	15,614	31,020	-	-	-	-	-	-
Building and Zoning Dept.	27,197	157,015	-	-	-	-	-	-
Street Lighting Dept.	10,122	40,756	-	-	-	-	-	-
Capital Improvement Dept.	-	-	-	-	-	-	-	-
City Hall Maint. Dept.	3,927	23,154	-	-	-	-	-	-
Street Dept.	47,162	162,123	-	-	-	-	-	-
Parks and Rec Dept.	34,857	243,658	-	-	-	-	-	-
Park Maint. Dept.	27,608	167,362	-	-	-	-	-	-
Disaster Preparedness	99	6,411	-	-	-	-	-	-
Police Restricted Funds	-	894	-	-	-	-	-	-
Police Dept.	184,975	1,222,416	-	-	-	-	-	-
Fire Dept.	136,250	857,294	-	-	-	-	-	-
Police Comm. Dept.	96,437	590,657	-	-	-	-	-	-
Golf Maint. Dept.	-	-	-	-	-	-	36,798	257,631
Golf Clubhouse	-	-	-	-	-	-	30,677	207,146
Golf Concessions Dept.	-	-	-	-	-	-	10,962	65,545
Public Works Admin. Dept.	-	-	20,228	141,201	-	-	-	-
Water Distribution Dept.	-	-	42,432	259,593	-	-	-	-
Water Plant Dept.	-	-	59,976	387,152	-	-	-	-
Capital Trust	-	-	-	-	-	-	-	-
Sewer Collection	-	-	-	-	78,775	692,684	-	-
Sewer Plant	-	-	-	-	127,601	670,377	-	-
<b>Total Expenditures</b>	<b>670,774</b>	<b>3,926,130</b>	<b>122,636</b>	<b>787,946</b>	<b>206,376</b>	<b>1,363,061</b>	<b>78,437</b>	<b>530,322</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>(12,069)</b>	<b>195,778</b>	<b>80,818</b>	<b>252,504</b>	<b>91,671</b>	<b>128,566</b>	<b>50,095</b>	<b>178,686</b>

City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
September 30, 2024

	Motor Fuel Tax		Insurance Fund		Retirement Fund		Refuse Fund	
	CP	YTD	CP	YTD	CP	YTD	CP	YTD
	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
<b>Revenues:</b>								
Property Taxes	-	-	42,720	175,336	5,007	20,551	12,826	52,641
Taxes	42,244	196,321	-	-	-	36,591	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-	-	-
Miscellaneous Revenues	4,674	22,397	131,897	656,235	1,083	5,399	2,904	14,683
Service Revenues	-	-	-	-	-	-	72,294	366,354
Service Charges & Fees	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-
Cards and Passes	-	-	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-	-	-
Concessions	-	-	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>46,918</b>	<b>218,718</b>	<b>174,617</b>	<b>833,571</b>	<b>6,090</b>	<b>62,541</b>	<b>88,024</b>	<b>433,678</b>
<b>Expenditures:</b>								
Personnel	-	-	-	-	-	-	1,900	10,375
Materials and Supplies	9,955	35,401	-	-	-	-	-	-
Dues/Subscrip/Training	-	-	-	-	-	-	-	-
Services	445	42,936	-	-	-	-	76,985	321,128
Miscellaneous	-	-	128,174	623,971	-	-	-	-
Capital	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>10,400</b>	<b>78,337</b>	<b>128,174</b>	<b>623,971</b>	<b>-</b>	<b>-</b>	<b>78,885</b>	<b>331,504</b>
<b>Revenues Over/(Under)</b>								
<b>Expenditures</b>	<b>36,518</b>	<b>140,381</b>	<b>46,443</b>	<b>209,600</b>	<b>6,090</b>	<b>62,541</b>	<b>9,139</b>	<b>102,174</b>



City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
September 30, 2024

	Cap Improve. & Develop.		Non-Home Rule Sales Tax		Recreation Center Fund		Sewer Capital Trust		Sewer EPA Capital Trust	
	CP Actual	Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	Actual
<b>Revenues:</b>										
Property Taxes	-	-	-	-	-	-	-	-	-	-
Taxes	64,015	299,590	151,812	778,608	-	-	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-	-	-	-	-
American Rescue Plan	-	-	-	-	-	-	-	-	-	-
Licenses and Permits	14,082	75,127	10,366	65,607	18,107	20,500	7,154	32,527	8,537	38,814
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-	-	-	-	-
Fees	-	-	-	-	-	-	-	-	-	-
Cards and Passes	-	-	-	-	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-	-	-	-	-
Concessions	-	-	-	-	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-	-	-	-	-
Special Programs	-	-	-	-	14,799	112,611	-	-	-	-
Recreation Fees	-	-	-	-	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>78,097</b>	<b>374,717</b>	<b>162,178</b>	<b>844,215</b>	<b>32,906</b>	<b>133,111</b>	<b>7,154</b>	<b>32,527</b>	<b>8,537</b>	<b>38,814</b>
<b>Expenditures:</b>										
Personnel	-	-	-	-	23,090	137,604	-	-	-	-
Materials and Supplies	-	243,595	-	-	1,437	5,104	-	-	-	-
Dues/Subscr/Training	-	-	-	-	692	2,266	-	-	-	-
Services	9,909	24,066	-	-	-	-	-	-	-	-
Miscellaneous	10,500	60,450	-	-	-	-	-	-	-	-
Debt Payments	-	-	-	-	-	-	-	-	-	-
Capital	-	2,713	-	-	-	-	-	-	-	-
TIF Reimbursements	-	-	-	-	-	-	-	-	-	-
East Side Detention	-	-	11,568	51,428	-	-	-	-	-	-
Recreation Center	-	-	-	-	6,232	40,999	-	-	-	-
Recreation Center - Loan Service	-	-	-	-	-	-	-	-	-	-
Sixth Street Retention	-	-	-	20,897	-	-	-	-	-	-
State Street Sewer Sep	-	-	-	233,929	-	-	-	-	-	-
East End Park/14th St Park	-	-	-	-	-	-	-	-	-	-
Round House Repairs	-	-	-	-	-	-	-	-	-	-
Sidewalk Repairs & Replacements	-	-	63,761	63,761	-	-	-	-	-	-
Alton/Edwardsville Rd	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-
Water Tower Painting	-	68,870	-	-	-	-	-	-	-	-
Transfer Out	-	399,714	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>20,409</b>	<b>399,714</b>	<b>75,329</b>	<b>370,015</b>	<b>31,451</b>	<b>185,973</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>57,688</b>	<b>(24,997)</b>	<b>86,849</b>	<b>474,200</b>	<b>1,455</b>	<b>(52,862)</b>	<b>7,154</b>	<b>32,527</b>	<b>8,537</b>	<b>38,814</b>



City of Wood River  
Statement of Revenues and Expenditures  
Period Ending  
September 30, 2024

	Library Fund		Police Pension		Fire Pension	
	CP Actual	YTD Actual	CP Actual	YTD Actual	CP Actual	YTD Actual
<b>Revenues:</b>						
Property Taxes	51,531	210,947	119,996	492,498	72,886	299,143
Taxes	-	22,305	-	-	-	-
Other Major Tax Sources	-	-	-	-	-	-
Licenses and Permits	-	-	-	-	-	-
Miscellaneous Revenues	4,981	37,541	243,865	1,009,261	317,256	671,396
Service Revenues	-	-	-	-	-	-
Service Charges & Fees	-	-	-	-	-	-
Fees	700	3,540	-	-	-	-
Cards and Passes	-	-	-	-	-	-
Electric Cars	-	-	-	-	-	-
Concessions	-	-	-	-	-	-
Pool Admissions	-	-	-	-	-	-
Coupons/Specials	-	-	-	-	-	-
Season Passes	-	-	-	-	-	-
Special Programs	-	-	-	-	-	-
Recreation Fees	-	-	-	-	-	-
Non-Revenue Receipts	-	-	-	-	-	-
<b>Total Revenues</b>	<b>57,212</b>	<b>274,333</b>	<b>363,861</b>	<b>1,501,759</b>	<b>390,142</b>	<b>970,539</b>
<b>Expenditures:</b>						
Personnel	25,959	145,174	-	-	-	-
Materials and Supplies	5,107	26,800	-	-	-	-
Dues/Subscr/Training	-	166	-	-	-	795
Services	2,172	11,951	206	4,864	-	-
Miscellaneous	221	1,106	94,954	471,259	57,347	284,840
Capital	11,023	25,470	-	-	-	-
<b>Total Expenditures</b>	<b>44,482</b>	<b>210,667</b>	<b>95,160</b>	<b>476,123</b>	<b>57,347</b>	<b>285,635</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>12,730</b>	<b>63,666</b>	<b>268,701</b>	<b>1,025,636</b>	<b>332,795</b>	<b>684,904</b>

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING: SEPTEMBER 30, 2024

	Beginning Balance	Total Debits	Total Credits	Ending Balance
<u>GENERAL FUND</u>				
<u>UNRESTRICTED CASH</u>				
10-00-0-0011 MONEY MARKET	3,996,747.53	660,572.78	689,314.44	3,968,005.87
10-00-0-0013 BUSEY BANK MONEY MARKET	154,568.00	369.93	-	154,927.93
10-00-0-0015 PETTY CASH	1,300.00	-	-	1,300.00
10-00-0-0019 CARROLLTON BANK MONEY MARKET	218,152.97	609.58	-	218,762.55
10-00-0-0066 AP CLEARING	92,500.00	-	-	92,500.00
<b>TOTAL UNRESTRICTED CASH</b>	<b>4,463,258.50</b>	<b>661,552.29</b>	<b>689,314.44</b>	<b>4,435,496.35</b>
<u>UNRESTRICTED INVESTMENTS</u>				
10-00-0-0061 IMET	1,433,996.58	12,003.43	-	1,446,000.01
<b>TOTAL UNRESTRICTED INVESTMENTS</b>	<b>1,433,996.58</b>	<b>12,003.43</b>	<b>-</b>	<b>1,446,000.01</b>
<b>TOTAL UNRESTRICTED CASH AND INVESTMENTS</b>	<b>5,897,255.08</b>	<b>673,555.72</b>	<b>689,314.44</b>	<b>5,881,496.36</b>
<u>ASSIGNED AND RESTRICTED CASH</u>				
10-00-0-0017 RECREATION PROGRAMS CASH	157,401.72	5,385.49	3,548.20	159,239.01
10-00-0-0018 RESTRICTED POLICE FUNDS	106,021.29	1,852.28	-	107,873.57
<b>TOTAL ASSIGNED AND RESTRICTED CASH</b>	<b>263,423.01</b>	<b>7,237.77</b>	<b>3,548.20</b>	<b>267,112.58</b>
<u>CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND</u>				
<u>UNRESTRICTED CASH</u>				
87-00-0-0011 MONEY MARKET	1,423,160.49	71,000.33	20,408.77	1,473,752.05
<b>TOTAL UNRESTRICTED CASH</b>	<b>1,423,160.49</b>	<b>71,000.33</b>	<b>20,408.77</b>	<b>1,473,752.05</b>
<u>UNRESTRICTED INVESTMENTS</u>				
87-00-0-0061 IMET	847,808.00	7,096.67	-	854,904.67
<b>TOTAL UNRESTRICTED INVESTMENTS</b>	<b>847,808.00</b>	<b>7,096.67</b>	<b>-</b>	<b>854,904.67</b>
<b>TOTAL UNRESTRICTED CASH AND INVESTMENTS</b>	<b>2,270,968.49</b>	<b>78,097.00</b>	<b>20,408.77</b>	<b>2,328,656.72</b>
<u>RESTRICTED CASH</u>				
87-00-0-0013 AMERICAN RESCUE PLAN	415,161.49	-	-	415,161.49
<b>TOTAL RESTRICTED CASH</b>	<b>415,161.49</b>	<b>-</b>	<b>-</b>	<b>415,161.49</b>

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING: SEPTEMBER 30, 2024

RESTRICTED CASH AND INVESTMENTS-SPECIAL REVENUE FUNDS

<u>MOTOR FUEL TAX</u>				
CASH				
21-00-0-0011	MONEY MARKET	46,918.08	10,399.92	1,091,589.56
TOTAL CASH		<u>46,918.08</u>	<u>10,399.92</u>	<u>1,091,589.56</u>
<u>INSURANCE FUND</u>				
CASH				
23-00-0-0011	MONEY MARKET	174,616.97	128,174.39	910,953.51
TOTAL CASH		<u>174,616.97</u>	<u>128,174.39</u>	<u>910,953.51</u>
<u>RETIREMENT FUND</u>				
CASH				
24-00-0-0011	MONEY MARKET	6,090.45	-	292,602.88
TOTAL CASH		<u>6,090.45</u>	<u>-</u>	<u>292,602.88</u>
<u>REFUSE</u>				
CASH				
49-00-0-0011	MONEY MARKET	88,879.99	79,741.11	355,723.77
49-00-0-0015	PETTY CASH	-	-	50.00
TOTAL CASH		<u>88,879.99</u>	<u>79,741.11</u>	<u>355,773.77</u>

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING: SEPTEMBER 30, 2024

<u>WESTSIDE BUSINESS DISTRICT</u>					
CASH			2,819.63	358.89	3,178.52
61-00-0-0011	MONEY MARKET		2,819.63	-	3,178.52
TOTAL CASH					
<u>RIVERBEND BUSINESS DISTRICT #3</u>					
CASH			107,859.52	2,993.74	110,853.26
62-00-0-0011	MONEY MARKET		107,859.52	-	110,853.26
TOTAL CASH					
<u>TIF #3</u>					
CASH			599,542.78	26,801.81	586,344.59
81-00-0-0011	MONEY MARKET		599,542.78	40,000.00	586,344.59
TOTAL CASH					
<u>RIVERBEND BUSINESS DISTRICT #4</u>					
CASH			94,420.70	3,383.34	97,804.04
85-00-0-0011	MONEY MARKET		94,420.70	-	97,804.04
TOTAL CASH					
<u>RIVERBEND BUSINESS DISTRICT #1</u>					
CASH			1,464,201.36	56,326.31	1,520,527.67
86-00-0-0011	MONEY MARKET		1,464,201.36	-	1,520,527.67
TOTAL CASH					
<u>NON-HOME RULE SALES TAX</u>					
CASH			2,693,802.69	162,177.92	2,780,652.11
89-00-0-0011	MONEY MARKET		2,693,802.69	75,328.50	2,780,652.11
TOTAL CASH					
<u>RECREATION CENTER FUND</u>					
<u>UNRESTRICTED CASH</u>					
90-00-0-0011	MONEY MARKET		128,989.95	33,055.59	130,444.01
90-00-0-0015	PETTY CASH		150.00	-	150.00
TOTAL UNRESTRICTED CASH			129,139.95	33,055.59	130,594.01

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING: SEPTEMBER 30, 2024

CASH HELD IN ENTERPRISE FUNDS

<u>WATER FUND</u>			
CASH			
30-00-0-0011	MONEY MARKET	204,913.27	124,095.84
	TOTAL CASH	204,913.27	124,095.84
			646,052.94
			<u>646,052.94</u>
<u>SEWER FUND</u>			
CASH			
40-00-0-0011	MONEY MARKET	297,751.64	209,542.56
	TOTAL CASH	297,751.64	209,542.56
			760,099.55
			<u>760,099.55</u>
<u>INVESTMENTS</u>			
40-00-0-0061	IMET	2,619.79	-
40-00-0-0062	CAPITAL GAINS	843.06	-
	TOTAL INVESTMENTS	3,462.85	-
			315,593.58
			148,381.87
			<u>463,975.45</u>
			1,224,075.00
			<u>1,224,075.00</u>
<u>SEWER CAPITAL TRUST</u>			
CASH			
40-95-0-0011	C/TRUST MONEY MARKET	-	872.38
	TOTAL CASH	-	872.38
			16,501.46
			<u>16,501.46</u>
<u>INVESTMENTS</u>			
40-95-0-0062	C/TRUST CAPITAL GAINS	8,026.64	-
	TOTAL INVESTMENTS	8,026.64	-
			1,413,033.69
			<u>1,413,033.69</u>
			1,429,535.15
			<u>1,429,535.15</u>
<u>EPA SEWER CAPITAL TRUST</u>			
CASH			
40-98-0-0011	EPA C/T MONEY MARKET	-	1,040.99
	TOTAL CASH	-	1,040.99
			127,705.36
			<u>127,705.36</u>
<u>INVESTMENTS</u>			
40-98-0-0062	EPA C/T CAPITAL GAINS	9,578.11	-
	TOTAL INVESTMENTS	9,578.11	-
			1,686,448.68
			<u>1,686,448.68</u>
			1,814,154.04
			<u>1,814,154.04</u>
<u>GOLF COURSE FUND</u>			
CASH			
50-00-0-0011	MONEY MARKET	128,721.66	78,626.73
50-00-0-0015	PETTY CASH	-	-
	TOTAL CASH	128,721.66	78,626.73
			499,195.12
			750.00
			<u>499,945.12</u>

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING: SEPTEMBER 30, 2024

**SUMMARY:**

UNRESTRICTED:		
GENERAL AND CAPITAL IMPROVEMENTS AND DEVELOPMENT FUND		8,210,153.08
ASSIGNED:		
RECREATION PROGRAMS		159,239.01
RESTRICTED:		
POLICE FUNDS-GRANTS AND SEIZURES FUNDS		107,873.57
SPECIAL REVENUES		7,880,873.92
CAPITAL IMPROVEMENTS AND DEVELOPMENT		415,161.49 *
ENTERPRISE FUNDS:		5,613,762.25

\*INCLUDES 415,161.49 IN AMERICAN RESCUE PLAN FUNDS

CITY OF WOOD RIVER  
CASH AND INVESTMENT REPORT  
PERIOD ENDING: SEPTEMBER 30, 2024

CASH HELD BY OTHERS

POLICE PENSION FUND

CASH AND INVESTMENTS

91-00-0-0060	BUSEY BUSEY CHECKING	209,996.21	82,078.01	434,755.20
91-00-0-0063	BUSEY BANK INVESTMENT	2,271.07	90,000.00	540,387.59
91-00-0-0064	IPOPIF	228,511.88	-	11,838,322.84
	<b>TOTAL CASH AND INVESTMENTS</b>	<b>440,779.16</b>	<b>172,078.01</b>	<b>12,813,465.63</b>

FIRE PENSION FUND

CASH

92-00-0-0011	MONEY MARKET	81,639.64	56,339.84	393,446.28
	<b>TOTAL CASH</b>	<b>81,639.64</b>	<b>56,339.84</b>	<b>393,446.28</b>

INVESTMENTS

92-00-0-0060 COMMERCIAL INVESTMENTS

	<b>TOTAL INVESTMENTS</b>	<b>307,494.19</b>	<b>-</b>	<b>7,397,016.84</b>
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**TOTAL CASH AND INVESTMENTS**

		<b>389,133.83</b>	<b>56,339.84</b>	<b>7,790,463.12</b>
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LIBRARY OPERATING

CASH

25-00-0-0011	MONEY MARKET	55,694.70	44,482.25	307,440.56
25-00-0-0014	FIRST MID AMERICA CREDIT UNION	-	-	13.75
25-00-0-0015	PETTY CASH	-	-	245.00
25-00-0-0028	SPECIAL RESERVES	1,517.69	-	351,989.42
	<b>TOTAL CASH</b>	<b>57,212.39</b>	<b>44,482.25</b>	<b>659,688.73</b>

CITY OF WOOD RIVER  
 CASH AND INVESTMENT REPORT  
 PERIOD ENDING: SEPTEMBER 30, 2024

	Beginning Balance	Total Debits	Total Credits	Ending Balance
TOTAL GENERAL FUND	6,160,678.09	680,793.49	692,862.64	6,148,608.94
TOTAL CAPITAL IMPROVEMENT AND DEVELOPMENT FUND	2,686,129.98	78,097.00	20,408.77	2,743,818.21
TOTAL MFT FUND	1,055,071.40	46,918.08	10,399.92	1,091,589.56
TOTAL INSURANCE FUND	864,510.93	174,616.97	128,174.39	910,953.51
TOTAL RETIREMENT FUND	286,512.43	6,090.45	0.00	292,602.88
TOTAL REFUSE FUND	346,634.89	88,879.99	79,741.11	355,773.77
TOTAL WESTSIDE BUSINESS DISTRICT FUND	2,819.63	358.89	0.00	3,178.52
TOTAL RIVERBEND BUSINESS DISTRICT #3 FUND	107,859.52	2,993.74	0.00	110,853.26
TOTAL TIF #3 FUND	599,542.78	26,801.81	40,000.00	586,344.59
TOTAL RIVERBEND BUSINESS DISTRICT #4 FUND	94,420.70	3,383.34	0.00	97,804.04
TOTAL RIVERBEND BUSINESS DISTRICT #1 FUND	1,464,201.36	56,326.31	0.00	1,520,527.67
TOTAL NON-HOME RULE SALES TAX FUND	2,693,802.69	162,177.92	75,328.50	2,780,652.11
TOTAL RECREATION CENTER FUND	129,139.95	33,055.59	31,601.53	130,594.01
TOTAL WATER FUND	565,235.51	204,913.27	124,095.84	646,052.94
TOTAL SEWER FUND	4,360,400.88	318,819.24	211,455.93	4,467,764.19
TOTAL GOLF FUND	449,850.19	128,721.66	78,626.73	499,945.12
TOTAL POLICE PENSION FUND	12,544,764.48	440,779.16	172,078.01	12,813,465.63
TOTAL FIRE PENSION FUND	7,457,669.13	389,133.83	56,339.84	7,790,463.12
TOTAL LIBRARY FUND	646,958.59	57,212.39	44,482.25	659,688.73



**ORDINANCE NO:**

**ORDINANCE AMENDING CITY CODE 90-7, TITLE IX: GENERAL REGULATIONS, CHAPTER 95: PARKS AND RECREATION, ADDING SECTION 95.30: PROHIBITING UNSUPERVISED MINORS AT CENTRAL PARK**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, the Police Chief has notified the City Council that in recent months, Central Park has been the location of numerous violent incidents and other illegal activity perpetrated by area youths; and

**WHEREAS**, City has determined that due to its proximity to East Alton Wood River High School, Central Park will likely continue to be a hotbed of illegal activity if unsupervised minors are allowed to continue to congregate within the park; and

**WHEREAS**, City has determined that it is in the best interests of public health, safety, general welfare, and economic welfare to amend the City Code to prohibit minors at Central Park unless they are supervised by an adult over the age of twenty-five (25); and

**WHEREAS**, the City Council finds that the Mayor and/or City Manager should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to amend the City Code to prohibit minors at Central Park unless they are supervised by an adult over the age of twenty-five.

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Wood River, Illinois, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* Title IX of the City Code, Chapter 95 – Parks and Recreation, shall be amended to include the following Section:

Specific Parks

§95.30 UNSUPERVISED MINORS AT CENTRAL PARK

- (a) *Prohibition.* It shall be unlawful for any minor, other than one who is an employee or official of the City acting on behalf of the City, to be present at Central Park unless accompanied and supervised by a parent, legal guardian, or other responsible adult who is at least 25 years of age.

- (b) *Definition of "minor"*. For purposes of this Section, a "minor" is any person under the age of 18.
- (c) *Conflicts with other chapters*. This Section shall supersede all other sections or parts of sections of this Code adopted prior hereto that are in conflict herewith, to the extent of such conflict.

*Section 4.* That this ordinance shall be known as Ordinance No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of October 21, 2024.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

\_\_\_\_\_  
CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:



7

# MEMO

TO: Managing Member of the Riverbend Enterprise Zone  
FROM: Moran Economic Development  
DATE: October 10, 2024  
RE: Riverbend Enterprise Zone Amendment – Application to Add Territory

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The purpose of this memo is to outline the steps with the finalization of the application to amend the Riverbend Enterprise Zone to add territory. The application is being submitted at the request of the Village of Roxana, to incorporate properties into the zone. The map of the proposed amendment is attached as Exhibit A below.

In accordance with the statutory requirements, the County held a public hearing on Thursday, August 15, 2024 at 10:00 a.m. at Hartford Village Hall located at 140 West Hawthorne, Hartford, Illinois. At the public hearing, all in attendance were in favor of moving forward with the amendment.

To complete the process an application must be submitted to IL DCEO, which includes an amended ordinance and IGA reflecting the proposed boundary change. Additionally, the application requires a signature of the chief executive officer from each entity.

We will need the following items on your meeting's agenda for approval:

- AN ORDINANCE AMENDING (MUNICIPALITY) ORDINANCE NO. 2434 TO AMEND TERRITORY OF THE RIVERBEND ENTERPRISE ZONE
- AMENDMENT TO THE RIVERBEND ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT

We have provided the ordinance and IGA, as well as the application certification page. Once passed, we will need the below items returned to us:

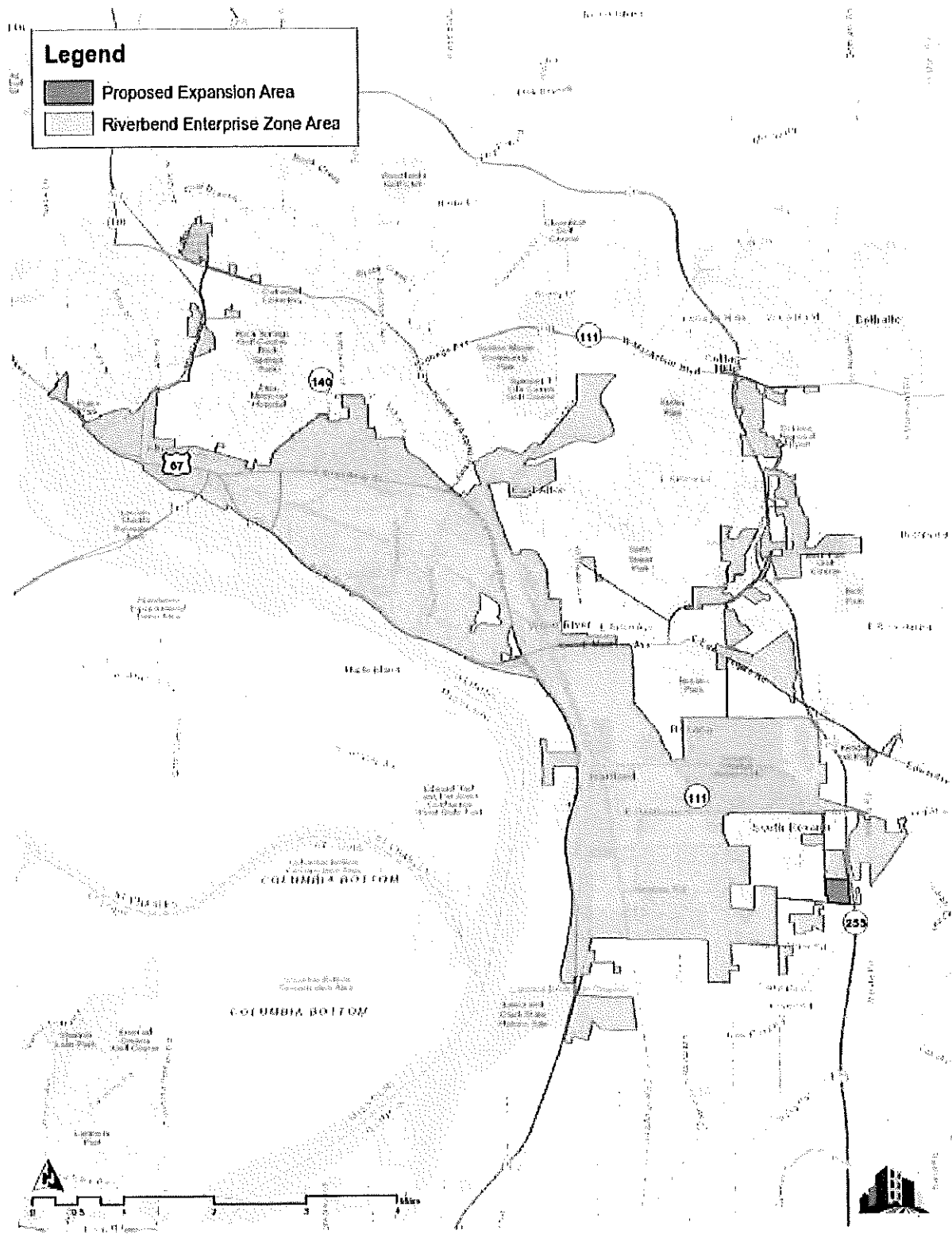
- Amending Ordinance
  - o One original, signed copy.
  - o Two certified copies (signed, stamped, or however you normally would provide a certified copy).
- Intergovernmental Agreement
  - o One original, signed copy, certified (signed, stamped, or however you normally would provide a certified copy).
- Application Certification
  - o One original, signed copy.

For any questions, concerns, or anything else, please do not hesitate to contact us:

Jared Kanallakan  
[jared@morandevelopment.com](mailto:jared@morandevelopment.com)  
(618) 307-9100

Holly Head  
[holly@morandevelopment.com](mailto:holly@morandevelopment.com)  
(618) 307-9100

# EXHIBIT A RIVERBEND ENTERPRISE ZONE BOUNDARY MAP



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING WOOD RIVER ORDINANCE NO. 2434 TO AMEND TERRITORY OF THE RIVERBEND ENTERPRISE ZONE**

**WHEREAS**, on December 1, 2014 the City Council for the City of Wood River, Illinois (the "City") passed Ordinance Number 2434 titled "An Ordinance Establishing An Enterprise Zone Within the City of Wood River; Said Enterprise Zone Being a Portion of a Larger Enterprise Zone Encompassing Contiguous Portions of the City of Wood River, the City of Alton, the Village of Bethalto, the Village of East Alton, the Village of Hartford, the Village of Roxana, the Village of South Roxana, and the County of Madison"; ("the Original Ordinance"); and

**WHEREAS**, pursuant to 20 ILCS 655/1, et seq., (formerly Ill. Rev. Stat. 1991, ch. 67 1/2, Section 601 et seq.) (the "Act"), the State of Illinois authorized the creation of enterprise zones, together with certain incentive programs;

**WHEREAS**, pursuant to the Act, the City created the Riverbend Enterprise Zone, which includes certain real estate located in the City, the City of Alton, Illinois ("Alton"), the Village of Bethalto, Illinois ("Bethalto"), the Village of East Alton, Illinois ("East Alton"), the Village of Hartford, Illinois ("Hartford"), the Village of Roxana, Illinois ("Roxana"), and the Village of South Roxana, Illinois ("South Roxana"), (the "Municipalities"); the County of Madison, Illinois ("Madison County"), (the "County");

**WHEREAS**, the Illinois Department of Commerce and Economic Opportunity ("DCEO") has approved and certified said Enterprise Zone pursuant to Section 5.3 of the Illinois Enterprise Zone Act, as amended (20 ILCS 655/1 et seq.) (the "Act"), to commence January 1, 2016;

**WHEREAS**, the City Council of the City of Wood River, Illinois has found it appropriate to amend Ordinance Number 2434 so as to amend and add territory to the Riverbend Enterprise Zone;

**WHEREAS**, the Municipalities and County have determined that it is necessary and in the best interest of the Municipalities and County, and economic development interests regionally, to amend the enterprise zone boundary to add property to the Riverbend Enterprise Zone, as described in Exhibit A;

**WHEREAS**, the Municipalities are requesting amendments to the Riverbend Enterprise Zone territory be made so the new property that is developed will receive all the state and local amenities provided by the present enterprise zone;

**WHEREAS**, a public hearing was held at 10:00 a.m. on Thursday, August 15, 2024 at Hartford Village Hall at 140 West Hawthorne, Hartford, Illinois where pertinent information concerning an amendment to the territory was presented,

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, ILLINOIS AS FOLLOWS:**

- (1) That the City Council of the City of Wood River hereby approves, subject to the concurrence of the Municipalities and County of Madison, and the Illinois Department of Commerce and Economic Opportunity; the expansion of the Riverbend Enterprise Zone to include the property identified in Exhibit A hereby incorporated by reference.
- (2) That the City Council of the City of Wood River, subject to the passage of comparable ordinances by the Municipalities and County of Madison 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.
- (3) That the City of Wood River will provide all local benefits and amenities in the expanded territory as is currently being accorded to inhabitants of the Riverbend Enterprise Zone.
- (4) The Mayor, if applicable, is authorized to execute an Amended Enterprise Zone Intergovernmental Agreement.
- (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.
- (6) All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.
- (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.
- (8) This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

\_\_\_\_\_  
CLERK OF THE CITY OF WOOD RIVER, IL

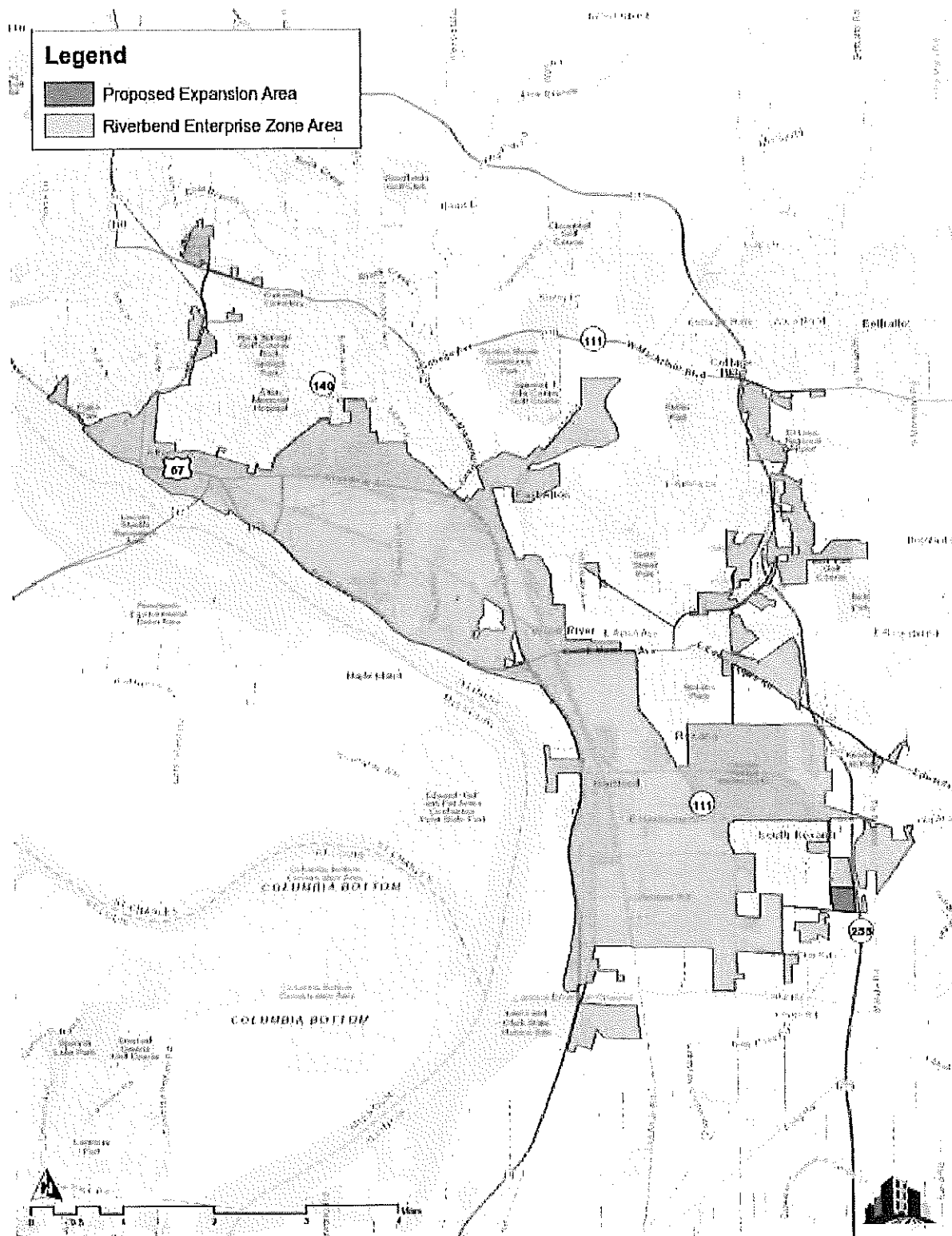
Upon a roll call vote, the following was recorded:

AYES:

NAYS:

RECORDED: \_\_\_\_\_, 2024.

# EXHIBIT A RIVERBEND ENTERPRISE ZONE BOUNDARY MAP





**EXHIBIT B**  
**RIVERBEND ENTERPRISE ZONE**  
**LEGAL BOUNDARY DESCRIPTION**

THE RIVERBEND ENTERPRISE ZONE BOUNDARY BEGINS AT A POINT OF INTERSECTION OF A LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE (PLAT BOOK 6, PAGE 3), SAID LINE BEING THE WESTERLY CORPORATE LINE OF THE CITY OF ALTON, ILLINOIS AND THE EASTERLY HIGH BANK OF THE MISSISSIPPI RIVER; THENCE NORTHEAST ALONG SAID LINE 120 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF ILLINOIS ROUTE 3 (MCADAMS HIGHWAY) THENCE SOUTHEAST TO A POINT 100 FEET SOUTHEAST OF SAID LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST FOR A DISTANCE OF 514.56 FEET; THENCE TURNING 90 DEGREES NORTHWEST 100 FEET TO A POINT ON THE LINE BETWEEN GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST ALONG SAID LINE FOR A DISTANCE OF 1058.54 FEET TO A POINT ON THE WEST LINE OF THE MISSISSIPPI RIVER POWER COMPANY TRACT; THENCE TURNING SOUTH ALONG SAID WEST LINE A DISTANCE OF 790.98 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. OF GRAND AVENUE AND CONTINUING SOUTH TO IT'S INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF GRAND AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 3, A/K/A WEST BROADWAY; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF BLUFF STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST NINTH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BELLE STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 13TH STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTERLINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE NORTHEASTERLY ALONG SAID WEST R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 16TH STREET AND THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTH ALONG THE CENTERLINE OF ALBY STREET TO A POINT, 33 FEET NORTH OF THE INTERSECTION WITH THE CENTERLINE OF BLAIR AVENUE (66 FEET WIDE); THENCE EAST 33 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); AT THIS POINT THE ENTERPRISE ZONE TURNS IN A NORTHEASTERLY DIRECTION ALONG AN 8 FEET WIDE STRIP, WEST OF AND PARALLEL TO THE EASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) ALONG SAID EASTERLY R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF COLLEGE AVENUE. AT THIS POINT THE 8 FEET WIDE STRIP ENDS.

THENCE CONTINUING NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, ALTON TOWNSHIP; THENCE WEST ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE TO THE EAST R.O.W. LINE OF HENRY STREET, 60 FEET WIDE; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTHWEST CORNER OF ELMHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 35 OF SAID MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF ALTON MANOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 46 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY AND EASTERLY ALONG SAID SUBDIVISION LINE TO THE SOUTHWEST R.O.W. LINE OF EAST ELM STREET, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF DOOLEY AVENUE, 50 FEET WIDE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE NORTHEASTERLY LINE OF CURRAN'S FOURTH ADDITION TO BUCKMASTER HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 28 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID LINE TO THE WEST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO A POINT THAT IS 8 FEET FROM THE NORTH LINE OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO SAID ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS; THENCE EAST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL TO SAID EASTERLY PROLONGATION OF THE NORTH LINE OF BONNIWELL TRACT TO A POINT THAT IS 8 FEET FROM THE EAST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO SAID R.O.W. LINE TO IT'S INTERSECTION WITH A POINT THAT IS 8 FEET WEST OF THE EAST LINE OF THE R.O.W. OF CENTRAL AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO THE EAST R.O.W. LINE OF CENTRAL AVENUE AND THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE AND THE EAST R.O.W. LINE OF ALTON SQUARE MALL DRIVE AND ITS NORTHEASTERLY PROLONGATION TO A POINT ON THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY, SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY TO THE SOUTHEAST CORNER OF TRACT 1 OF RED LOBSTER COURT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 51, PAGE 154 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID TRACT 1 TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ON THE SOUTHERLY R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. LINE TO

THE EAST R.O.W. LINE OF ALBY STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. LINE TO THE NORTH R.O.W. LINE OF EAST CENTER DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF ALTON SQUARE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTH R.O.W. LINE OF INDUSTRIAL DRIVE; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF NORTH CENTER DRIVE; THENCE NORTH, NORTHEASTERLY AND EAST ALONG SAID R.O.W. TO THE WEST R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BIG ARCH ROAD; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE SOUTH, EASTERLY, SOUTH, WEST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY. SAID LEGAL TO EXCLUDE GROUND LEASE OF .86 ACRE PARCEL KNOW AS 23-1-01-36-00-000-030; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4152, PAGE 1311 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. LINE OF HOMER M. ADAMS PARKWAY; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 1 IN CHAMPION HOTEL'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 65, PAGE 318 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST, SOUTH AND SOUTHWESTERLY ALONG SAID SUBDIVISION TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID R.O.W. LINE A DISTANCE OF 8 FEET; THENCE NORTHWESTERLY AND PARALLEL TO SAID R.O.W. AT A DISTANCE OF 8 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE EAST R.O.W. OF ALTON SQUARE MALL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE EAST R.O.W. OF MARTIN LUTHER KING DRIVE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 2 OF C. F. STELZEL'S ADDITION TO TONSOR PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VASSER CALDWELL, JR. ET UX AS RECORDED IN DEED BOOK 2598, PAGE 356 OF SAID MADISON COUNTY RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID CALDWELL TRACT TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MITCHELL E. HOLMES ET UX AS RECORDED IN DEED BOOK 3352, PAGE 2273 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG LAST SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID HOLMES TRACT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HOLMES TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HOLMES TRACT TO THE SOUTH R.O.W. LINE OF TONSOR ROAD, 50 FEET WIDE; THENCE EAST ALONG SAID R.O.W. LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH B. MCLEMORE ET UX AS RECORDED IN DEED BOOK 2465, PAGE 283 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG THE

WEST LINE OF SAID MCLEMORE TRACT TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON A LINE THAT IS 425 FEET NORTH OF AND PARALLEL WITH THE NORTH R.O.W. LINE OF SAID RILEY AVENUE; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE SOUTH ALONG SAID LINE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EAST ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CLARK STREET AND THE CENTERLINE OF LOCUST AVENUE; THENCE SOUTH TO THE INTERSECTION WITH THE CENTERLINE OF SALU STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ELIZABETH STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF LOCUST AVENUE; THENCE WEST ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION TO POINT THAT IS 8 FEET SOUTH OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE WEST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL WITH SAID R.O.W. LINE TO THE WEST R.O.W. OF SAID CENTRAL AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. TO A LINE THAT IS 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF STATE HOUSE SQUARE; THENCE WESTERLY ALONG SAID LINE BEING 5.00 FEET FROM AND PARALLEL WITH THE NORTH LINE OF SAID STATE HOUSE SQUARE AND THE DIRECT WESTERLY PROLONGATION THEREOF TO THE NORTHERLY R.O.W. LINE OF COLLEGE AVENUE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID R.O.W. AND ITS WESTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 6TH STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY SQUARE ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 5TH STREET; THENCE SOUTHERLY, EASTERLY, NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF OAK STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HUMBOLT COURT, A/K/A ALLEY BETWEEN 6TH AND 7TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST R.O.W. OF CENTRAL AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF 6TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF OAK STREET; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF 5TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PLUM STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 4TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PEARL STREET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WALKER STREET;

THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DONALD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WATALEE STREET; THENCE EAST, NORTH AND EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SPAULDING STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FERNWOOD AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BROWN STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DOROTHY AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAYFIELD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WILLARD AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FRANOR STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF RIXON STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HILLCREST AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MILTON ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE SOUTHEASTERLY PROLOGNATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST SAINT LOUIS AVENUE; THENCE ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ILLINOIS STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOLT AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF VIRGINIA STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF AN ABANDON RAILROAD, A/K/A OLIN PROPERTY DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST R.O.W. OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 , IN THE MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST R.O.W. TO THE NORTH LINE OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF HOMER M. ADAMS PARKWAY R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT, OWNED BY OLIN DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO THE CENTERLINE OF THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID CENTERLINE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY TO A POINT THAT IS APPROXIMATELY 338 FEET PERPENDICULAR TO THE CENTERLINE OF POWDER MILL ROAD; THENCE

NORTHEASTERLY PARALLEL TO SAID CENTERLINE FOR APPROXIMATELY 1313 FEET; THENCE SOUTHEASTERLY FOR APPROXIMATELY 338 FEET TO THE INTERSECTION WITH THE CENTERLINE OF POWDER MILL ROAD; THENCE ALONG SAID CENTERLINE NORTHEASTERLY AND NORTHERLY FOR APPROXIMATELY 4,650 FEET TO A POINT; THENCE EAST FOR APPROXIMATELY 1538 FEET TO THE WEST R.O.W. LINE OF THE WOOD RIVER DRAINAGE AND LEVEE DISTRICT (WRD&LD) ALONG THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID R.O.W. SOUTHERLY, WESTERLY AND SOUTHWESTERLY FOR APPROXIMATELY 8721 FEET (1.6 MILES) TO THE CENTERLINE OF POWDER MILL ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR 675 FEET TO THE SOUTHERN R.O.W. LINE OF THE WRD&LD; THENCE EASTERLY ALONG SAID R.O.W. APPROXIMATELY 1800 FEET TO CENTERLINE OF COOPER AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST MAIN STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTH PENCE STREET; THENCE NORTH ALONG SAID CENTERLINE AND THE NORTHERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF OLIN INDUSTRIAL DRIVE; THENCE WESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST R.O.W. LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD AS DESCRIBED IN BOOK 3418, PAGE 85 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BOYNTON AVENUE; THENCE EAST ALONG SAID R.O.W. TO THE WEST R.O.W. OF THE GATEWAY EASTERN RAILROAD AS DESCRIBED IN BOOK 3870, PAGE 1086 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG SAID R.O.W. FOR APPROXIMATELY 181 FEET; THENCE EAST FOR APPROXIMATELY 688 FEET TO THE EAST R.O.W. OF EAST ALTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. OF GRAND AVENUE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 138 FEET TO A POINT; THENCE SOUTHEASTERLY AND SOUTH RUNNING PARALLEL TO THE EAST R.O.W. OF EAST ALTON AVENUE A/K/A NORTH OLD ST. LOUIS ROAD TO A POINT ON THE SOUTH R.O.W. OF MANNING AVENUE, SAID POINT IS 138 FEET EAST OF THE EAST R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE EAST ALONG SAID R.O.W. FOR APPROXIMATELY 91 FEET; THENCE SOUTH TO THE NORTH R.O.W. OF HARNETT AVENUE; THENCE WEST ALONG SAID R.O.W. FOR APPROXIMATELY 84 FEET; THENCE SOUTH TO THE INTERSECTION WITH THE SOUTH R.O.W. OF ECKHARD AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 3 OF HELMKAMP INDUSTRIAL PARK SUBDIVISION, RECORDED IN PLAT CABINET 54, PAGE 119, IN THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 AND ITS SOUTHERLY PROLONGATION TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 OF THE MADISON COUNTY RECORDS, SAID INTERSECTION IS DUE WEST OF THE INTERSECTION OF HALLER STREET AND WEST LORENA AVENUE; THENCE WEST TO THE WESTERLY R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 213 FEET TO THE

NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2007R48166 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWEST AND SOUTHEAST ALONG SAID PARCEL LINE AND THE SOUTHEASTERLY PROLONGATION TO THE SOUTH R.O.W. OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY AND SOUTH ALONG SAID R.O.W. AND THE SOUTHERN PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH 6TH STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTH OLD EDWARDSVILLE ROAD; THENCE SOUTH AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 8TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH CHAFFER AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST TYDEMAN AVENUE, SAID POINT IS ALSO ON THE NORTH LINE OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 2632' TO A POINT 8' WEST OF THE EAST/WEST CENTERLINE OF SECTION 26 OF SAID TOWNSHIP; THENCE NORTH ALONG A LINE 8' WEST OF SAID CENTERLINE FOR A DISTANCE OF 2640' TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 26; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R24153 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 143 (EAST EDWARDSVILLE ROAD), SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R51205 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LINE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY TO THE INTERSECTION WITH THE WEST R.O.W. OF WESLEY DRIVE; THENCE ALONG SAID WEST R.O.W. LINE NORTHEASTERLY, NORTH AND NORTHWESTERLY AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF ILLINOIS ROUTE 111 (VAUGHN ROAD & BELLWOOD DRIVE); THENCE ALONG SAID R.O.W. NORTHEASTERLY AND NORTHERLY TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF AIRLINE DRIVE; THENCE EASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST R.O.W. OF TERMINAL DRIVE; THENCE NORTHEASTERLY AND NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE SOUTHWESTERLY PROLONGATION TO THE WEST R.O.W. OF NORTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 1 IN BETHALTO BUSINESS PARK, RECORDED IN PLAT CABINET 60, PAGE 169 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND THE NORTHEASTERLY PROLONGATION TO THE EAST R.O.W. OF MECHANICAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 1 OF SCOTT SUBDIVISION, PLAT BOOK 34, PAGE 146 OF THE MADISON COUNTY

RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND THE WESTERLY PROLONGATION TO THE EAST LINE OF A TRACT OF LAND RECORDED IN BOOK 3907, PAGE 1211 OF THE MADISON COUNTY RECORDS; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND ITS WESTERLY PROLONGATION TO THE EAST R.O.W. LINE OF STATE ROUTE 255; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO IDOT IN BOOK 4370, PAGE 2876 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EASTERLY AND NORTHERLY AND THE NORTHERLY PROLONGATION TO THE NORTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 53 IN WAYSIDE ESTATES, PLAT BOOK 32, PAGE 83 OF THE MADISON COUNTY RECORDS; THENCE NORTH, NORTHWEST AND SOUTHWESTERLY ALONG SAID LOT LINES TO THE SOUTHEAST CORNER OF LOT 50 IN SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 50 AND LOT 49 TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTH R.O.W. LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT 2012R40640 OF THE MADISON COUNTY RECORDS; THENCE SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEAST CORNER OF LOT 21 IN SAID WAYSIDE ESTATES SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 AND ALSO THE EAST LINE OF LOTS 20 AND 19 TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2011R07313 IN THE MADISON COUNTY RECORDS; THENCE EAST ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF NORTH BELLWOOD DRIVE, A/K/A ILLINOIS STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R47142 IN THE MADISON COUNTY RECORDS; THENCE WEST, SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE EAST R.O.W. OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE NORTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST R.O.W. LINE OF TERMINAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR 350 FEET, MORE OR LESS TO A POINT; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 350 FEET, THENCE TURNING 90 DEGREES SOUTHWEST FOR A DISTANCE OF 142 FEET; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES SOUTHEAST FOR A DISTANCE OF 550 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF TERMINAL DRIVE; THENCE SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF SAID TERMINAL DRIVE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF AIRLINE DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 2 OF WEST STAR SUBDIVISION, PLAT CABINET 65, PAGE 369 IN



THE MADISON COUNTY RECORDS; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 304.35', THENCE TURNING SOUTH FOR A DISTANCE OF 155.06', THENCE 9 DEGREES WEST A DISTANCE OF 20', THENCE 90 DEGREES SOUTH A DISTANCE OF 50', THENCE 90 DEGREES EAST A DISTANCE OF 20', THENCE TURNING 90 DEGREES SOUTH A DISTANCE OF 100', THENCE TURNING 90 DEGREES WEST FOR A DISTANCE OF 180', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 187.5', THENCE TURNING 90 DEGREES EAST FOR A DISTANCE OF 105', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 671.95', THENCE TURNING DUE WEST FOR A DISTANCE OF 110', THENCE TURNING SOUTHEAST FOR A DISTANCE OF 677.05' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, RECORDED IN PLAT CABINET 49, PAGE 185 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 18 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 18 TO THE EAST R.O.W. LINE OF SKYWAY COURT; THENCE NORTHERLY AND EASTERLY ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE ALONG SAID LOT LINE NORTHEASTERLY, NORTH AND THE NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF LOT 4 IN SAID SUBDIVISION (NOW PART LOT 2 OF WEST STAR SUBDIVISION); THENCE NORTHEASTERLY TO THE MOST EASTERLY CORNER OF LOT 1 IN WEST STAR SUBDIVISION, RECORDED IN PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO ON THE SOUTHWEST R.O.W. OF AIRLINE COURT; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF SOUTH BELLWOOD DRIVE (ILLINOIS ROUTE 111); THENCE SOUTH AND SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF BOOS PLAZA SUBDIVISION, PLAT CABINET 63, PAGE 363; THENCE ALONG SAID LOT LINE EAST, SOUTHEASTERLY AND THE SOUTHEASTERLY PROLONGATION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R50992 IN MADISON COUNTY RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST LINE OF SAID TRACT TO THE NORTH R.O.W. OF ROCK HILL ROAD; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 2 OF AUTO COURT SUBDIVISION, PLAT CABINET 65, PAGE 147 IN MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF EAST EDWARDSVILLE ROAD (ILLINOIS ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST AND WEST CENTERLINE OF SECTION 26,

TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF SECTION 35 OF SAID TOWNSHIP; THENCE EAST ALONG SAID LINE TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO IT'S INTERSECTION WITH THE SOUTH R.O.W. LINE OF STATE ROUTE 143 (EDWARDSVILLE ROAD); THENCE NORTHWEST ALONG SAID R.O.W. TO THE WEST LINE OF SECTION 25 IN SAID TOWNSHIP; THENCE NORTH ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R53901 IN MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, SOUTHEAST AND SOUTHWEST TO THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4275, PAGE 629 IN THE MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND IT'S NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF A TRACT OF LAND ACQUIRED BY IDOT BY COURT CASE #94-ED-14, SIGNED 8-29-1994; THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 90 DEGREES TO THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337; THENCE EAST ALONG SAID LINE TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST/WEST CENTERLINE OF SECTION 25 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE AND THE EAST/WEST CENTERLINE OF SECTION 36 IN SAID TOWNSHIP TO THE CENTER OF SECTION 36; THENCE EAST ALONG THE NORTH/SOUTH CENTERLINE OF SECTION 36 A DISTANCE OF 405 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1141.5 FEET; THENCE WEST A DISTANCE OF 405 FEET TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 36; THENCE SOUTH ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF THE NORFOLK & WESTERN RAILROAD R.O.W. AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WANDA ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE EAST R.O.W. OF HEDGE ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R45010 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION AND SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE WEST R.O.W. OF HEDGE ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF MELROSE AVENUE; THENCE SOUTH ALONG SAID PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF SAID MELROSE AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE

INTERSECTION WITH THE CENTERLINE OF THE ALLEY BETWEEN MELROSE AVENUE AND VELMA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EAST PROLONGATION OF THE SOUTH LINE OF LOT 25 IN WAVERLY PLACE SUBDIVISION, RECORDED IN PLAT BOOK 14, PAGE 17 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION, SOUTH LINE AND WESTERLY PROLONGATION TO THE CENTERLINE OF VELMA AVENUE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ILLINOIS ROUTE 111; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DANIEL BOONE TRAIL; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SINCLAIR AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 24, BLOCK 2, IN THE SECOND ADDITION TO GONTERMAN PLACE, RECORDED IN PLAT BOOK 16, PAGE 22 IN THE MADISON COUNTY RECORDS; THENCE WESTERLY ALONG SAID PROLONGATION AND THE SOUTH LOT LINE AND THE WESTERLY PROLONGATION TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2472 PAGE 366 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, NORTH AND THE NORTHERLY PROLONGATION TO THE SOUTH LINE OF LOT 15, BLOCK 3 IN SAID SUBDIVISION; THENCE EASTERLY ALONG SAID LINE AND THE EASTERLY PROLONGATION TO THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO A POINT 8 FEET NORTH OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EASTERLY AND PARALLEL TO SAID SOUTH LINE TO THE INTERSECTION WITH THE WEST LINE OF LOT 7 IN SIGNATURE INDUSTRIAL PARK SUBDIVISION RECORDED IN PLAT CABINET 65, PAGE 177 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LOT LINE NORTH, NORTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE INTERSECTION WITH THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF WAGON WHEEL ROAD; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332 AND THE SOUTH R.O.W. OF WAGON WHEEL ROAD; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4245, PAGE 257 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT SOUTH AND WEST TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT AND THE SOUTHERLY PROLONGATION TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R06831 RECORDED IN MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE WESTERLY PROLONGATION TO THE EAST R.O.W. OF CEMETERY ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED

IN DOCUMENT 2010R41959, SAID POINT IS ALSO ON THE SOUTH R.O.W. LINE OF WAGON WHEEL ROAD; THENCE WEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3605, PAGE 282; THENCE ALONG SAID TRACT EAST, SOUTH AND WEST AND THE WESTERLY PROLONGATION TO THE WEST R.O.W. OF STATE ROUTE 111; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID LINE AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 10 IN SAID TOWNSHIP TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 605 FEET; THENCE EAST FOR APPROXIMATELY 440 FEET; THENCE SOUTH FOLLOWING THIS DIRECTION FOR APPROXIMATELY 600 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 IN SAID TOWNSHIP; THENCE EAST ALONG SAID NORTH LINE APPROXIMATELY 1120 FEET; THENCE SOUTH APPROXIMATELY 295 FEET; THENCE EAST A DISTANCE OF 341.50 FEET; THENCE SOUTH A DISTANCE OF 361.50 FEET; THENCE WEST A DISTANCE OF 361.50 FEET; THENCE NORTH TO A POINT FALLING 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST FOR A DISTANCE OF APPROXIMATELY 1100 FEET TO A LINE 440 FEET EAST AND PARALLEL WITH THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHWEST ALONG SAID PARALLEL LINE A DISTANCE OF APPROXIMATELY 700 FEET; THENCE NORTHWESTERLY FOR APPROXIMATELY 440 FEET TO THE EAST R.O.W. OF SAID NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4171, PAGE 2233 IN THE MADISON COUNTY RECORD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE INTERSECTION WITH THE SOUTHWEST R.O.W. OF NEW POAG ROAD; THENCE SOUTHWESTERLY ALONG SAID TRACT APPROXIMATELY 1060 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 880 FEET; THENCE AT A 90 DEGREE TURN SOUTHWESTERLY APPROXIMATELY 440 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 413 FEET TO THE WEST LINE OF THE SAID NORFOLK & WESTERN RAILROAD R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 3960 FEET; THENCE WEST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF PIASA LANE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST R.O.W. OF THE LEVEE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT WEST, SOUTH, WEST, NORTHERLY, EAST, SOUTH AND EAST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN

BOOK 4450, PAGE 1761; THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ALSO ON THE SOUTH R.O.W. OF RIVER HERITAGE PARKWAY (STATE ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3537, PAGE 1586 IN THE MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG SAID TRACT TO THE EAST BANK OF THE MISSISSIPPI RIVER; THENCE NORTHERLY ALONG SAID EAST BANK TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4480, PAGE 664; THENCE NORTHEASTERLY ALONG SAID TRACT TO THE WEST R.O.W. OF ILLINOIS ROUTE 3 (WEST BROADWAY); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBE IN DOCUMENT 2005R28850; THENCE ALONG SAID TRACT SOUTHWESTERLY, NORTHWESTERLY AND THE NORTHWEST PROLONGATION TO THE POINT OF BEGINNING.

EXCLUDING:

PARCEL NO.1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN ENVIROTECH BUSINESS PARK (PLAT CABINET 60, PAGE 47); THENCE MEASURE NORTH 88 DEGREES 31 MINUTES 19 SECONDS EAST FROM SAID BEGINNING POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUBOIS TRAIL A DISTANCE OF 50.63 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS AND AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 109 DEGREES 58 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 115.17 FEET; THENCE SOUTH 70 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 370.91 FEET; THENCE SOUTH 0 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 286.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE WESTERLY ALONG SAID RIGHT-A-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 07 SECONDS AND AN ARC DISTANCE OF 533.56 FEET; THENCE NORTH 1 DEGREES 28 MINUTES 41 SECONDS WEST A DISTANCE OF 483.25 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

PARCEL NO.2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING)

ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1111.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE CONTINUING NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE FROM SAID BEGINNING POINT A DISTANCE OF 30.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3 (F.A. ROUTE 4); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5819.65 FEET, A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 43 SECONDS AND AN ARC DISTANCE OF 184.04 FEET; THENCE SOUTH 75 DEGREES 58 MINUTES 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 69.25 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.62 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 91.84 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 263.31 FEET; THENCE SOUTH 7 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 167.66 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 120.01 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.94 FEET; THENCE SOUTH 76 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 254.08 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 442.00 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE SOUTH 69 DEGREES 31 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.66 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 06 MINUTES 05 SECONDS AND AN ARC DISTANCE OF 525.96 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 690.58 FEET; THENCE NORTH 22 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 327.29 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 53 SECONDS WEST A DISTANCE OF 446.45 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 235.00 FEET; THENCE NORTH 22 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 375.17 FEET TO THE POINT OF BEGINNING. CONTAINING 13.53 ACRES.

PARCEL NO.3

A TRACT OF LAND LOCATED IN SECTIONS 20,21 AND 29, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 344.82 FEET; THENCE NORTH A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE NORTH 62 DEGREES 58 MINUTES 22

SECONDS WEST FROM SAID BEGINNING POINT A DISTANCE OF 225.04 FEET; THENCE SOUTH 48 DEGREES 01 MINUTES 25 SECONDS WEST A DISTANCE OF 111.83 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 75.11 FEET; THENCE NORTH 79 DEGREES 02 MINUTES 49 SECONDS WEST A DISTANCE OF 319.05 FEET; THENCE NORTH 38 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 108.90 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 243.11 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 670.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 79.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 262.80 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 112.80 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 351.20 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 202.72 FEET; THENCE NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 189.93 FEET; THENCE NORTH 29 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 515.63 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 911.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTH 55 DEGREES 22 MINUTES 50 SECONDS EAST A DISTANCE OF 1093.66 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 113.74 FEET; THENCE SOUTH 35 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 120 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 10 MINUTES 29 SECONDS, AND AN ARC DISTANCE OF 614.61 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 41 DEGREES 55 MINUTES 23 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 56 DEGREES 37 MINUTES 59 SECONDS EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.41 FEET TO THE POINT OF BEGINNING. CONTAINING 36.60 ACRES.

ADDITION – APRIL 2019

PARCEL 1

BEGINNING AT THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DOCUMENT 2006R32899 OF THE MADISON COUNTY RECORDER OF DEEDS, PIN# 19-1-08-11-12-202-008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL; THENCE WESTERLY ALONG SAID ROW LINE AND THE WESTERLY EXTENSION TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE NORTH ALONG SAID EXTENSION TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF PART LOT 85 IN THE 1ST ADDITION TO FAIRFIELD ANNEX, PB. 17, PG. 44, PIN# 19-2-08-11-11-201-027, SAID POINT ALSO THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH

THE EAST ROW LINE OF NORTH WILLIAM STREET; THENCE NORTHERLY ALONG SAID ROW LINE TO THE NORTHWEST CORNER OF A TRACT CONVEYED IN DOCUMENT 2016R24914, PIN# 19-2-08-11-11-201-036; THENCE ALONG SAID PARCEL LINE EAST AND NORTH TO THE INTERSECTION WITH THE SOUTH ROW LINE OF SERVICE DRIVE; THENCE EASTERLY ALONG SAID ROW AND THE EASTERLY EXTENSION TO THE WEST LINE OF SAID LOT 85; THENCE NORTH AND EAST ALONG SAID LOT 85 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTH ALONG SAID LOT LINE TO THE INTERSECTION WITH THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO A POINT 8 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION TO A POINT 8 FEET NORTH OF THE AFOREMENTIONED WESTERLY EXTENSION OF THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY AND EASTERLY 8 FEET NORTH OF SAID ROW LINE AND THE SOUTH ROW LINE OF WEST BETHALTO DRIVE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 1.65 ACRE TRACT OF LAND LEASED TO HELMKAMP AUTO SERVICE, PIN# 19-1-08-12-00-000-009.006; THENCE SOUTH ALONG SAID LINE TO THE SAID SOUTH ROW LINE; THENCE CONTINUE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION APPROXIMATELY 390 FEET TO A POINT; THENCE WESTERLY APPROXIMATELY 855 FEET TO THE CENTERLINE OF A DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE APPROXIMATELY 370 FEET TO THE SOUTH ROW LINE OF SAID WEST BETHALTO DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF OUTPARCEL B OF NORTHWEST BUSINESS PARK PC. 57, PG. 50; THENCE SOUTH, EAST, SOUTH AND NORTHWESTERLY ALONG THE PARCEL BOUNDARY OF SAID OUTPARCEL B TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE NORTH AND EASTERLY ALONG SAID ROW LINE AND OUTPARCEL B TO THE NORTHWEST CORNER OF SAID OUTPARCEL B; THENCE WESTERLY ALONG THE SAID SOUTH ROW LINE OF WEST BETHALTO DRIVE AND EAST MACARTHUR DRIVE TO THE POINT OF BEGINNING.

#### PARCEL 2

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN BETHALTO BUSINESS PARK, PC 60, PG 169, PIN#19-2-08-11-20-401-013 THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 TO THE WEST ROW LINE OF MECHANICAL DRIVE; THENCE ALONG SAID ROW LINE NORTH TO THE INTERSECTION OF THE SOUTH ROW LINE OF BENDER AVENUE; THENCE EAST ALONG SAID ROW TO THE NORTHWEST CORNER OF LOT 8 IN SAID BETHALTO BUSINESS PARK; THENCE SOUTHERLY ALONG THE EAST ROW LINE OF SAID MECHANICAL DRIVE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 7 TO THE



SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 37 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE, PIN# 19-2-08-13-01-101-001.

PARCEL 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 ALL IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, PIN#19-2-08-13-01-101-006, SAID POINT IS ALSO THE SOUTH ROW LINE OF CIVIC MEMORIAL DRIVE; THENCE EASTERLY ALONG THE SAID SOUTH ROW LINE TO THE INTERSECTION WITH THE WEST ROW LINE OF TERMINAL DRIVE; THENCE SOUTH ALONG SAID WEST ROW LINE TO A POINT 100 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 34; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE WEST ROW LINE OF NORTH BELLWOOD DRIVE, ALSO KNOWN AS THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BK. 3506, PG. 40, PIN# 19-1-08-14-02-204-027; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT AND THE WESTERLY EXTENSION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 2365, PG. 297, PIN# 19-1-08-14-02-204-026; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO ON THE EAST ROW LINE OF STATE ROUTE 255; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE AND THE SOUTH LINE OF A 9.11 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2019R06461 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 3 OF BETHALTO BUSINESS PARK, PC. 60, PG. 169; THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 4 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID ROW LINE AND THE SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT 2019R06461; THENCE EASTERLY ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE SOUTH ALONG SAID ROW LINE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 34 IN SAID CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND IN THE WEST HALF OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 1 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369, PIN# 19-2-08-13-00-000-029, SAID POINT IS ALSO ON THE SOUTH ROW LINE OF AIRLINE COURT; THENCE ALONG SAID LOT LINE SOUTHEASTERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE SOUTHWESTERLY ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND THE WEST LINE OF LOT 9 IN SAID SUBDIVISION TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH ROW LINE OF SKYWAY COURT; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHERLY ALONG SAID WEST ROW LINE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT B IN PRATT PROFESSIONAL PARK 1ST ADDITION, PC. 59, PG. 60, PIN# 19-2-08-13-01-101-023; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID OUTLOT B TO THE INTERSECTION OF THE EAST ROW LINE OF SOUTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID EAST ROW LINE TO THE INTERSECTION WITH THE SOUTH ROW LINE OF AIRLINE COURT; THENCE EAST AND SOUTHEASTERLY ALONG SAID SOUTH ROW LINE TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 16 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE EXCEPT THAT PART CONVEYED TO IDOT IN BK. 4481, PG. 5387, PIN# 19-2-08-13-01-101-001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 33 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94, RECORDED: 3 JUNE, 1965 IN THE RECORDER OF DEEDS OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 3920, PG. 1664, PIN# 19-1-08-13-03-301-020; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND TO THE SOUTHWEST CORNER OF LOT 21 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE NORTHEAST TO THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID ROW LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID SUBDIVISION; THENCE NORTHEASTERLY

ACROSS SAID ROW TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTH AND EAST ROW OF EAST AIRLINE DRIVE TO THE SOUTHWEST CORNER OF LOT 4 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH LINE OF LOT 23 OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE EAST ALONG SAID LOT LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 AND 22 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 22, SAID POINT ON THE NORTH LINE OF A TRACT OF LAND LEASED TO APEX OIL PIN# 19-1-08-13-00-000-001.011; THENCE EAST ALONG SAID LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARCEL LINE AND CURVE TO THE LEFT APPROXIMATELY 740 FEET; THENCE SOUTH ALONG SAID PARCEL LINE AND THE SOUTHERLY EXTENSION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BK. 3345, PG. 808, CONTAINING 13.31 ACRES, PIN# 19-1-08-24-00-000-003.003; THENCE WEST ALONG SAID LINE APPROXIMATELY 100 FEET TO A POINT; THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE SOUTH LINE OF TRACT OF LAND DESCRIBED IN BK. 1848, PG. 49, CONTAINING 25.21 ACRES, PIN# 19-1-08-24-00-000-002; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT IS ON THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF AUDUBON ACRES NO. 3, PB. 35, PG. 111; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 45 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 45 AND THE SOUTHWESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 36 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

DELETION – MARCH 2023

#### PARCEL 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001 LOCATED ON THE SOUTHWEST INTERSECTION OF ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-36-00-000-002 A DISTANCE OF 127 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,006 FEET; THENCE NORTHERLY A DISTANCE OF 576 FEET TO THE NORTH RIGHT-OF-

WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 406 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY A DISTANCE OF 375 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-19-401-012; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 247 FEET TO THE WEST LINE OF LOT 23 IN THE KENDALL HILL SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-19-401-010; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 428 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTH AND WEST LINES OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,613 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE WESTERLY A DISTANCE OF 202 FEET TO THE POINT OF INTERSECT WITH THE CENTERLINE OF THE SOUTHBOUND LANE OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-009.001; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION A DISTANCE OF APPROXIMATELY 479 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 864 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007, ALSO THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,176 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001, AND THE POINT OF BEGINNING. CONTAINING 50.5 ACRES, MORE OR LESS.

ADDITION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK LANE A DISTANCE OF APPROXIMATELY 94 FEET TO THE SOUTHWEST CORNER OF LOT 87 IN THE EAST WOOD SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 795 FEET TO THE SOUTH LINE OF LOT 101 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-016; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE EAST LINE OF LOT 5 IN CHESSENS THIRD ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-21-12-202-

039; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 899 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PARK LANE, AND THE POINT OF BEGINNING. CONTAINING 11.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-09-102-031.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY A DISTANCE OF 29 FEET TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 121 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION A DISTANCE OF APPROXIMATELY 55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD.

#### PARCEL 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2<sup>ND</sup> STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-13-301-003; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 272 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-13-301-035; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 120 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 532 FEET TO SAID EAST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-13-301-003, 19-2-08-22-13-301-035.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF EAST EDWARDSVILLE ROAD AND THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 5,077 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VAUGHN ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,773 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY

EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005.

PARCEL 3

A TRACT OF LAND IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 740 FEET TO THE NORTHEAST CORNER OF LOT 15 IN THE ROSEWOOD MANOR & VALLEY HILL ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-021; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 2,478 FEET TO THE SOUTH LINE OF LOT 13 IN THE ROSEWOOD MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-019; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 693 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,055 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 430 FEET TO THE WEST LINE OF LOT 1 IN THE MOOSE HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-028; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 197 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL, ALSO THE EAST RIGHT-OF-WAY LINE OF WESLEY DRIVE, A DISTANCE OF APPROXIMATELY 1,135 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-023; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN THE VAUGHN HILLS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-018; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 356 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAME SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-001; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 1,641 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,725 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND SAID NORTH SECTION LINE, AND POINT OF BEGINNING. CONTAINING 86.6 ACRES, MORE OR LESS, AND THE

FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-029, 19-2-08-23-00-000-023, 19-2-08-23-00-000-028.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,561 FEET TO THE INTERSECTION WITH THE CENTERLINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 32 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017.001.

#### PARCEL 4

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE NORTHBOUND LANES OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,071 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.001; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 420 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,713 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001, AND POINT OF BEGINNING. CONTAINING 15.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-14-04-409-051.001, 19-1-08-23-00-000-001.001, 19-2-08-23-00-000-039, 19-2-08-23-00-000-040, 19-2-08-23-00-000-047, 19-2-08-23-00-000-048.

#### PARCEL 5

A TRACT OF LAND IN THE NORTH HALF OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001 LOCATED ON THE EAST LINE OF TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, IL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 419 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 187 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 919 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL

WITH PIN 19-1-08-24-00-000-013 LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,313 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 793 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 440 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 503 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 370 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 593 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 242 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 72 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,573 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,470 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.005; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,524 FEET TO THE EAST LINE OF SAID SECTION, ALSO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 887 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001, AND POINT OF BEGINNING. CONTAINING 131.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-24-00-000-003, 19-1-08-24-00-000-003.002, 19-1-08-24-00-000-003.005, 19-1-08-24-00-000-011 (PARTIAL), 19-1-08-24-00-000-011.001 (PARTIAL), 19-1-08-24-00-000-015 (PARTIAL)

#### PARCEL 6

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 174 FEET TO THE EAST LINE OF LOT 1 IN THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S



PARCEL WITH PIN 19-2-08-23-00-000-017; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 265 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,017 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 835 FEET TO THE EAST LINE OF LOT 5 IN THE MAL MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-13-302-006; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,142 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 505 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 118 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 947 FEET TO THE CENTERLINE OF LOT 10 IN THE GATEWAY ACRES SUBDIVISION, ALSO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-17-301-003; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 265 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,896 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-025; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 407 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-027; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 391 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 683 FEET TO THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, AND POINT OF BEGINNING. CONTAINING 51.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-005, 19-1-08-23-00-000-005.001, 19-1-08-23-00-000-006.004, 19-2-08-23-00-000-015, 19-2-08-23-00-000-022, 19-2-08-23-00-000-025, 19-2-08-23-00-000-030, 19-2-08-23-00-000-031, 19-2-08-23-00-000-032, 19-2-08-23-00-000-035, 19-2-08-23-00-000-036, 19-2-08-23-00-000-037, 19-2-08-23-00-000-043, 19-2-08-23-00-000-044, 19-2-08-23-17-301-003, 19-2-08-23-17-301-004, 19-2-08-23-17-301-005, 19-2-08-23-17-301-006, 19-2-08-23-17-301-007, 19-2-08-23-17-301-008, 19-2-08-23-17-301-008.001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,228 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 779 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-008.001; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 983 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 491 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 406 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 123 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 85 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 19.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-007, 19-1-08-23-00-000-008.001

PARCEL 8

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23, AND THE NORTH HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-009; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,025 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 126 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY

LINE A DISTANCE OF APPROXIMATELY 1,870 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE BOOS PLAZA SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-402-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 131 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 462 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL, AND POINT OF BEGINNING. CONTAINING 13.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-23-00-000-042, 19-1-08-23-00-000-009.C00, 19-1-08-23-00-000-009, .19-1-08-26-02-201-001

PARCEL 9

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, AND THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 40 IN THE PENNING'S SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,671 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FIRST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 140 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LORENA AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,224 FEET TO THE WEST RIGHT-OF-WAY LINE OF HALLER STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 23 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-28-08-204-020; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 201 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-28-08-204-906; THENCE WESTERLY A DISTANCE OF APPROXIMATELY 130 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH OLD SAINT LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 179 FEET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 2 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-040; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 130 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FERGUSON AVENUE; THENCE

SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 157 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-044; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,390 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF LOT 40 IN THE PENNING'S SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, AND POINT OF BEGINNING. CONTAINING 37.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-28-08-204-906 (PARTIAL), 19-1-08-28-08-205-004, 19-2-08-27-05-104-001, 19-2-08-27-05-104-002, 19-2-08-27-05-104-027, 19-2-08-27-05-104-028, 19-2-08-27-05-104-029, 19-2-08-27-05-104-030, 19-2-08-27-05-104-031, 19-2-08-27-05-104-032, 19-2-08-27-05-104-033, 19-2-08-27-05-104-034, 19-2-08-27-05-104-035, 19-2-08-27-05-104-037, 19-2-08-27-05-104-038, 19-2-08-27-05-104-039, 19-2-08-27-05-104-040, 19-2-08-27-05-104-041, 19-2-08-27-05-104-042, 19-2-08-27-05-104-043, 19-2-08-27-05-104-044, 19-2-08-27-05-104-045, 19-2-08-27-05-104-046, 19-2-08-27-05-104-047, 19-2-08-27-05-104-048, 19-2-08-27-05-104-049, 19-2-08-27-05-104-050, 19-2-08-27-05-105-001, 19-2-08-27-05-105-001.001, 19-2-08-27-05-105-002, 19-2-08-27-05-105-003, 19-2-08-27-05-105-004, 19-2-08-27-05-105-005, 19-2-08-27-05-105-006, 19-2-08-27-05-105-008, 19-2-08-27-05-105-009, 19-2-08-27-05-105-010, 19-2-08-27-05-105-011, 19-2-08-27-05-105-012, 19-2-08-27-05-105-012.001, 19-2-08-27-05-105-013, 19-2-08-27-05-105-014, 19-2-08-27-05-105-015, 19-2-08-27-05-105-016, 19-2-08-27-05-105-017, 19-2-08-27-05-105-018, 19-2-08-27-05-105-019, 19-2-08-27-05-105-020, 19-2-08-27-05-105-021, 19-2-08-27-05-105-022, 19-2-08-27-05-105-023, 19-2-08-27-05-105-024, 19-2-08-27-05-105-025, 19-2-08-27-05-105-026, 19-2-08-27-05-105-034, 19-2-08-27-05-105-036, 19-2-08-27-05-105-037, 19-2-08-27-05-105-038, 19-2-08-27-05-105-039, 19-2-08-27-05-105-040, 19-2-08-27-05-105-041, 19-2-08-27-05-105-042, 19-2-08-27-05-105-043, 19-2-08-27-05-105-044, 19-2-08-27-05-105-045, 19-2-08-27-05-105-046, 19-2-08-27-05-105-047, 19-2-08-27-05-105-048, 19-2-08-27-05-105-049, 19-2-08-27-05-105-050, 19-2-08-27-06-104-037, 19-2-08-27-06-104-038, 19-2-08-27-06-104-038.001, 19-2-08-27-06-104-039, 19-2-08-27-06-105-001, 19-2-08-27-06-105-002, 19-2-08-27-06-105-003, 19-2-08-27-06-105-004, 19-2-08-27-06-105-043, 19-2-08-27-06-105-045, 19-2-08-27-06-105-046, 19-2-08-28-07-201-040, 19-2-08-28-07-201-044, 19-2-08-28-08-203-015, 19-2-08-28-08-203-016, 19-2-08-28-08-203-017, 19-2-08-28-08-203-018, 19-2-08-28-08-203-019, 19-2-08-28-08-203-020, 19-2-08-28-08-203-021, 19-2-08-28-08-203-022, 19-2-08-28-08-203-023, 19-2-08-28-08-203-024, 19-2-08-28-08-203-025, 19-2-08-28-08-203-026, 19-2-08-28-08-203-027, 19-2-08-28-08-203-028, 19-2-08-28-08-203-029, 19-2-08-28-08-203-030, 19-2-08-28-08-203-031, 19-2-08-28-08-203-032, 19-2-08-28-08-203-033, 19-2-08-28-08-203-034, 19-2-08-28-08-203-035, 19-2-08-28-08-203-035.002, 19-2-08-28-08-203-035.003, 19-2-08-28-08-203-036, 19-2-08-28-08-203-037, 19-2-08-28-08-204-011, 19-2-08-28-08-204-012, 19-2-08-28-08-204-013, 19-2-08-28-08-204-014, 19-2-08-28-08-204-015, 19-2-08-28-08-204-016, 19-2-08-28-08-204-017, 19-2-08-28-08-204-018, 19-2-08-28-08-204-019, 19-2-08-28-08-204-020, 19-2-08-28-08-204-021, 19-2-08-28-08-204-022, 19-2-08-28-08-204-023, 19-2-08-28-08-204-024, 19-2-08-28-08-204-025, 19-2-08-28-08-204-026, 19-2-08-28-08-204-027, 19-2-08-28-08-204-029, 19-2-08-28-08-204-030, 19-2-08-28-08-204-031, 19-2-08-28-08-205-

003.001, 19-2-08-28-08-205-008, 19-2-08-28-08-205-009, 19-2-08-28-08-205-009.001, 19-2-08-28-08-205-009.002, 19-2-08-28-08-205-010, 19-2-08-28-08-205-011, 19-2-08-28-08-205-012, 19-2-08-28-08-205-013, 19-2-08-28-08-205-014, 19-2-08-28-08-205-015, 19-2-08-28-08-205-015.001, 19-2-08-28-08-205-016, 19-2-08-28-08-205-017, 19-2-08-28-08-205-019, 19-2-08-28-08-205-020, 19-2-08-28-08-205-021, 19-2-08-28-08-205-022, 19-2-08-28-08-205-023, 19-2-08-28-08-205-024, 19-2-08-28-08-205-025, 19-2-08-28-08-205-026, 19-2-08-28-08-205-027, 19-2-08-28-08-205-028, 19-2-08-28-08-205-029, 19-2-08-28-08-205-030, 19-2-08-28-08-205-031, 19-2-08-28-08-205-032, 19-2-08-28-08-205-033, 19-2-08-28-08-205-034, 19-2-08-28-08-205-035, 19-2-08-28-08-205-036, 19-2-08-28-08-205-037,

#### PARCEL 10

A TRACT OF LAND IN THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 2,453 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 52 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.001; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 385 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001; THENCE SOUTHWESTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 556 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 369 FEET TO THE NORTHWEST CORNER OF 19-1-08-26-02-201-023.002; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 456 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 154 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,853 FEET TO THE EAST LINE OF SECTION 26 IN SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,441 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-005; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG

THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND INTERCHANGE LANE OF ILLINOIS ROUTE 255 AND ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,123 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-002; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 680 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025, AND POINT OF BEGINNING. CONTAINING 125.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-25-00-000-001, 19-1-08-25-00-000-004.004, 19-1-08-25-00-000-005, 19-1-08-25-00-000-005.C00, 19-1-08-26-00-000-006.002, 19-1-08-26-00-000-006.003, 19-1-08-26-02-201-023.002, 19-1-08-26-02-201-024, 19-1-08-26-02-201-025, 19-1-08-26-02-201-025.001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND ROCK HILL ROAD; THENCE EASTERLY ALONG THE CENTERLINE OF ROCK HILL ROAD A DISTANCE OF APPROXIMATELY 252 FEET TO THE INTERSECTION WITH THE CENTERLINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,303 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.

#### PARCEL 11

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD AND THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 485 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,184 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-003; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002 TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,285 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 330 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 11.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.002, 15-1-09-31-00-000-002.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE AND THE CENTERLINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 6,028 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143.

#### PARCEL 12

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 674 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,014 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 147 FEET TO THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 819 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 7.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 84 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 143.

#### PARCEL 13

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, AND THE WEST HALF OF SECTION 6 IN TOWNSHIP 4 NORTH 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 416 FEET TO THE NORTHEAST CORNER OF 14-1-15-06-00-000-001; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-008.005; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 910 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 741 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 945 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-02-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 326 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SHILDERS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-02-201-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 101 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 83 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 362 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 4,031 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SIGNATURE INDUSTRIAL PARK SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-20-101-005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.013; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,039 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 580 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,337 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-006.005; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 4,006 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002; THENCE NORTHWESTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 929 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 14-1-15-06-00-000-002, 14-1-15-06-00-000-003, 14-1-15-06-00-000-004, 14-1-15-06-00-000-004.001, 14-1-15-06-00-000-006.004, 14-1-15-06-00-000-006.005, 14-1-15-06-00-000-006.006, 14-1-15-06-00-000-006.007, 14-1-15-06-00-000-008, 14-1-15-06-00-000-008.001, 18-1-14-01-00-000-008.004 (PARTIAL), 18-1-14-01-00-000-008.013, 18-1-14-01-00-000-010, 18-2-14-01-02-201-006, 18-2-14-01-02-201-007.



INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE AND THE SOUTH RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 224 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON AVENUE.

PARCEL 14

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,144 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,183 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 149 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 137 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 145 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 347 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.004; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,741 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-01-00-000-008.002, 18-1-14-01-00-000-008.004 (PARTIAL).

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HEDGE ROAD AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-002.003; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION A DISTANCE OF APPROXIMATELY 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD.

PARCEL 15

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF

WASMAN ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 548 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 1,395 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-05-101-022; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 504 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 273 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 632 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 633 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005.004; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 212 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 306 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 771 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,007 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 333 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-002; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 125 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD, AND POINT OF BEGINNING. CONTAINING 47.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-12-00-000-004, 18-1-14-12-00-000-005, 18-1-14-12-05-101-022.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WASMAN ROAD AND INDUSTRIAL DRIVE; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF INDUSTRIAL DRIVE A DISTANCE OF APPROXIMATELY 193 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004.

PARCEL 16

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,359 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-004.002; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,045 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,253 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111, AND POINTE OF BEGINNING. CONTAINING 68.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-11-00-000-004.001 (PARTIAL), 18-1-14-11-00-000-004.002.

PARCEL 17

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST QUARTER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,208 FEET TO THE EAST RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 986 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-16-00-000-008; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,143 FEET TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 413 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEW POAG ROAD; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-026; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 1,709 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,980 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 128.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-15-00-000-021, 18-1-14-15-00-000-022, 18-1-14-15-00-000-023, 18-1-14-15-00-000-024, 18-1-14-16-00-000-004, 18-1-14-16-00-000-005.

PARCEL 18

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN THE 5 DIAMOND CAMP GROUNDS ADDITION SUBDIVISION, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,348 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,237 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 690 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3, AND POINT OF BEGINNING. CONTAINING 21.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-2-14-09-00-000-013.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

ADDITION – JANUARY 2024

PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF TYLER TIMMINS DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 610 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 705 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 537 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 799 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TYLER TIMMINS DRIVE, AND POINT OF BEGINNING. CONTAINING 9.71 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-26-02-201-024.001.

PARCEL 2

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF PIASA LANE AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 332 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-09-00-000-005.005; THENCE SOUTHERLY ALONG THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-2-14-09-00-000-011 A DISTANCE OF APPROXIMATELY 1,430 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-09-00-000-005.009; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 1,405 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PIASA LANE, AND POINT OF BEGINNING. CONTAINING 15.90 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCELS WITH PINS: 18-2-14-09-00-000-012, 18-2-14-09-00-000-011, AND 18-1-14-09-00-000-005.009.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.

ADDITION – SEPTEMBER 2024

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND LANES OF ILLINOIS ROUTE 255, AND POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,384 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-007; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,013 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-007.001; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 142 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 332 FEET TO SAID SOUTH SECTION LINE; THENCE EASTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND LANES OF

ILLINOIS ROUTE 255, AND POINT OF BEGINNING. CONTAINING 42.05 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-1-14-01-00-000-007.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.

**ORDINANCE NO.**

**ORDINANCE APPROVING AN AMENDMENT TO THE RIVERBEND ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, City and the County of Madison, Illinois ("Madison County"), the City of Alton ("Alton"), the Village of Bethalto ("Bethalto"), the Village of East Alton ("East Alton"), the Village of Hartford ("Hartford"), the Village of Roxana ("Roxana"), the Village of South Roxana ("South Roxana"), collectively "Parties", desire to amend the previously executed intergovernmental agreement with respect to the Riverbend Enterprise Zone; and

**WHEREAS**, the Parties are authorized and empowered to contract with each other under the provisions of Article VII, Section 10 of the Constitution of the State of Illinois, and pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*; and

**WHEREAS**, a copy of the proposed Amended Intergovernmental Agreement is attached hereto as **Exhibit A**; and

**WHEREAS**, City has determined the Mayor and/or City Manager should be authorized and directed to execute any documents necessary to give effect to this Ordinance, and to enter the Amended Intergovernmental Agreement (**Exhibit A**).

**NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Wood River as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The Amended Intergovernmental Agreement attached to this Ordinance as **Exhibit A**, including all attachments thereto, is hereby approved and incorporated by reference as if set forth fully herein this Ordinance.

*Section 3.* The Amended Intergovernmental Agreement attached hereto as **Exhibit A** is hereby approved and accepted by the City of Wood River as of the date below written, and the Mayor and/or City Manager is hereby authorized to execute all necessary documents, including specifically but not limited to the Amended Intergovernmental Agreement attached hereto as **Exhibit A**, in order to effectuate this Agreement.

*Section 4.* This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

*Section 5.* Any and all ordinances, sections or subsections of ordinances in conflict are hereby repealed.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

\_\_\_\_\_  
CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:



**AMENDMENT TO THE RIVERBEND ENTERPRISE ZONE  
INTERGOVERNMENTAL AGREEMENT**

An Amending Intergovernmental Agreement by and among the County of Madison, Illinois (hereinafter referred to as "Madison County"); the City of Alton (hereinafter referred to as "Alton"); the Village of Bethalto (hereinafter referred to as "Bethalto"); the Village of East Alton (hereinafter referred to as "East Alton"); the Village of Hartford (hereinafter referred to as "Hartford"); the Village of Roxana (hereinafter referred to as "Roxana"); the Village of South Roxana (hereinafter referred to as "South Roxana"); and the City of Wood River (hereinafter referred to as "Wood River") in respect to the Riverbend Enterprise Zone.

**WHEREAS**, the Illinois Enterprise Zone Act, 20 ILCS 655/1 et seq., as amended, requires a county or municipality, or any combination thereof, to designate by ordinance an area within its jurisdiction as an enterprise zone; and

**WHEREAS**, Madison County, Alton, Bethalto, East Alton, Hartford, Roxana, South Roxana, and Wood River have by separate ordinances and/or resolution designated an enterprise zone for establishment and have obtained approval of such zone; and

**WHEREAS**, the parties entered into an Intergovernmental Agreement in 2014, for the management and operation of the Enterprise Zone; and

**WHEREAS**, the parties have determined that it is in the best interest of the parties and public that the Riverbend Enterprise Zone expand the current enterprise zone boundaries for projects that will provide an immediate benefit to the zone area.

**NOW, THEREFORE**, it is agreed by the County of Madison, the City of Alton, the Village of Bethalto, the Village of East Alton, the Village of Hartford, the Village of Roxana, the Village of South Roxana, and the City of Wood River that the Intergovernmental Agreement, as agreed to by these parties, shall be amended in the following respects:

- (1) Subject to approval by the Illinois Department of Commerce and Economic Opportunity, the Riverbend Enterprise Zone shall be amended to include the property shown in Exhibit A attached hereto.
- (2) With the expansion of the enterprise zone, the new property will receive all the state and local amenities provided by the present enterprise zone.
- (3) Subject to approval by the Illinois Department of Commerce and Economic Opportunity, the Riverbend Enterprise Zone boundary shall be as described in Exhibit B attached hereto.

(4) In all or other respects the Intergovernmental Agreement filed with Madison County on November 3, 2014, shall remain in full force and effect.

(5) This Amendment may be executed in any number of counterparts and any party hereto may execute any such counterparts, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute one and the same instrument. This Amendment shall become binding when one or more counterparts taken together shall have been executed and delivered by the parties. It shall not be necessary in making proof of this Amendment or any counterpart hereof to produce or account for any other counterparts.

(a) County of Madison  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(b) City of Alton  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(c) Village of Bethalto  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(d) Village of East Alton  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(e) Village of Hartford  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(f) Village of Roxana  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(g) Village of South Roxana  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

(h) City of Wood River  
Amended Ordinance No. \_\_\_\_\_  
Adopted and approved on \_\_\_\_\_

**CITY OF WOOD RIVER**

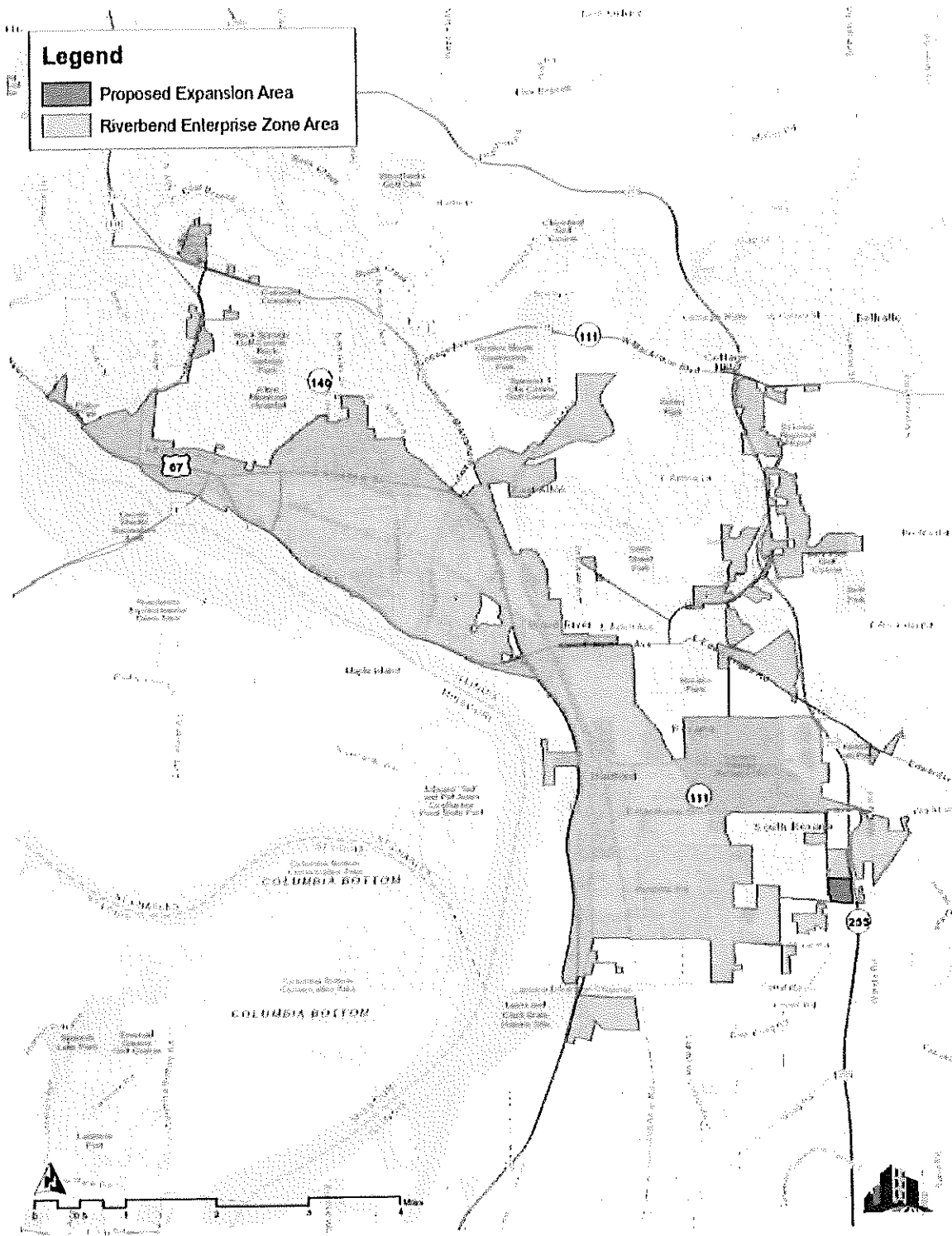
BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

EXHIBIT A  
RIVERBEND ENTERPRISE ZONE  
BOUNDARY MAP



**EXHIBIT B**  
**RIVERBEND ENTERPRISE ZONE**  
**LEGAL BOUNDARY DESCRIPTION**

THE RIVERBEND ENTERPRISE ZONE BOUNDARY BEGINS AT A POINT OF INTERSECTION OF A LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE (PLAT BOOK 6, PAGE 3), SAID LINE BEING THE WESTERLY CORPORATE LINE OF THE CITY OF ALTON, ILLINOIS AND THE EASTERLY HIGH BANK OF THE MISSISSIPPI RIVER; THENCE NORTHEAST ALONG SAID LINE 120 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF ILLINOIS ROUTE 3 (MCADAMS HIGHWAY) THENCE SOUTHEAST TO A POINT 100 FEET SOUTHEAST OF SAID LINE BETWEEN LOTS 3 AND 4 OF GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST FOR A DISTANCE OF 514.56 FEET; THENCE TURNING 90 DEGREES NORTHWEST 100 FEET TO A POINT ON THE LINE BETWEEN GAMBRILL'S SUBDIVISION OF DANFORTH'S PURCHASE; THENCE 90 DEGREES NORTHEAST ALONG SAID LINE FOR A DISTANCE OF 1058.54 FEET TO A POINT ON THE WEST LINE OF THE MISSISSIPPI RIVER POWER COMPANY TRACT; THENCE TURNING SOUTH ALONG SAID WEST LINE A DISTANCE OF 790.98 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. OF GRAND AVENUE AND CONTINUING SOUTH TO IT'S INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF GRAND AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION OF THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 3, A/K/A WEST BROADWAY; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF BLUFF STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST NINTH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BELLE STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WEST 13TH STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTERLINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE NORTHEASTERLY ALONG SAID WEST R.O.W. LINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 16TH STREET AND THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTH ALONG THE CENTERLINE OF ALBY STREET TO A POINT, 33 FEET NORTH OF THE INTERSECTION WITH THE CENTERLINE OF BLAIR AVENUE (66 FEET WIDE); THENCE EAST 33 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); AT THIS POINT THE ENTERPRISE ZONE TURNS IN A NORTHEASTERLY DIRECTION ALONG AN 8 FEET WIDE STRIP, WEST OF AND PARALLEL TO THE EASTERLY R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) ALONG SAID EASTERLY R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF COLLEGE AVENUE. AT THIS POINT THE 8 FEET WIDE STRIP ENDS.

THENCE CONTINUING NORTHEASTERLY ALONG THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67) TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, ALTON TOWNSHIP; THENCE WEST ALONG SAID EASTERLY PROLONGATION AND SAID NORTH LINE TO THE EAST R.O.W. LINE OF HENRY STREET, 60 FEET WIDE; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTHWEST CORNER OF ELMHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 35 OF SAID MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF ALTON MANOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 46 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY AND EASTERLY ALONG SAID SUBDIVISION LINE TO THE SOUTHWEST R.O.W. LINE OF EAST ELM STREET, 60 FEET WIDE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF DOOLEY AVENUE, 50 FEET WIDE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE NORTHEASTERLY LINE OF CURRAN'S FOURTH ADDITION TO BUCKMASTER HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 23, PAGE 28 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID LINE TO THE WEST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO A POINT THAT IS 8 FEET FROM THE NORTH LINE OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT OF LAND CONVEYED TO SAID ROBERT C. BONNIWELL ET UX, AS RECORDED IN DEED BOOK 4141, PAGE 401 OF THE MADISON COUNTY RECORDS; THENCE EAST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL TO SAID EASTERLY PROLONGATION OF THE NORTH LINE OF BONNIWELL TRACT TO A POINT THAT IS 8 FEET FROM THE EAST R.O.W. LINE OF SAID MARTIN LUTHER KING DRIVE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO SAID R.O.W. LINE TO IT'S INTERSECTION WITH A POINT THAT IS 8 FEET WEST OF THE EAST LINE OF THE R.O.W. OF CENTRAL AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF AN 8 FOOT STRIP THAT IS PARALLEL TO THE EAST R.O.W. LINE OF CENTRAL AVENUE AND THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE AND THE EAST R.O.W. LINE OF ALTON SQUARE MALL DRIVE AND ITS NORTHEASTERLY PROLONGATION TO A POINT ON THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY, SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE NORTH R.O.W. LINE OF HOMER ADAMS PARKWAY TO THE SOUTHWEST CORNER OF TRACT 1 OF RED LOBSTER COURT SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 51, PAGE 154 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID TRACT 1 TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ON THE SOUTHERLY R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF ALBY STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. LINE TO THE NORTH R.O.W. LINE OF EAST CENTER DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF ALTON SQUARE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. LINE TO THE SOUTH R.O.W. LINE OF INDUSTRIAL DRIVE; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID R.O.W. LINE TO THE WEST R.O.W. LINE OF NORTH CENTER DRIVE; THENCE NORTH, NORTHEASTERLY AND EAST ALONG SAID R.O.W. TO THE WEST R.O.W. LINE OF EAST CENTER DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BIG ARCH ROAD; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R35934 AND RECORDED IN MADISON COUNTY RECORDS; THENCE SOUTH, EASTERLY, SOUTH, WEST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY. SAID LEGAL TO EXCLUDE GROUND LEASE OF .86 ACRE PARCEL AS 23-1-01-

36-00-000-030; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4152, PAGE 1311 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST AND SOUTHERLY ALONG SAID TRACT TO THE NORTH R.O.W. LINE OF HOMER M. ADAMS PARKWAY; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 1 IN CHAMPION HOTEL'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 65, PAGE 318 OF SAID MADISON COUNTY RECORDS; THENCE NORTH, EAST, SOUTH AND SOUTHWESTERLY ALONG SAID SUBDIVISION TO THE NORTH R.O.W. OF HOMER M. ADAMS PARKWAY; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID R.O.W. LINE A DISTANCE OF 8 FEET; THENCE NORTHWESTERLY AND PARALLEL TO SAID R.O.W. AT A DISTANCE OF 8 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY PROLONGATION OF THE EAST R.O.W. OF ALTON SQUARE MALL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE EAST R.O.W. OF MARTIN LUTHER KING DRIVE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 2 OF C. F. STELZEL'S ADDITION TO TONSOR PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 2 OF SAID MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO VASSER CALDWELL, JR. ET UX AS RECORDED IN DEED BOOK 259B, PAGE 356 OF SAID MADISON COUNTY RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID CALDWELL TRACT TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MITCHELL E. HOLMES ET UX AS RECORDED IN DEED BOOK 3352, PAGE 2273 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG LAST SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID HOLMES TRACT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID HOLMES TRACT TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID HOLMES TRACT TO THE SOUTH R.O.W. LINE OF TONSOR ROAD, 50 FEET WIDE; THENCE EAST ALONG SAID R.O.W. LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH B. MCLEMORE ET UX AS RECORDED IN DEED BOOK 2465, PAGE 283 OF SAID MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID MCLEMORE TRACT TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON A LINE THAT IS 425 FEET NORTH OF AND PARALLEL WITH THE NORTH R.O.W. LINE OF SAID RILEY AVENUE; THENCE EAST ALONG SAID LINE TO THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE SOUTH ALONG SAID LINE TO THE NORTH R.O.W. OF RILEY AVENUE; THENCE EAST ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CLARK STREET AND THE CENTERLINE OF LOCUST AVENUE; THENCE SOUTH TO THE INTERSECTION WITH THE CENTERLINE OF SALU STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ELIZABETH STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF LOCUST AVENUE; THENCE WEST ALONG SAID CENTERLINE AND THE WESTERLY PROLONGATION TO POINT THAT IS 8 FEET SOUTH OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 2 IN BLOCK 2 OF SAID C. F. STELZEL'S ADDITION TO TONSOR PARK; THENCE WEST ALONG A LINE THAT IS 8 FEET FROM AND PARALLEL WITH SAID R.O.W. LINE TO THE WEST R.O.W. OF SAID CENTRAL AVENUE; THENCE SOUTHERLY ALONG SAID R.O.W. TO A LINE THAT IS 5.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF STATE HOUSE SQUARE; THENCE WESTERLY ALONG SAID LINE BEING 5.00 FEET FROM AND PARALLEL WITH THE NORTH LINE OF SAID STATE HOUSE SQUARE AND THE DIRECT WESTERLY PROLONGATION THEREOF TO THE NORTHERLY R.O.W. LINE OF COLLEGE AVENUE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE EAST R.O.W. LINE OF MARTIN LUTHER KING DRIVE (U.S. ROUTE 67); THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID R.O.W. AND ITS WESTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF ALBY STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 6TH STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY SQUARE ROAD; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 5TH STREET; THENCE SOUTHERLY, EASTERLY, NORTHERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF OAK STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HUMBOLT COURT, A/K/A ALLEY BETWEEN 6TH AND 7TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EAST R.O.W. OF CENTRAL AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF 6TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF OAK STREET; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF 5TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PLUM STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 4TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF PEARL STREET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WALKER STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WASHINGTON AVENUE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DONALD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WATALEE STREET; THENCE EAST, NORTH AND EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SPAULDING STREET; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FERNWOOD AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SEMINARY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BROWN STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DOROTHY AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAYFIELD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WILLARD AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF FRANOR STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF RIXON STREET; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HILLCREST AVENUE; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MILTON ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE AND THE SOUTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST SAINT LOUIS AVENUE; THENCE ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ILLINOIS STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HOLT AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF VIRGINIA STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF AN ABANDON RAILROAD, A/K/A OLIN PROPERTY DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST R.O.W. OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85, IN THE MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST R.O.W. TO THE NORTH LINE OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 5 NORTH, RANGE 9 WEST OF

THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID LINE TO THE SOUTHWEST CORNER OF HOMER M. ADAMS PARKWAY R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT, OWNED BY OLIN DESCRIBED IN BOOK 4242, PAGE 85, IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO THE CENTERLINE OF THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID CENTERLINE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY TO A POINT THAT IS APPROXIMATELY 338 FEET PERPENDICULAR TO THE CENTERLINE OF POWDER MILL ROAD; THENCE NORTHEASTERLY PARALLEL TO SAID CENTERLINE FOR APPROXIMATELY 1313 FEET; THENCE SOUTHEASTERLY FOR APPROXIMATELY 338 FEET TO THE INTERSECTION WITH THE CENTERLINE OF POWDER MILL ROAD; THENCE ALONG SAID CENTERLINE NORTHEASTERLY AND NORTHERLY FOR APPROXIMATELY 4,650 FEET TO A POINT; THENCE EAST FOR APPROXIMATELY 1538 FEET TO THE WEST R.O.W. LINE OF THE WOOD RIVER DRAINAGE AND LEVEE DISTRICT (WRD&LD) ALONG THE EAST FORK OF WOOD RIVER; THENCE ALONG SAID R.O.W. SOUTHERLY, WESTERLY AND SOUTHWESTERLY FOR APPROXIMATELY 8721 FEET (1.6 MILES) TO THE CENTERLINE OF POWDER MILL ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE FOR 675 FEET TO THE SOUTHERN R.O.W. LINE OF THE WRD&LD; THENCE EASTERLY ALONG SAID R.O.W. APPROXIMATELY 1800 FEET TO CENTERLINE OF COOPER AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST MAIN STREET; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE IF NORTH PENCE STREET; THENCE NORTH ALONG SAID CENTERLINE AND THE NORTHERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF OLIN INDUSTRIAL DRIVE; THENCE WESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST R.O.W. LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD AS DESCRIBED IN BOOK 3418, PAGE 85 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BOYNTON AVENUE; THENCE EAST ALONG SAID R.O.W. TO THE WEST R.O.W. OF THE GATEWAY EASTERN RAILROAD AS DESCRIBED IN BOOK 3870, PAGE 1086 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG SAID R.O.W. FOR APPROXIMATELY 181 FEET; THENCE EAST FOR APPROXIMATELY 688 FEET TO THE EAST R.O.W. OF EAST ALTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THEN NORTH R.O.W. OF GRAND AVENUE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 138 FEET TO A POINT; THENCE SOUTHEASTERLY AND SOUTH RUNNING PARALLEL TO THE EAST R.O.W. OF EAST ALTON AVENUE A/K/A NORTH OLD ST. LOUIS ROAD TO A POINT ON THE SOUTH R.O.W. OF MANNING AVENUE, SAID POINT IS 138 FEET EAST OF THE EAST R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE EAST ALONG SAID R.O.W. FOR APPROXIMATELY 91 FEET; THENCE SOUTH TO THE NORTH R.O.W. OF HARNETT AVENUE; THENCE WEST ALONG SAID R.O.W. FOR APPROXIMATELY 84 FEET; THENCE SOUTH TO THE INTERSECTION WITH THE SOUTH R.O.W. OF ECKHARD AVENUE; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CONER OF LOT 3 OF HELMKAMP INDUSTRIAL PARK SUBDIVISION, RECORDED IN PLAT CABINET 54, PAGE 119, IN THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 AND IT'S SOUTHERLY PROLOGNATION TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO, MISSOURI AND WESTERN RAILROAD PROPERTY DESCRIBED IN BOOK 3418, PAGE 85 OF THE MADISON COUNTY RECORDS, SAID INTERSECTION IS DUE WEST OF THE INTERSECTION OF HALLER STREET AND WEST LORENA AVENUE; THENCE WEST TO THE WESTERLY R.O.W. OF NORTH OLD ST. LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 213 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2007R48166 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWEST AND SOUTHEAST ALONG SAID PARCEL LINE AND THE SOUTHEASTERLY PROLONGATION TO THE SOUTH R.O.W. OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY AND SOUTH ALONG SAID R.O.W. AND THE SOUTHERN PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH 6TH STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NORTH OLD EDWARDSVILLE ROAD; THENCE SOUTH AND SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 8TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SOUTH CHAFFER AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST TYDEMAN AVENUE, SAID POINT IS ALSO ON THE NORTH LINE OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 2632' TO A POINT 8' WEST OF THE EAST/WEST CENTERLINE OF SECTION 26 OF SAID TOWNSHIP; THENCE NORTH ALONG A LINE 8' WEST OF SAID CENTERLINE FOR A DISTANCE OF 2640' TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 26; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R24153 IN THE MADISON COUNTY RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTH R.O.W. LINE OF ILLINOIS ROUTE 143 (EAST EDWARDSVILLE ROAD), SAID POINT IS ALSO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R51205 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LINE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY TO THE INTERSECTION WITH THE WEST R.O.W. OF WESLEY DRIVE; THENCE ALONG SAID WEST R.O.W. LINE NORTHEASTERLY, NORTH AND NORTHWESTERLY AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF ILLINOIS ROUTE 111 (VAUGHN ROAD & BELLWOOD DRIVE); THENCE ALONG SAID R.O.W. NORTHEASTERLY AND NORTHERLY TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF AIRLINE DRIVE; THENCE EASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST R.O.W. OF TERMINAL DRIVE; THENCE NORTHEASTERLY AND NORTH ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE SOUTHWESTERLY PROLONGATION TO THE WEST R.O.W. OF NORTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 1 IN BETHALTO BUSINESS PARK, RECORDED IN PLAT CABINET 60, PAGE 169 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 6 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND THE NORTHEASTERLY PROLONGATION TO THE EAST R.O.W. OF MECHANICAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 1 OF SCOTT SUBDIVISION, PLAT BOOK 34, PAGE 146 OF THE MADISON COUNTY RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND THE WESTERLY PROLONGATION TO THE EAST LINE OF A TRACT OF LAND RECORDED IN BOOK 3907, PAGE 1211 OF THE MADISON COUNTY RECORDS; THENCE SOUTH TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND ITS WESTERLY PROLONGATION TO THE EAST R.O.W. LINE OF STATE ROUTE 255; THENCE NORTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO IDOT IN BOOK 4370, PAGE 2876 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EASTERLY AND NORTHERLY AND THE NORTHERLY PROLONGATION TO THE NORTH R.O.W. OF BENDER AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF LOT 53 IN WAYSIDE ESTATES, PLAT BOOK 32, PAGE 83 OF THE MADISON COUNTY RECORDS; THENCE NORTH, NORTHWEST AND SOUTHWESTERLY ALONG SAID LOT LINES TO THE SOUTHEAST CORNER OF LOT 50 IN SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 50 AND LOT 49 TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 255; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION

WITH THE SOUTH R.O.W. LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN DOCUMENT 2012R40640 OF THE MADISON COUNTY RECORDS; THENCE SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEAST CORNER OF LOT 21 IN SAID WAYSIDE ESTATES SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 21 AND ALSO THE EAST LINE OF LOTS 20 AND 19 TO THE INTERSECTION WITH THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2011R07313 IN THE MADISON COUNTY RECORDS; THENCE EAST ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE WEST R.O.W. LINE OF NORTH BELLWOOD DRIVE, A/K/A ILLINOIS STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R47142 IN THE MADISON COUNTY RECORDS; THENCE WEST, SOUTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE EAST R.O.W. OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF CIVIC MEMORIAL DRIVE; THENCE NORTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST R.O.W. LINE OF TERMINAL DRIVE; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR 350 FEET, MORE OR LESS TO A POINT; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 350 FEET, THENCE TURNING 90 DEGREES SOUTHWEST FOR A DISTANCE OF 142 FEET; THENCE TURNING 90 DEGREES NORTHWEST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 150 FEET; THENCE TURNING 90 DEGREES SOUTHWEST FOR A DISTANCE OF 550 FEET TO A POINT OF INTERSECTION WITH THE SOUTH R.O.W. LINE OF TERMINAL DRIVE; THENCE SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF SAID TERMINAL DRIVE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF AIRLINE DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTH LINE OF LOT 2 OF WEST STAR SUBDIVISION, PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS; THENCE TURNING 90 DEGREES NORTHEAST FOR A DISTANCE OF 304.35', THENCE TURNING SOUTH FOR A DISTANCE OF 155.06', THENCE 9 DEGREES WEST A DISTANCE OF 20', THENCE 90 DEGREES SOUTH A DISTANCE OF 50', THENCE 90 DEGREES EAST A DISTANCE OF 20', THENCE TURNING 90 DEGREES SOUTH A DISTANCE OF 100', THENCE TURNING 90 DEGREES WEST FOR A DISTANCE OF 180', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 187.5', THENCE TURNING 90 DEGREES EAST FOR A DISTANCE OF 105', THENCE TURNING 90 DEGREES SOUTH FOR A DISTANCE OF 671.95', THENCE TURNING DUE WEST FOR A DISTANCE OF 110', THENCE TURNING SOUTHEAST FOR A DISTANCE OF 677.05' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, RECORDED IN PLAT CABINET 49, PAGE 185 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 18 IN SAID SUBDIVISION AND THE SOUTH LINE OF SAID LOT 18 TO THE EAST R.O.W. LINE OF SKYWAY COURT; THENCE NORTHERLY AND EASTERLY ALONG SAID R.O.W. AND THE EASTERLY PROLONGATION TO THE EAST R.O.W. OF EAST AIRLINE DRIVE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE ALONG SAID LOT LINE NORTHEASTERLY, NORTH AND THE NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF LOT 4 IN SAID SUBDIVISION (NOW PART LOT 2 OF WEST STAR SUBDIVISION); THENCE NORTHEASTERLY TO THE MOST EASTERLY CORNER OF LOT 1 IN WEST STAR SUBDIVISION, RECORDED IN PLAT CABINET 65, PAGE 369 IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO ON THE SOUTHWEST R.O.W. OF AIRLINE COURT; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF SOUTH BELLWOOD DRIVE (ILLINOIS ROUTE 111); THENCE SOUTH AND SOUTHWEST ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF BOOS PLAZA SUBDIVISION, PLAT CABINET 63, PAGE 363; THENCE ALONG SAID LOT LINE EAST, SOUTHEASTERLY AND THE SOUTHEASTERLY PROLONGATION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R50992 IN MADISON COUNTY RECORDS; THENCE CONTINUING SOUTHEASTERLY ALONG THE EAST LINE OF SAID TRACT TO THE NORTH R.O.W. OF ROCK HILL ROAD; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF WESLEY DRIVE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF LOT 2 OF AUTO COURT SUBDIVISION, PLAT CABINET 65, PAGE 147 IN MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH R.O.W. LINE OF EAST EDWARDSVILLE ROAD (ILLINOIS ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST AND WEST CENTERLINE OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID CENTERLINE TO THE NORTH LINE OF SECTION 35 OF SAID TOWNSHIP; THENCE EAST ALONG SAID LINE TO THE INTERSECTION WITH THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE SOUTH R.O.W. LINE OF STATE ROUTE 143 (EDWARDSVILLE ROAD); THENCE NORTHWEST ALONG SAID R.O.W. TO THE WEST LINE OF SECTION 25 IN SAID TOWNSHIP; THENCE NORTH ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R53901 IN MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, SOUTHEAST AND SOUTHWEST TO THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4275, PAGE 629 IN THE MADISON COUNTY RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND ITS NORTHERLY PROLONGATION TO THE NORTHWEST CORNER OF A TRACT OF LAND ACQUIRED BY IDOT BY COURT CASE #94-ED-14, SIGNED 8-29-1994; THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 90 DEGREES TO THE CENTERLINE OF STATE ROUTE 255; THENCE NORTHWEST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337; THENCE EAST ALONG SAID LINE TO THE EAST R.O.W. OF STATE ROUTE 255; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH R.O.W. OF STATE ROUTE 143; THENCE SOUTHEAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST/WEST CENTERLINE OF SECTION 25 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE AND THE EAST/WEST CENTERLINE OF SECTION 36 IN SAID TOWNSHIP TO THE CENTER OF SECTION 36; THENCE EAST ALONG THE NORTH/SOUTH CENTERLINE OF SECTION 36 A DISTANCE OF 405 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1141.5 FEET; THENCE WEST A DISTANCE OF 405 FEET TO THE NORTH/SOUTH CENTERLINE OF SAID SECTION 36; THENCE SOUTH ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF THE NORFOLK & WESTERN RAILROAD R.O.W. AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WANDA ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE EAST R.O.W. OF HEDGE ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2013R45010 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION AND SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH AND EAST ALONG SAID TRACT TO THE INTERSECTION WITH THE WEST R.O.W. OF HEDGE ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION



WITH THE CENTERLINE OF MADISON AVENUE; THENCE WEST ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF MELROSE AVENUE; THENCE SOUTH ALONG SAID PROLONGATION TO THE INTERSECTION WITH THE NORTH R.O.W. OF SAID MELROSE AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF THE ALLEY BETWEEN MELROSE AVENUE AND VELMA AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EAST PROLONGATION OF THE SOUTH LINE OF LOT 25 IN WAVERLY PLACE SUBDIVISION, RECORDED IN PLAT BOOK 14, PAGE 17 IN THE MADISON COUNTY RECORDS; THENCE WEST ALONG SAID PROLONGATION, SOUTH LINE AND WESTERLY PROLONGATION TO THE CENTERLINE OF VELMA AVENUE; THENCE SOUTH AND SOUTHWESTERLY ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ILLINOIS ROUTE 111; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DANIEL BOONE TRAIL; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF SINCLAIR AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 24, BLOCK 2, IN THE SECOND ADDITION TO GONTERMAN PLACE, RECORDED IN PLAT BOOK 16, PAGE 22 IN THE MADISON COUNTY RECORDS; THENCE WESTERLY ALONG SAID PROLONGATION AND THE SOUTH LOT LINE AND THE WESTERLY PROLONGATION TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2472 PAGE 366 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT EAST, NORTH AND THE NORTHERLY PROLONGATION TO THE SOUTH LINE OF LOT 15, BLOCK 3 IN SAID SUBDIVISION; THENCE EASTERLY ALONG SAID LINE AND THE EASTERLY PROLONGATION TO THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO A POINT 8 FEET NORTH OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EASTERLY AND PARALLEL TO SAID SOUTH LINE TO THE INTERSECTION WITH THE WEST LINE OF LOT 7 IN SIGNATURE INDUSTRIAL PARK SUBDIVISION RECORDED IN PLAT CABINET 65, PAGE 177 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID LOT LINE NORTH, NORTHEASTERLY, EASTERLY, SOUTHERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE INTERSECTION WITH THE WEST R.O.W. OF CEMETERY ROAD; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF WAGON WHEEL ROAD; THENCE SOUTHEASTERLY TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332 AND THE SOUTH R.O.W. OF WAGON WHEEL ROAD; THENCE EASTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4245, PAGE 257 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT SOUTH AND WEST TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT AND THE SOUTHERLY PROLONGATION TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2011R06831 RECORDED IN MADISON COUNTY RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT AND THE WESTERLY PROLONGATION TO THE EAST R.O.W. OF CEMETERY ROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED IN DOCUMENT 2008R35332; THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2010R41959, SAID POINT IS ALSO ON THE SOUTH R.O.W. LINE OF WAGON WHEEL ROAD; THENCE WEST ALONG SAID R.O.W. TO THE EAST R.O.W. LINE OF ILLINOIS ROUTE 111; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3605, PAGE 282; THENCE ALONG SAID TRACT EAST, SOUTH AND WEST AND THE WESTERLY PROLONGATION TO THE WEST R.O.W. OF STATE ROUTE 111; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID LINE AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 10 IN SAID TOWNSHIP TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD AS DESCRIBED IN BOOK 3202, PAGE 798 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 605 FEET; THENCE EAST FOR APPROXIMATELY 440 FEET; THENCE SOUTH FOLLOWING THIS DIRECTION FOR APPROXIMATELY 600 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 IN SAID TOWNSHIP; THENCE EAST ALONG SAID NORTH LINE APPROXIMATELY 1120 FEET; THENCE SOUTH APPROXIMATELY 295 FEET; THENCE EAST A DISTANCE OF 341.50 FEET; THENCE SOUTH A DISTANCE OF 361.50 FEET; THENCE WEST A DISTANCE OF 361.50 FEET; THENCE NORTH TO A POINT FALLING 20 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST FOR A DISTANCE OF APPROXIMATELY 1100 FEET TO A LINE 440 FEET EAST AND PARALLEL WITH THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHWEST ALONG SAID PARALLEL LINE A DISTANCE OF APPROXIMATELY 700 FEET; THENCE NORTHWESTERLY FOR APPROXIMATELY 440 FEET TO THE EAST R.O.W. OF SAID NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4171, PAGE 2233 IN THE MADISON COUNTY RECORD; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID TRACT TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE INTERSECTION WITH THE SOUTHWEST R.O.W. OF NEW POAG ROAD; THENCE SOUTHWESTERLY ALONG SAID TRACT APPROXIMATELY 1060 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 880 FEET; THENCE AT A 90 DEGREE TURN SOUTHWESTERLY APPROXIMATELY 440 FEET; THENCE AT A 90 DEGREE TURN NORTHWESTERLY APPROXIMATELY 413 FEET TO THE WEST LINE OF THE SAID NORFOLK & WESTERN RAILROAD R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. FOR APPROXIMATELY 3960 FEET; THENCE WEST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF PIASA LANE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE EAST R.O.W. OF THE LEVEE ROAD; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2008R40337 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT WEST, SOUTH, WEST, NORTHERLY, EAST, SOUTH AND EAST TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4450, PAGE 1761; THENCE NORTHWEST ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF, SAID POINT IS ALSO ON THE SOUTH R.O.W. OF RIVER HERITAGE PARKWAY (STATE ROUTE 143); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3537, PAGE 1586 IN THE MADISON COUNTY RECORDS; THENCE SOUTHERLY ALONG SAID TRACT TO THE EAST BANK OF THE MISSISSIPPI RIVER; THENCE NORTHERLY ALONG SAID EAST BANK TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4480, PAGE 664; THENCE NORTHEASTERLY ALONG SAID TRACT TO THE WEST R.O.W. OF ILLINOIS ROUTE 3 (WEST BROADWAY); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2005R28850; THENCE ALONG SAID TRACT SOUTHWESTERLY, NORTHWESTERLY AND THE NORTHWEST PROLONGATION TO THE POINT OF BEGINNING.

EXCLUDING:

PARCEL NO.1

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN ENVIROTECH BUSINESS PARK (PLAT CABINET 60, PAGE 47); THENCE MEASURE NORTH 88 DEGREES 31 MINUTES 19 SECONDS EAST FROM SAID BEGINNING POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF DUBOIS TRAIL A DISTANCE OF 50.63 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS AND AN ARC DISTANCE OF 43.36 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 109 DEGREES 58 MINUTES 51 SECONDS AND AN ARC DISTANCE OF 115.17 FEET; THENCE SOUTH 70 DEGREES 02 MINUTES 58 SECONDS EAST A DISTANCE OF 370.91 FEET; THENCE SOUTH 0 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 286.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3 719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 13 MINUTES 07 SECONDS AND AN ARC DISTANCE OF 533.56 FEET; THENCE NORTH 1 DEGREES 28 MINUTES 41 SECONDS WEST A DISTANCE OF 483.25 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

PARCEL NO.2

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 1111.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE CONTINUING NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST ALONG SAID NORTH LINE FROM SAID BEGINNING POINT A DISTANCE OF 30.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3 (F.A. ROUTE 4); THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5819.65 FEET, A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 43 SECONDS AND AN ARC DISTANCE OF 184.04 FEET; THENCE SOUTH 75 DEGREES 58 MINUTES 50 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 69.25 FEET; THENCE SOUTH 24 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.62 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 91.84 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 283.31 FEET; THENCE SOUTH 7 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 167.66 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 120.01 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 105.94 FEET; THENCE SOUTH 76 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 254.08 FEET; THENCE SOUTH 24 DEGREES 20 MINUTES 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 442.00 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 54.62 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143 (BERM HIGHWAY); THENCE SOUTH 69 DEGREES 31 MINUTES 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 82.68 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3719.72 FEET, A CENTRAL ANGLE OF 8 DEGREES 06 MINUTES 05 SECONDS AND AN ARC DISTANCE OF 525.96 FEET; THENCE NORTH 0 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 690.58 FEET; THENCE NORTH 22 DEGREES 26 MINUTES 16 SECONDS WEST A DISTANCE OF 327.29 FEET; THENCE NORTH 1 DEGREE 13 MINUTES 53 SECONDS WEST A DISTANCE OF 446.45 FEET; THENCE NORTH 10 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 235.00 FEET; THENCE NORTH 22 DEGREES 37 MINUTES 12 SECONDS EAST A DISTANCE OF 375.17 FEET TO THE POINT OF BEGINNING. CONTAINING 13.53 ACRES.

PARCEL NO.3

A TRACT OF LAND LOCATED IN SECTIONS 20,21 AND 29, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN WITHIN THE CORPORATE LIMITS OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE MEASURE NORTH 87 DEGREES 19 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 344.82 FEET; THENCE NORTH A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT: THENCE NORTH 62 DEGREES 58 MINUTES 22 SECONDS WEST FROM SAID BEGINNING POINT A DISTANCE OF 225.04 FEET; THENCE SOUTH 48 DEGREES 01 MINUTES 25 SECONDS WEST A DISTANCE OF 111.83 FEET; THENCE SOUTH 75 DEGREES 29 MINUTES 33 SECONDS WEST A DISTANCE OF 75.11 FEET; THENCE NORTH 79 DEGREES 02 MINUTES 49 SECONDS WEST A DISTANCE OF 319.05 FEET; THENCE NORTH 38 DEGREES 19 MINUTES 40 SECONDS WEST A DISTANCE OF 108.90 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 243.11 FEET; THENCE SOUTH 47 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 670.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 79.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 262.80 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 112.80 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 351.20 FEET; THENCE NORTH 09 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 202.72 FEET; THENCE NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST A DISTANCE OF 189.93 FEET; THENCE NORTH 29 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 515.63 FEET; THENCE

NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST A DISTANCE OF 911.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTH 55 DEGREES 22 MINUTES 50 SECONDS EAST A DISTANCE OF 1093.66 FEET; THENCE SOUTH 40 DEGREES 50 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 113.74 FEET; THENCE SOUTH 35 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 120 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 10 MINUTES 29 SECONDS, AND AN ARC DISTANCE OF 614.61 FEET; THENCE SOUTH 59 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 225.00 FEET; THENCE SOUTH 41 DEGREES 55 MINUTES 23 SECONDS EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 56 DEGREES 37 MINUTES 59 SECONDS EAST A DISTANCE OF 260.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 214.41 FEET TO THE POINT OF BEGINNING. CONTAINING 36.60 ACRES.

ADDITION – APRIL 2019

PARCEL 1

BEGINNING AT THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DOCUMENT 2006R32899 OF THE MADISON COUNTY RECORDER OF DEEDS, PIN# 19-1-08-11-12-202-008, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL; THENCE WESTERLY ALONG SAID ROW LINE AND THE WESTERLY EXTENSION TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE NORTH ALONG SAID EXTENSION TO THE INTERSECTION WITH THE SOUTHWEST CORNER OF PART LOT 85 IN THE 1ST ADDITION TO FAIRFIELD ANNEX, PB. 17, PG. 44, PIN# 19-2-08-11-11-201-027, SAID POINT ALSO THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH WILLIAM STREET; THENCE NORTHERLY ALONG SAID ROW LINE TO THE NORTHWEST CORNER OF A TRACT CONVEYED IN DOCUMENT 2016R24914, PIN# 19-2-08-11-11-201-036; THENCE ALONG SAID PARCEL LINE EAST AND NORTH TO THE INTERSECTION WITH THE SOUTH ROW LINE OF SERVICE DRIVE; THENCE EASTERLY ALONG SAID ROW AND THE EASTERLY EXTENSION TO THE WEST LINE OF SAID LOT 85; THENCE NORTH AND EAST ALONG SAID LOT 85 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTH ALONG SAID LOT LINE TO THE INTERSECTION WITH THE NORTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO A POINT 8 FEET EAST OF THE SOUTHERLY EXTENSION OF THE EAST ROW LINE OF NORTH LINCOLN AVENUE; THENCE SOUTH ALONG SAID SOUTHERLY EXTENSION TO A POINT 8 FEET NORTH OF THE AFOREMENTIONED WESTERLY EXTENSION OF THE SOUTH ROW LINE OF EAST MACARTHUR DRIVE; THENCE SOUTHEASTERLY AND EASTERLY 8 FEET NORTH OF SAID ROW LINE AND THE SOUTH ROW LINE OF WEST BETHALTO DRIVE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 1.65 ACRE TRACT OF LAND LEASED TO HELMKAMP AUTO SERVICE, PIN# 19-1-08-12-00-000-009.006; THENCE SOUTH ALONG SAID LINE TO THE SAID SOUTH ROW LINE; THENCE CONTINUE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION APPROXIMATELY 390 FEET TO A POINT; THENCE WESTERLY APPROXIMATELY 855 FEET TO THE CENTERLINE OF A DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE APPROXIMATELY 370 FEET TO THE SOUTH ROW LINE OF SAID WEST BETHALTO DRIVE; THENCE WESTERLY ALONG SAID ROW LINE TO THE INTERSECTION WITH THE NORTHEAST CORNER OF OUTPARCEL B OF NORTHWEST BUSINESS PARK PC. 57, PG. 50; THENCE SOUTH, EAST, SOUTH AND NORTHWESTERLY ALONG THE PARCEL BOUNDARY OF SAID OUTPARCEL B TO THE INTERSECTION WITH THE EAST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE NORTH AND EASTERLY ALONG SAID ROW LINE AND OUTPARCEL B TO THE NORTHWEST CORNER OF SAID OUTPARCEL B; THENCE WESTERLY ALONG THE SAID SOUTH ROW LINE OF WEST BETHALTO DRIVE AND EAST MACARTHUR DRIVE TO THE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN BETHALTO BUSINESS PARK, PC 60, PG 169, PIN#19-2-08-11-20-401-013 THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7 TO THE WEST ROW LINE OF MECHANICAL DRIVE; THENCE ALONG SAID ROW LINE NORTH TO THE INTERSECTION OF THE SOUTH ROW LINE OF BENDER AVENUE; THENCE EAST ALONG SAID ROW TO THE NORTHWEST CORNER OF LOT 8 IN SAID BETHALTO BUSINESS PARK; THENCE SOUTHERLY ALONG THE EAST ROW LINE OF SAID MECHANICAL DRIVE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING.

PARCEL 3

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 37 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE, PIN# 19-2-08-13-01-101-001.

PARCEL 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, NORTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 14 ALL IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, PIN#19-2-08-13-01-101-006, SAID POINT IS ALSO THE SOUTH ROW LINE OF CIVIC MEMORIAL DRIVE; THENCE EASTERLY ALONG THE SAID SOUTH ROW LINE TO THE INTERSECTION WITH THE WEST ROW LINE OF TERMINAL DRIVE; THENCE SOUTH ALONG SAID WEST ROW LINE TO A POINT 100 FEET NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 34; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE WEST ROW LINE OF NORTH BELLWOOD DRIVE, ALSO KNOWN AS THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BK. 3506, PG. 40, PIN# 19-1-08-14-02-204-027; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT AND THE WESTERLY EXTENSION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 2365, PG. 297, PIN# 19-1-08-14-02-204-026; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO ON THE EAST ROW LINE OF STATE ROUTE 255; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE AND THE SOUTH LINE OF A 9.11 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2019R06461 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 3 OF BETHALTO BUSINESS PARK, PC. 60, PG. 169; THENCE CONTINUING NORTH ALONG THE WEST LINE OF LOT 4 TO THE INTERSECTION WITH THE WEST ROW LINE OF STATE ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID ROW LINE AND THE SOUTHEASTERLY EXTENSION TO THE NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT 2019R06461; THENCE EASTERLY ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF NORTH BELLWOOD DRIVE; THENCE SOUTH ALONG SAID ROW LINE TO THE

INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 34 IN SAID CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

PARCEL 5

A TRACT OF LAND IN THE WEST HALF OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 1 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369, PIN# 19-2-08-13-00-000-029, SAID POINT IS ALSO ON THE SOUTH ROW LINE OF AIRLINE COURT; THENCE ALONG SAID LOT LINE SOUTHEASTERLY AND WESTERLY TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 8 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE SOUTHWESTERLY ALONG SAID LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND THE WEST LINE OF LOT 9 IN SAID SUBDIVISION TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH ROW LINE OF SKYWAY COURT; THENCE WEST ALONG SAID EASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHERLY ALONG SAID WEST ROW LINE TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT B IN PRATT PROFESSIONAL PARK 1ST ADDITION, PC. 59, PG. 60, PIN# 19-2-08-13-01-101-023; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID OUTLOT B TO THE INTERSECTION OF THE EAST ROW LINE OF SOUTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID EAST ROW LINE TO THE INTERSECTION WITH THE SOUTH ROW LINE OF AIRLINE COURT; THENCE EAST AND SOUTHEASTERLY ALONG SAID SOUTH ROW LINE TO THE POINT OF BEGINNING.

PARCEL 6

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: LOT 16 IN THE CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185, RECORDED: 21 NOVEMBER, 1979 IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE EXCEPT THAT PART CONVEYED TO IDOT IN BK. 4481, PG. 5387, PIN# 19-2-08-13-01-101-001.

PARCEL 7

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHWEST QUARTER OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 33 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94, RECORDED: 3 JUNE, 1985 IN THE RECORDER OF DEEDS OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BK. 3920, PG. 1664, PIN# 19-1-08-13-03-301-020; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND TO THE SOUTHWEST CORNER OF LOT 21 IN CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE NORTHEAST TO THE INTERSECTION WITH THE SOUTH ROW LINE OF EAST AIRLINE DRIVE; THENCE NORTHWESTERLY ALONG SAID ROW LINE TO THE SOUTHEAST CORNER OF LOT 18 IN SAID SUBDIVISION; THENCE NORTHEASTERLY ACROSS SAID ROW TO THE SOUTHWEST CORNER OF LOT 8 IN SAID SUBDIVISION; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTH AND EAST ROW OF EAST AIRLINE DRIVE TO THE SOUTHWEST CORNER OF LOT 4 OF WEST STAR A RESUBDIVISION OF PART OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 65, PG. 369; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE INTERSECTION WITH THE NORTH LINE OF LOT 23 OF CIVIC MEMORIAL AIRPORT AUTHORITY BUSINESS PARK, PC. 49, PG. 185; THENCE EAST ALONG SAID LOT LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 23 AND 22 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 22, SAID POINT ON THE NORTH LINE OF A TRACT OF LAND LEASED TO APEX OIL PIN# 19-1-08-13-00-000-001.011; THENCE EAST ALONG SAID LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG SAID PARCEL LINE AND CURVE TO THE LEFT APPROXIMATELY 740 FEET; THENCE SOUTH ALONG SAID PARCEL LINE AND THE SOUTHERLY EXTENSION TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BK. 3345, PG. 808, CONTAINING 13.31 ACRES, PIN# 19-1-08-24-00-000-003.003; THENCE WEST ALONG SAID LINE APPROXIMATELY 100 FEET TO A POINT; THENCE SOUTH TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE SOUTH LINE OF TRACT OF LAND DESCRIBED IN BK. 1848, PG. 49, CONTAINING 25.21 ACRES, PIN# 19-1-08-24-00-000-002; THENCE WEST ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT IS ON THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF AUDUBON ACRES NO. 3, PB. 35, PG. 111; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 45 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 45 AND THE SOUTHWESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 36 IN AUDUBON ACRES NO. 2, PB. 34, PG. 94; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

DELETION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001 LOCATED ON THE SOUTHWEST INTERSECTION OF ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255; THENCE EASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-36-00-000-002 A DISTANCE OF 127 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,006 FEET; THENCE NORTHERLY A DISTANCE OF 576 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 406 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY A DISTANCE OF 375 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-19-401-012; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 247 FEET TO THE WEST LINE OF LOT 23 IN THE KENDALL HILL SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-19-401-010; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 428 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001; THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE SOUTH AND WEST LINES OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,613 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE WESTERLY A DISTANCE OF 202 FEET TO THE POINT OF INTERSECT WITH THE CENTERLINE OF THE SOUTHBOUND LANE OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-009.001; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION A DISTANCE OF APPROXIMATELY 479 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG

THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 864 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007, ALSO THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,176 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-007.001, AND THE POINT OF BEGINNING. CONTAINING 50.5 ACRES, MORE OR LESS.

ADDITION – MARCH 2023

PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF PARK LANE A DISTANCE OF APPROXIMATELY 94 FEET TO THE SOUTHWEST CORNER OF LOT 87 IN THE EAST WOOD SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-030; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 795 FEET TO THE SOUTH LINE OF LOT 101 IN SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-22-09-102-016; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE EAST LINE OF LOT 5 IN CHESSENS THIRD ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-21-12-202-039; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 899 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PARK LANE, AND THE POINT OF BEGINNING. CONTAINING 11.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-09-102-031.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PARK LANE AND THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY A DISTANCE OF 29 FEET TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 121 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION A DISTANCE OF APPROXIMATELY 55 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD.

PARCEL 2

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2<sup>ND</sup> STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-13-301-003; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 272 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-13-301-035; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 120 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 532 FEET TO SAID EAST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-22-13-301-003, 19-2-08-22-13-301-035.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF EAST EDWARDSVILLE ROAD AND THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTH SECOND STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 5,077 FEET TO THE INTERSECTION WITH THE CENTERLINE OF VAUGHN ROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,773 FEET TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005.

PARCEL 3

A TRACT OF LAND IN THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 740 FEET TO THE NORTHEAST CORNER OF LOT 15 IN THE ROSEWOOD MANOR & VALLEY HILL ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-021; THENCE SOUTHWESTERLY, WESTERLY, AND NORTHERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 2,478 FEET TO THE SOUTH LINE OF LOT 13 IN THE ROSEWOOD MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-14-04-406-019; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE

OF APPROXIMATELY 693 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,055 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY AND NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 430 FEET TO THE WEST LINE OF LOT 1 IN THE MOOSE HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-028; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 197 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL, ALSO THE EAST RIGHT-OF-WAY LINE OF WESLEY DRIVE, A DISTANCE OF APPROXIMATELY 1,135 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-023; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 380 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN THE VAUGHN HILLS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-018; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 356 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SAME SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-401-001; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-029 A DISTANCE OF APPROXIMATELY 1,641 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,725 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND SAID NORTH SECTION LINE, AND POINT OF BEGINNING. CONTAINING 86.6 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-029, 19-2-08-23-00-000-023, 19-2-08-23-00-000-028.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-006.005; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,561 FEET TO THE INTERSECTION WITH THE CENTERLINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 32 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017.001.

#### PARCEL 4

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 91 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE NORTHBOUND LANES OF ILLINOIS ROUTE 255; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,071 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.001; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 420 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,713 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-14-04-409-051.001, AND POINT OF BEGINNING. CONTAINING 15.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-14-04-409-051.001, 19-1-08-23-00-000-001.001, 19-2-08-23-00-000-039, 19-2-08-23-00-000-040, 19-2-08-23-00-000-047, 19-2-08-23-00-000-048.

#### PARCEL 5

A TRACT OF LAND IN THE NORTH HALF OF SECTION 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001 LOCATED ON THE EAST LINE OF TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, IL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 419 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL 187 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 919 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-013 LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF BUCHTA ROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,313 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 793 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 440 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 503 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 370 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 593 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 242 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 72 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,573 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF

APPROXIMATELY 1,470 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-003.005; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,524 FEET TO THE EAST LINE OF SAID SECTION, ALSO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 887 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-24-00-000-015.001, AND POINT OF BEGINNING. CONTAINING 131.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-24-00-000-003, 19-1-08-24-00-000-003.002, 19-1-08-24-00-000-003.005, 19-1-08-24-00-000-011 (PARTIAL), 19-1-08-24-00-000-011.001 (PARTIAL), 19-1-08-24-00-000-015 (PARTIAL)

#### PARCEL 6

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 174 FEET TO THE EAST LINE OF LOT 1 IN THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-017; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 285 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,017 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-005; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 835 FEET TO THE EAST LINE OF LOT 5 IN THE MAL MANOR SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-13-302-006; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 1,142 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 505 FEET TO THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 118 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 947 FEET TO THE CENTERLINE OF LOT 10 IN THE GATEWAY ACRES SUBDIVISION, ALSO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-17-301-003; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 285 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,896 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-025; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 407 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEMORIAL LANE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 40 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESUBDIVISION OF LOT 4 OF THE WOOD RIVER CENTRE SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-027; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 391 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 683 FEET TO THE NORTHEAST CORNER OF THE WOOD RIVER CENTRE SUBDIVISION LEASE LOT, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-022, AND POINT OF BEGINNING. CONTAINING 51.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-005, 19-1-08-23-00-000-005.001, 19-1-08-23-00-000-006.004, 19-2-08-23-00-000-015, 19-2-08-23-00-000-022, 19-2-08-23-00-000-025, 19-2-08-23-00-000-030, 19-2-08-23-00-000-031, 19-2-08-23-00-000-032, 19-2-08-23-00-000-035, 19-2-08-23-00-000-036, 19-2-08-23-00-000-037, 19-2-08-23-00-000-043, 19-2-08-23-00-000-044, 19-2-08-23-17-301-003, 19-2-08-23-17-301-004, 19-2-08-23-17-301-005, 19-2-08-23-17-301-006, 19-2-08-23-17-301-007, 19-2-08-23-17-301-008, 19-2-08-23-17-301-008.001.

#### PARCEL 7

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,228 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 779 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-008.001; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 983 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 491 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 406 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007.002; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 123 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 85 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-007; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 260 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 19.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-007, 19-1-08-23-00-000-008.001

#### PARCEL 8

A TRACT OF LAND IN THE SOUTH HALF OF SECTION 23, AND THE NORTH HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-009; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 230 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,025 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 126 FEET TO THE WEST RIGHT-OF-WAY LINE OF WESLEY DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,870 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE BOOS PLAZA SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-04-402-001; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 131 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 2 IN THE ALDI WOOD RIVER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-042; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 86 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 462 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL, AND POINT OF BEGINNING. CONTAINING 13.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-23-00-000-042, 19-1-08-23-00-000-009.C00, 19-1-08-23-00-000-009, .19-1-08-28-02-201-001

PARCEL 9

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27, AND THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 40 IN THE PENNING'S SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,671 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FIRST STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 140 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST LORENA AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,224 FEET TO THE WEST RIGHT-OF-WAY LINE OF HALLER STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 23 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-28-204-020; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 201 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-28-08-204-906; THENCE WESTERLY A DISTANCE OF APPROXIMATELY 130 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH OLD SAINT LOUIS ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 179 FEET TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 2 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-040; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 130 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FERGUSON AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 157 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE BENBOW CITY SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-28-07-201-044; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST MADISON AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 3,390 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTH STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 444 FEET TO THE NORTHEAST CORNER OF LOT 40 IN THE PENNING'S SECOND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-27-06-104-037, AND POINT OF BEGINNING. CONTAINING 37.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-28-08-204-906 (PARTIAL), 19-1-08-28-08-205-004, 19-2-08-27-05-104-001, 19-2-08-27-05-104-002, 19-2-08-27-05-104-027, 19-2-08-27-05-104-028, 19-2-08-27-05-104-029, 19-2-08-27-05-104-030, 19-2-08-27-05-104-031, 19-2-08-27-05-104-032, 19-2-08-27-05-104-033, 19-2-08-27-05-104-034, 19-2-08-27-05-104-035, 19-2-08-27-05-104-037, 19-2-08-27-05-104-038, 19-2-08-27-05-104-039, 19-2-08-27-05-104-040, 19-2-08-27-05-104-041, 19-2-08-27-05-104-042, 19-2-08-27-05-104-043, 19-2-08-27-05-104-044, 19-2-08-27-05-104-045, 19-2-08-27-05-104-046, 19-2-08-27-05-104-047, 19-2-08-27-05-104-048, 19-2-08-27-05-104-049, 19-2-08-27-05-104-050, 19-2-08-27-05-105-001, 19-2-08-27-05-105-001.001, 19-2-08-27-05-105-002, 19-2-08-27-05-105-003, 19-2-08-27-05-105-004, 19-2-08-27-05-105-005, 19-2-08-27-05-105-006, 19-2-08-27-05-105-008, 19-2-08-27-05-105-009, 19-2-08-27-05-105-010, 19-2-08-27-05-105-011, 19-2-08-27-05-105-012, 19-2-08-27-05-105-012.001, 19-2-08-27-05-105-013, 19-2-08-27-05-105-014, 19-2-08-27-05-105-015, 19-2-08-27-05-105-016, 19-2-08-27-05-105-017, 19-2-08-27-05-105-018, 19-2-08-27-05-105-019, 19-2-08-27-05-105-020, 19-2-08-27-05-105-021, 19-2-08-27-05-105-022, 19-2-08-27-05-105-023, 19-2-08-27-05-105-024, 19-2-08-27-05-105-025, 19-2-08-27-05-105-026, 19-2-08-27-05-105-034, 19-2-08-27-05-105-036, 19-2-08-27-05-105-037, 19-2-08-27-05-105-038, 19-2-08-27-05-105-039, 19-2-08-27-05-105-040, 19-2-08-27-05-105-041, 19-2-08-27-05-105-042, 19-2-08-27-05-105-043, 19-2-08-27-05-105-044, 19-2-08-27-05-105-045, 19-2-08-27-05-105-046, 19-2-08-27-05-105-047, 19-2-08-27-05-105-048, 19-2-08-27-05-105-049, 19-2-08-27-05-105-050, 19-2-08-27-06-104-037, 19-2-08-27-06-104-038, 19-2-08-27-06-104-038.001, 19-2-08-27-06-104-039, 19-2-08-27-06-105-001, 19-2-08-27-06-105-002, 19-2-08-27-06-105-003, 19-2-08-27-06-105-004, 19-2-08-27-06-105-043, 19-2-08-27-06-105-045, 19-2-08-27-06-105-046, 19-2-08-28-07-201-040, 19-2-08-28-07-201-044, 19-2-08-28-08-203-015, 19-2-08-28-08-203-016, 19-2-08-28-08-203-017, 19-2-08-28-08-203-018, 19-2-08-28-08-203-019, 19-2-08-28-08-203-020, 19-2-08-28-08-203-021, 19-2-08-28-08-203-022, 19-2-08-28-08-203-023, 19-2-08-28-08-203-024, 19-2-08-28-08-203-025, 19-2-08-28-08-203-026, 19-2-08-28-08-203-027, 19-2-08-28-08-203-028, 19-2-08-28-08-203-029, 19-2-08-28-08-203-030, 19-2-08-28-08-203-031, 19-2-08-28-08-203-032, 19-2-08-28-08-203-033, 19-2-08-28-08-203-034, 19-2-08-28-08-203-035, 19-2-08-28-08-203-035.002, 19-2-08-28-08-203-035.003, 19-2-08-28-08-203-036, 19-2-08-28-08-203-037, 19-2-08-



28-08-204-011, 19-2-08-28-08-204-012, 19-2-08-28-08-204-013, 19-2-08-28-08-204-014, 19-2-08-28-08-204-015, 19-2-08-28-08-204-016, 19-2-08-28-08-204-017, 19-2-08-28-08-204-018, 19-2-08-28-08-204-019, 19-2-08-28-08-204-020, 19-2-08-28-08-204-021, 19-2-08-28-08-204-022, 19-2-08-28-08-204-023, 19-2-08-28-08-204-024, 19-2-08-28-08-204-025, 19-2-08-28-08-204-026, 19-2-08-28-08-204-027, 19-2-08-28-08-204-029, 19-2-08-28-08-204-030, 19-2-08-28-08-204-031, 19-2-08-28-08-205-003.001, 19-2-08-28-08-205-008, 19-2-08-28-08-205-009, 19-2-08-28-08-205-009.001, 19-2-08-28-08-205-009.002, 19-2-08-28-08-205-010, 19-2-08-28-08-205-011, 19-2-08-28-08-205-012, 19-2-08-28-08-205-013, 19-2-08-28-08-205-014, 19-2-08-28-08-205-015, 19-2-08-28-08-205-015.001, 19-2-08-28-08-205-016, 19-2-08-28-08-205-017, 19-2-08-28-08-205-019, 19-2-08-28-08-205-020, 19-2-08-28-08-205-021, 19-2-08-28-08-205-022, 19-2-08-28-08-205-023, 19-2-08-28-08-205-024, 19-2-08-28-08-205-025, 19-2-08-28-08-205-026, 19-2-08-28-08-205-027, 19-2-08-28-08-205-028, 19-2-08-28-08-205-029, 19-2-08-28-08-205-030, 19-2-08-28-08-205-031, 19-2-08-28-08-205-032, 19-2-08-28-08-205-033, 19-2-08-28-08-205-034, 19-2-08-28-08-205-035, 19-2-08-28-08-205-036, 19-2-08-28-08-205-037,

#### PARCEL 10

A TRACT OF LAND IN THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 2,453 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 52 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.001; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 385 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001; THENCE SOUTHWESTERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 556 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 369 FEET TO THE NORTHWEST CORNER OF 19-1-08-26-02-201-023.002; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 456 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE NORTHEASTERLY A DISTANCE OF APPROXIMATELY 154 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,853 FEET TO THE EAST LINE OF SECTION 26 IN SAID TOWNSHIP; THENCE NORTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 719 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,441 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 409 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-005; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND INTERCHANGE LANE OF ILLINOIS ROUTE 255 AND ILLINOIS ROUTE 143; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,123 FEET TO THE SOUTHERN CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-25-00-000-002; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 680 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN THE IVY HEIGHTS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 19-2-08-25-01-101-025, AND POINT OF BEGINNING, CONTAINING 125.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-25-00-000-001, 19-1-08-25-00-000-004, 19-1-08-25-00-000-005, 19-1-08-25-00-000-005.C00, 19-1-08-26-00-000-006.002, 19-1-08-26-00-000-006.003, 19-1-08-26-02-201-023.002, 19-1-08-26-02-201-024, 19-1-08-26-02-201-025, 19-1-08-26-02-201-025.001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WESLEY DRIVE AND ROCK HILL ROAD; THENCE EASTERLY ALONG THE CENTERLINE OF ROCK HILL ROAD A DISTANCE OF APPROXIMATELY 252 FEET TO THE INTERSECTION WITH THE CENTERLINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 1,303 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-025.

#### PARCEL 11

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD AND THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 485 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,184 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-003; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 300 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001.002 TO THE NORTHERN CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,285 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 330 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING.

CONTAINING 11.5 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.002, 15-1-09-31-00-000-002.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 143 AND ILLINOIS ROUTE 255 INTERCHANGE AND THE CENTERLINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 6,028 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH MORELAND ROAD; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 46 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143.

#### PARCEL 12

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 674 FEET TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,014 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 15-1-09-31-00-000-001; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 147 FEET TO THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 819 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143, AND POINT OF BEGINNING. CONTAINING 7.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 15-1-09-31-00-000-001.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WANDA ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 84 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 143.

#### PARCEL 13

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, AND THE WEST HALF OF SECTION 6 IN TOWNSHIP 4 NORTH 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 416 FEET TO THE NORTHEAST CORNER OF 14-1-15-06-00-000-001; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 796 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-008.005; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 910 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 741 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 945 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-02-201-009; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 326 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SHILDERS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-02-201-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 101 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 83 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 362 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE; THENCE SOUTHERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 4,031 FEET TO THE NORTHWEST CORNER OF LOT 5 IN THE SIGNATURE INDUSTRIAL PARK SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 18-2-14-01-20-101-005; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 361 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.013; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,039 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 580 FEET TO THE EAST RIGHT-OF-WAY LINE OF WANDA ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,337 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-006.005; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 4,006 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 14-1-15-06-00-000-002; THENCE NORTHWESTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 929 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD ALTON EDWARDSVILLE ROAD, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 14-1-15-06-00-000-002, 14-1-15-06-00-000-003, 14-1-15-06-00-000-004, 14-1-15-06-00-000-004.001, 14-1-15-06-00-000-006.004, 14-1-15-06-00-000-006.005, 14-1-15-06-00-000-006.006, 14-1-15-06-00-000-006.007, 14-1-15-06-

00-000-008,14-1-15-08-00-000-008.001,18-1-14-01-00-000-008.004 (PARTIAL),18-1-14-01-00-000-008.013,18-1-14-01-00-000-010,18-2-14-01-02-201-006,18-2-14-01-02-201-007.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 255 AND MADISON AVENUE INTERCHANGE AND THE SOUTH RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHERLY A DISTANCE OF APPROXIMATELY 224 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MADISON AVENUE.

#### PARCEL 14

A TRACT OF LAND IN THE EAST HALF OF SECTION 1 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,144 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,183 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-006; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 149 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 137 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 145 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 347 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.004; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,741 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002, AND POINT OF BEGINNING. CONTAINING 182.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-01-00-000-008.002, 18-1-14-01-00-000-008.004 (PARTIAL).

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HEDGE ROAD AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-002.003; THENCE SOUTHERLY ALONG SAID CENTERLINE A DISTANCE OF APPROXIMATELY 323 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-008.002; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION A DISTANCE OF APPROXIMATELY 50 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD.

#### PARCEL 15

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 12 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 612 FEET TO THE EAST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 548 FEET TO THE POINT OF INTERSECT WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE A DISTANCE OF APPROXIMATELY 1,395 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-05-101-022; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 504 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 273 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 632 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 633 FEET TO THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-005.004; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 212 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 373 FEET TO THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 306 FEET TO THE POINT OF INTERSECT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004; THENCE SOUTHEASTERLY ALONG SAID WESTERLY EXTENSION AND SOUTH LINE A DISTANCE OF APPROXIMATELY 771 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,007 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 250 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 333 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-002; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 244 FEET TO THE WEST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 125 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WASMAN ROAD, AND POINT OF BEGINNING. CONTAINING 47.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-12-00-000-004, 18-1-14-12-00-000-005, 18-1-14-12-05-101-022.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WASMAN ROAD AND INDUSTRIAL DRIVE; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF INDUSTRIAL DRIVE A DISTANCE OF APPROXIMATELY 193 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-12-00-000-004.

PARCEL 16

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 2,359 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-004.002; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,270 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,045 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CANAL ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,253 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 111, AND POINT OF BEGINNING. CONTAINING 68.8 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-11-00-000-004.001 (PARTIAL), 18-1-14-11-00-000-004.002.

PARCEL 17

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST QUARTER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 3,208 FEET TO THE EAST RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID EAST RAILROAD RIGHT-OF-WAY A DISTANCE OF APPROXIMATELY 986 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-16-00-000-008; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,143 FEET TO THE EAST LINE OF SECTION 16 IN SAID TOWNSHIP; THENCE SOUTHERLY ALONG SAID EAST SECTION LINE A DISTANCE OF APPROXIMATELY 413 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEW POAG ROAD; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,126 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-026; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 1,709 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-15-00-000-021; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,980 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND POINT OF BEGINNING. CONTAINING 128.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 18-1-14-15-00-000-021, 18-1-14-15-00-000-022, 18-1-14-15-00-000-023, 18-1-14-15-00-000-024, 18-1-14-16-00-000-004, 18-1-14-16-00-000-005.

PARCEL 18

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 4 NORTH, RANGE 9 WEST OF THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL, MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN THE 5 DIAMOND CAMP GROUNDS ADDITION SUBDIVISION, LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,348 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 1,237 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF APPROXIMATELY 690 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3, AND POINT OF BEGINNING. CONTAINING 21.4 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-2-14-09-00-000-013.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2023.

ADDITION – JANUARY 2024

PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-02-201-024.001, LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF TYLER TIMMINS DRIVE;

THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 610 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 705 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 143; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 537 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 799 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TYLER TIMMINS DRIVE, AND POINT OF BEGINNING. CONTAINING 9.71 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-26-02-201-024.001.

#### PARCEL 2

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF PIASA LANE AND THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 332 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-09-00-000-005.005; THENCE SOUTHERLY ALONG THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 18-2-14-09-00-000-011 A DISTANCE OF APPROXIMATELY 1,430 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-09-00-000-005.009; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 679 FEET TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 3; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF APPROXIMATELY 1,405 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PIASA LANE, AND POINT OF BEGINNING. CONTAINING 15.90 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCELS WITH PINS: 18-2-14-09-00-000-012, 18-2-14-09-00-000-011, AND 18-1-14-09-00-000-005.009.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.

#### ADDITION – SEPTEMBER 2024

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION AND THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND LANES OF ILLINOIS ROUTE 255, AND POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,384 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-007; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,342 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEDGE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,013 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-01-00-000-007.001; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 142 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 332 FEET TO SAID SOUTH SECTION LINE; THENCE EASTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 1,279 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTHBOUND LANES OF ILLINOIS ROUTE 255, AND POINT OF BEGINNING. CONTAINING 42.05 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-1-14-01-00-000-007.

DISTANCES REFERENCED ARE 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. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE MADISON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, 2024.

**RESOLUTION NO:**

**RESOLUTION APPROVING AGREEMENT WITH SPECTRUM ENTERPRISE FOR HIGH-SPEED INTERNET SERVICES AT THE POLICE STATION**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter “City”), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, City has a need for high-speed internet services at its Police Station; and

**WHEREAS**, Spectrum Enterprise (“Spectrum”) has presented City with a proposed agreement that meets City’s internet needs at its Police Station (“Spectrum Proposal”) (*See Exhibit A*); and

**WHEREAS**, under the Spectrum Proposal, Spectrum will provide 500 Mbps of fiber internet service plus five (5) static IP addresses for a term of thirty-six (36) months at a total cost to City of \$975.00 per month (*See Exhibit A*); and

**WHEREAS**, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the Spectrum Proposal (*See Exhibit A*); and

**WHEREAS**, the City Council finds that the Police Chief, City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Spectrum Proposal (**Exhibit A**).

**NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wood River, Illinois, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The Spectrum Proposal (**Exhibit A**) is approved.

*Section 3.* That this Resolution shall be known as Resolution No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of October 21, 2024.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:



9

### SERVICE ORDER

THIS SERVICE ORDER ("Service Order"), is executed and effective upon the date of the signature set forth in the signature block below ("Effective Date") and is by and between Charter Communications Operating, LLC on behalf of those operating subsidiaries providing the Service(s) hereunder ("Spectrum") and Customer (as shown below) and is governed by and subject to the Spectrum Enterprise Commercial Terms of Service posted to the Spectrum Enterprise website, <https://enterprise.spectrum.com/> (or successor url) or, if applicable, an existing services agreement mutually executed by the parties (each, as appropriate, a "Service Agreement"). Except as specifically modified herein, all other terms and conditions of the Service Agreement shall remain unamended and in full force and effect.

Spectrum Enterprise Contact Information	
Contact: Lea Anne Albers	
Telephone: (314) 858-3563	
Email: leanne.albers@charter.com	

Customer Information			
Customer Name WOOD RIVER POLICE DEPARTMENT		Order # 14506109	
Address 550 Madison Ave WOOD RIVER IL 62095			
Telephone (618) 251-3114		Email: jpetrovich@woodriverpolice.com	
Contact Name Joe Petrokovich	Telephone (618) 251-3114	Email: jpetrovich@woodriverpolice.com	
Billing Address 550 Madison Ave WOOD RIVER IL 62095			
Billing Contact Name	Telephone	Email:	

NEW AND REVISED SERVICES AT 550 Madison Ave , Wood River IL 62095				
Service Description	Order Term	Quantity	Monthly Recurring Charge(s)	Total Monthly Recurring Charge(s)
Fiber Internet 500Mbps	36 Months	1	\$975.00	\$975.00
5 Static IP Addresses	36 Months	1	\$0.00	\$0.00
<b>TOTAL*</b>				<b>\$975.00</b>







1. TOTAL CHARGE(S). TOTAL MONTHLY RECURRING CHARGES AND TOTAL ONE-TIME CHARGES ARE DUE IN ACCORDANCE WITH THE MONTHLY INVOICE.
2. TAXES, PLUS APPLICABLE TAXES, FEES, AND SURCHARGES AS PRESENTED ON THE RESPECTIVE INVOICE(S).
3. SPECIAL TERMS.

By signing below, the signatory represents they are duly authorized to execute this Service Order.

CUSTOMER SIGNATURE

Signature: \_\_\_\_\_

Printed Name: ~~Joe Petrokovich~~ BRADLEY WELLS

Title: Chief of Police

Date: \_\_\_\_\_

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Madison County Government  
Madison County Board of Review

Madison County Administration Building  
157 N. Main Street, Suite 222 • Edwardsville, IL 62025-1964  
Phone (618) 692-6210 • Fax (618) 296-3230  
[www.madisoncountyll.gov](http://www.madisoncountyll.gov)



CITY OF WOOD RIVER ATTORNEY  
RENE BASSETT  
16 W. LORENA AVE,  
WOOD RIVER, IL 62095

Date ; 09/24/2024

TAXING DISTRICT : CITY OF WOOD RIVER

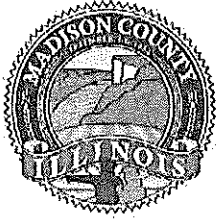
Pursuant to Chapter 35 ILCS 200 Section 16-55, enclosed is a copy of a Board of Review complaint(s) of property in your jurisdiction in which the taxpayer is requesting a reduction of over \$100,000 in assessed value. If you wish to intervene, PLEASE FORWARD A COPY OF THIS NOTICE ALONG WITH THE COMPLAINT TO YOUR ATTORNEY, ALONG WITH THE REQUEST TO INTERVENE FORM. Revised Board of Review rules require that any evidence you wish to file must be filed with the Board of Review at least 5 days before the hearing. You are responsible for providing a copy of your evidence to the taxpayer and/or their attorney. You will be notified of the day and time of the hearing only if your request to intervene is completed and returned to the BOR. Board of Review Rules and forms are available online at [www.co.madison.il.us/departments/board\\_of\\_review/board\\_of\\_review\\_rules.php](http://www.co.madison.il.us/departments/board_of_review/board_of_review_rules.php)

Upon submission of the Request to Intervene form in duplicate, one copy will be forwarded to the taxpayer by the BOR. Under our new rules, the taxpayer and/or their attorney is responsible for providing you the intervenor with copies of their evidence.

If you wish to change the contact person, contact the Board of Review Chairman at 618-692-6210

Sincerely,

Madison County Board of Review



Madison County Government  
Madison County Board of Review

Madison County Administration Building  
157 N. Main Street, Suite 222 • Edwardsville, IL 62025-1964  
Phone (618) 692-6210 • Fax (618) 296-3230  
[www.madisoncountyll.gov](http://www.madisoncountyll.gov)

TAXING DISTRICT : CITY OF WOOD RIVER

<u>Parcel Number(s)</u>	<u>Docket</u>	<u>Owner Name(s)</u>
19-2-08-23-00-000-017..	2024-000359	WAL MART REAL ESTATE

BOARD OF REVIEW  
157 N Main St., Ste 222  
Edwardsville, IL 62025  
(618) 692-6210

COMMERCIAL APPEAL  
to the  
Madison County  
BOARD OF REVIEW

DATE 09/23/2024

RECEIVED  
SEP 24 2024

REAL PROPERTY ASSESSMENT APPEAL FOR THE YEAR 2024

Madison County Board of Review

THIS FORM MUST BE COMPLETED AND FILED WITHIN 30 DAYS OF TOWNSHIP PUBLICATION.  
NO ADDITIONAL EVIDENCE WILL BE ACCEPTED THEREAFTER.

(PLEASE PRINT OR TYPE INFORMATION)

Walmart Stores, Inc. #1071  
Appellant (Person filing complaint)  
2608 SE J Street, Suite 2  
Street/P.O. Box  
Bentonville, AR 72716  
City, State, Zip Code  
4782043835  
Telephone  
brandon.caplana@walmart.com  
E-mail

Francis W. O'Malley, c/o Worsak & Vihon LLP  
Attorney for Appellant (If so represented)  
180 N. LaSalle Street, Suite 3010  
Street/P.O. Box  
Chicago, IL 60601  
City, State, Zip Code  
3129172307  
Telephone  
fomalley@wvproptax.com  
E-mail

Parcel I.D. # Multiple parcels  (attach addendum) 19-2-08-23-00-000-017

Address of Property: 610 Wesley Drive, Wood River, IL 62095

Mailing Address: 2608 SE J Street, Suite 2, Bentonville, AR 72716

Appeal based on:  Contention of Law (attach brief)  Overvaluation  Unequal treatment in the assessment process  
 Recent Sale  Appraisal

LINES NO. 1, 2 & 3 below **MUST** be completed. (This information is available at the Chief Co. Assessing Officer's Office)

The assessment placed on the real property for said tax year is as follows: NOTE: The law requires an annual assessment to be 1/3 of Market Value.

1. By Assessor	Land 370,260	Impr. 4,647,810	Total 5,018,070
2. By Chief Co. Assessor	Land 370,260	Impr. 4,647,810	Total 5,018,070
3. Appellant's Claim	Land 370,260	Impr. 1,796,190	Total 2,166,450

Notice to taxing districts is required if appellant is requesting a reduction, in total, of \$100,000 or more. Attach, or list, names of affected districts. (May be obtained from the tax bill)

You must prove that (1) the market value assigned to your property is in error, or (2) that the assessment on your property is higher than the assessment on similar properties. Market Value may be indicated by a recent sale of your property, recent sales of comparable properties or an appraisal. Use space below. Attach a separate sheet of paper if necessary.

Date: 09/23/2024 Appellant or Attorney Francis W. O'Malley

If appellant is not the owner of record, give name and address of owner.

Owner \_\_\_\_\_ Address \_\_\_\_\_

FOR BOARD USE ONLY  
(DO NOT WRITE BELOW)

Date of Hearing: \_\_\_\_\_ Docket #: 24-000359

Disposition: Land \_\_\_\_\_ Improvement \_\_\_\_\_ Total \_\_\_\_\_

e- **MAILED** to Sandy & Jim  
9/24/24 m

RESOLUTION NO:

**RESOLUTION APPROVING FRANCHISE AGREEMENT BETWEEN CITY OF WOOD RIVER, ILLINOIS AND SPECTRUM MID-AMERICA, LLC D/B/A CHARTER COMMUNICATIONS**

**WHEREAS**, the City of Wood River, Madison County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 et seq. of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS**, City has authority to grant and renew franchise licenses for cable operations pursuant to the federal Cable Communications Policy Act ("Act"); and

**WHEREAS**, Spectrum Mid-America, LLC, d/b/a Charter Communications ("Charter"), has presented City with a proposed franchise agreement ("Charter Agreement") which complies with the Act (*See Exhibit A*); and

**WHEREAS**, under the Charter Agreement, Charter will continue to provide cable service to all residences within the City in exchange for City granting Charter the right to erect, operate, and maintain its cable system in, along, over, or under City property for a term of ten (10) years, with automatic extension of an additional five (5) years unless either City or Charter notifies the other of its desire not to exercise the automatic extension at least three (3) years prior to the expiration of the franchise agreement (*See Exhibit A*); and

**WHEREAS**, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the Charter Agreement (*See Exhibit A*); and

**WHEREAS**, the City Council finds that the City Manager and/or Mayor should be authorized and directed, on behalf of the City, to execute whatever documents are necessary to approve the Charter Agreement (**Exhibit A**).

**NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Wood River, Illinois, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Wood River, Illinois.

*Section 2.* The Charter Agreement (**Exhibit A**) is approved.

*Section 3.* That this Resolution shall be known as Resolution No: \_\_\_\_\_ and shall be effective upon adoption with implementation date of October 21, 2024.

PASSED and APPROVED this 21<sup>st</sup> day of October, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF WOOD RIVER, IL

ATTEST:

\_\_\_\_\_  
CLERK OF THE CITY OF WOOD RIVER, IL

Upon a roll call vote, the following was recorded:

AYES:

NAYS:



**FRANCHISE AGREEMENT**

**This Franchise Agreement** ("Franchise") is between the City of Wood River, Illinois, hereinafter referred to as the "Grantor" and Spectrum Mid-America, LLC, locally known as CHARTER COMMUNICATIONS, hereinafter referred to as the "Grantee."

The Grantor hereby acknowledges that the Grantee has substantially complied with the material terms of the current Franchise under applicable law, and that the financial, legal, and technical ability of the Grantee is reasonably sufficient to provide services, facilities, and equipment necessary to meet the future cable-related needs of the community, and having afforded the public adequate notice and opportunity for comment, desires to enter into this Franchise with the Grantee for the construction and operation of a cable system on the terms set forth herein.

**1. Definitions:**

- a. "Cable Act" means the Cable Communications Policy Act of 1984, P.L. 98-549, 47 U.S.C. §521 Supp., as it may be amended or superseded.
- b. "Cable System," "Cable Service," and "Basic Cable Service" shall be defined as set forth in the Cable Act.
- c. "Franchise" means the authorization granted hereunder of a franchise, privilege, permit, license or otherwise to construct, operate and maintain a Cable System within the Service Area.
- d. "Gross Revenues" means all revenues, as determined in accordance with generally accepted accounting principles, actually received by Grantee from Subscribers residing within the Service Area for Cable Services purchased by such Subscribers on a regular, recurring monthly basis. Gross Revenues shall not include (1) any taxes, fees or assessments collected by the Grantee from Subscribers for pass-through to a government agency, including, without limitation, the FCC user fee, franchise fee, or sales or utility taxes; (2) bad debt; (3) credits, refunds and deposits paid to Subscribers; and (4) any exclusion available under applicable state law.
- e. "Police power" is the exercise of the authority of Grantor to adopt and enforce ordinances and undertake other necessary actions which have as their purpose the protection and promotion of public health, safety, welfare, and economic welfare, including the authority of Grantor to undertake public improvements.
- f. "Service Area" shall mean the geographic boundaries of the Grantor.
- g. "Streets" means the public streets, avenues, highways, boulevards, concourses, driveways, bridges, tunnels, parks, parkways, waterways, alleys, all other rights-of-way and easements, including but not limited to public utility easements, dedicated utility strips, or rights-of-way dedicated for compatible uses now or hereafter, and the public grounds, places or water within the geographic boundaries of Grantor.

- h. "Subscriber" means any person lawfully receiving any Cable Service from the Grantee.
2. **Granting of Franchise.** The Grantor hereby grants to Grantee a non-exclusive Franchise which authorizes the Grantee to erect, construct, operate and maintain in, upon, along, across, above, over and under the Streets now in existence and as may be created or established during its terms; any poles, wires, cable, antennae, underground conduits, manholes, and other conductors, fixtures, equipment and other facilities used for the construction, operation and maintenance of the Cable System, upon the terms and conditions set forth herein. Nothing in this Franchise shall be construed to prohibit the Grantee from offering any service over its Cable System that is not prohibited by federal or state law.
3. **Term.** The Franchise shall be for a term of ten (10) years, commencing on the Effective Date of this Franchise as set forth in Section 16. This Franchise will be automatically extended for an additional term of five (5) years, unless either party notifies the other in writing of its desire to not exercise this automatic extension (and enter renewal negotiations under the Cable Act) at least three (3) years before the expiration of this Franchise. If such a notice is given, the parties will then proceed under the federal Cable Act renewal procedures.
4. **Use of the Streets and Dedicated Easements.**
- a. Grantee shall have the right to use the Streets of the Grantor for the construction, operation and maintenance of the Cable System, including the right to repair, replace and enlarge and extend the Cable System, provided that Grantee shall utilize the facilities of utilities when available on reasonable terms and conditions.
- b. The facilities of the Grantee shall be installed underground in those Service Areas where existing telephone and electric services are both underground at the time of system construction. In areas where either telephone or electric utility facilities are installed aerially at the time of system construction, the Grantee may install its facilities aerially with the understanding that at such time as the existing aerial facilities are required to be placed underground by the Grantor, the Grantee shall likewise place its facilities underground at no cost to the Grantor. In the event Grantor or any agency thereof is required by law to directly or indirectly reimburse any utility for the placement of cable underground or the movement of cable, Grantee shall be similarly reimbursed.
- c. The Grantee shall, upon receipt of reasonable advance written notice, to be not less than ten (10) business days, protect, support, temporarily disconnect, relocate, or remove any property of Grantee when lawfully required by the Grantor pursuant to its police powers. Grantee shall be responsible for any costs associated with these obligations, unless Grantor is required by law to reimburse all users of the Grantor rights-of-way for the costs related to the relocation of their facilities, in which case Grantee shall be reimbursed to the same extent all other users of Grantor rights-of-way are reimbursed.

- d. Grantee shall have the right to remove, trim, cut and keep clear of the Cable System, the trees in and along the Streets of the Grantor.
- e. Grantee in the exercise of any right granted to it by the Franchise shall, at no cost to the Grantor, promptly repair or replace any facility or service of the Grantor which Grantee damages, including but not limited to any Street or sewer, electric facility, water main, fire alarm, police communication or traffic control.

**5. Maintenance of the System.**

- a. Grantee shall at all times employ ordinary care in the maintenance and operation of the Cable System so as not to endanger the life, health or property of any citizen of the Grantor or the property of the Grantor
- b. All construction practices and installation of equipment shall be done in accordance with all applicable sections of the National Electric Safety Code.
- c. The Cable System shall be designed, constructed and operated so as to meet those technical standards adopted by the FCC relating to Cable Systems contained in part 76 of the FCC's rules and regulations as they may, from time to time, be amended.

**6. Service.**

- a. The Grantee shall continue to provide Cable Service to all residences within the Service Area where Grantee currently provides Cable Service. Grantee shall have the right, but not the obligation, to extend the Cable System into any other portion of the Service Area, including annexed areas. Cable Service offered to Subscribers pursuant to this Franchise shall be conditioned upon Grantee having legal access on reasonable terms and conditions to any such Subscriber's dwelling unit or other units wherein such Cable Service is provided.
- b. The Grantor shall promptly provide written notice to the Grantee of its annexation of any territory which is being provided Cable Service by the Grantee or its affiliates. Such annexed area will be subject to the provisions of this Franchise upon sixty (60) days' written notice from the Grantor, subject to the conditions set forth below and subsection (a) above. The Grantor shall also notify Grantee in writing of all new street address assignments or changes within the Service Area. Grantee shall within ninety (90) days after receipt of the annexation notice, pay the Grantor franchise fees on revenue received from the operation of the Cable System to provide Cable Services in any area annexed by the Grantor if the Grantor has provided a written annexation notice that includes the addresses that will be moved into the Service Area in an Excel format or in a format that will allow Grantee to change its billing system. If the annexation notice does not include the addresses that will be moved into the Service Area, Grantee shall pay franchise fees within ninety (90) days after it receives the annexed addresses as set forth above. All notices due under this section shall be sent by electronic or certified mail, return

receipt requested to the addresses set forth in Section 13 with a copy to the Director of Government Relations. In any audit of franchise fees due under this Agreement, Grantee shall not be liable for franchise fees on annexed areas unless and until Grantee has received notification and information that meets the standards set forth in this section.

**7. Insurance/Indemnity.**

- a. The Grantee shall maintain throughout the term of the Franchise insurance in amounts at least as follows:

Workers' Compensation	Statutory Limits
Commercial General Liability	\$1,000,000 per occurrence, Combined Single Limit (C.S.L.) \$2,000,000 General Aggregate
Auto Liability including coverage on all owned, non owned hired autos	\$1,000,000 per occurrence C.S.L.
Umbrella Liability	\$1,000,000 per occurrence C.S.L.

- b. The Grantor shall be added as an additional insured, arising out of work performed by Grantee, to the above Commercial General Liability, Auto Liability and Umbrella Liability insurance coverage.
- c. The Grantee shall furnish the Grantor with current certificates of insurance evidencing such coverage upon request.
- d. Grantee hereby agrees to indemnify and hold the Grantor, including its agents and employees, harmless from any claims or damages resulting from the actions of Grantee in constructing, operating or maintaining the Cable System. Grantor agrees to give the Grantee written notice of its obligation to indemnify Grantor within ten (10) days of receipt of a claim or action pursuant to this section. Notwithstanding the foregoing, the Grantee shall not be obligated to indemnify Grantor for any damages, liability or claims resulting from the willful misconduct or negligence of Grantor or for the Grantor's use of the Cable System.

**8. Revocation.**

- a. Prior to revocation or termination of the Franchise, the Grantor shall give written notice to the Grantee of its intent to revoke the Franchise on the basis of a pattern of substantial noncompliance with a material provision of the Franchise. The notice shall set forth the exact nature of the noncompliance. The Grantee shall have sixty (60) days from such notice to either object in writing and to state its reasons for such objection and provide any explanation or to cure the alleged noncompliance. If Grantee has not cured the breach within such sixty (60) day time period or if the

Grantor has not otherwise received a satisfactory response from Grantee, the Grantor may then seek to revoke the Franchise at a public hearing. The Grantee shall be given at least thirty (30) days prior written notice of such public hearing, specifying the time and place of such hearing and stating its intent to revoke the Franchise.

- b. At the hearing, the Grantor shall give the Grantee an opportunity to state its position on the matter, present evidence and question witnesses, after which it shall determine whether or not the Franchise shall be revoked. The public hearing shall be on the record and a written transcript and a certified copy of the findings shall be made available to the Grantee within ten (10) business days. The Grantee may appeal such determination to an appropriate court, which shall have the power to review the decision of the Grantor de novo.
  - c. Upon revocation of the Franchise, Grantee may remove the Cable System from the Streets of the Grantor, or abandon the Cable System in place.
9. **Equal Protection.** If any other provider of cable services or video services (without regard to the technology used to deliver such services) is lawfully authorized by the Grantor or by any other state or federal governmental entity to provide such services using facilities located wholly or partly in the public rights-of-way of the Grantor, the Grantor shall, within thirty (30) days of a written request from Grantee, modify this Franchise to insure that the obligations applicable to Grantee are no more burdensome than those imposed on the new competing provider. If the Grantor fails to make modifications consistent with this requirement, Grantee's Franchise shall be deemed so modified thirty (30) days after the Grantee's initial written notice. As an alternative to the Franchise modification request, the Grantee shall have the right and may choose to have this Franchise with the Grantor be deemed expired thirty (30) days after written notice to the Grantor. Nothing in this Franchise shall impair the right of the Grantee to terminate this Franchise and, at Grantee's option, negotiate a renewal or replacement franchise, license, consent, certificate or other authorization with any appropriate government entity. Nothing in this Section 9 shall be deemed a waiver of any remedies available to Franchisee under federal, state or municipal law, including but not limited to Section 625 of the Cable Act, 47 U.S.C. § 545.
10. **Compliance with Laws.** Grantor and Grantee shall conform to all applicable state and federal laws and rules regarding cable television as they become effective. Grantee shall also conform with all generally applicable Grantor ordinances, resolutions, rules and regulations heretofore or hereafter adopted or established during the entire term of the Franchise. In the event of a conflict between Grantor ordinances, resolutions, rules or regulations and the provisions of this Franchise, the provisions of this Franchise shall govern.
11. **Change in Law.** Notwithstanding any other provision in this Franchise, in the event any change to state or federal law occurring during the term of this Franchise eliminates the requirement for any person desiring to provide video service or Cable Service to obtain a franchise from the Grantor, then Grantee shall have the right to terminate this Franchise and operate the system under the terms and conditions established in applicable law. If

Grantee chooses to terminate this Franchise pursuant to this provision, this Franchise shall be deemed to have expired by its terms on the effective date of any such change in law, whether or not such law allows existing franchise agreements to continue until the date of expiration provided in any existing franchise.

12. **Confidentiality.** If Grantee provides any books, records or maps to the Grantor, the Grantor agrees to treat as confidential such books, records or maps that constitute proprietary or confidential information. Until otherwise ordered by a court or agency of competent jurisdiction, the Grantor agrees that, to the extent permitted by state and federal law, it shall deny access to any of Grantee's books, records or maps marked confidential to any person.

13. **Notices, Miscellaneous.**

a. Unless otherwise provided by federal, state or local law, all notices, reports or demands pursuant to this Franchise shall be in writing and shall be deemed to be sufficiently given upon delivery to a Person at the address set forth below, or by U.S. certified mail, return receipt requested, nationally or internationally recognized courier service such as Federal Express or electronic mail communication to the designated electronic mail address provided below. Grantee shall provide thirty (30) days written notice of any changes in rates, programming services or channel positions using any reasonable written means. As set forth above, notice served upon the Grantor shall be delivered or sent to:

Grantor: City of Wood River  
Attn.: Mayor  
111 N. Wood River Avenue  
Wood River, IL 62095  
Email: [tstalcup@cityofwoodriver.com](mailto:tstalcup@cityofwoodriver.com)

Grantee: Charter Communications  
Attn.: Director, State Government Affairs  
352 Gradle Drive  
Carmel, IN 46032  
Email: [LeeAnn.Herrera@charter.com](mailto:LeeAnn.Herrera@charter.com)

Copy to: Charter Communications  
Attn: Vice President, Government Affairs  
601 Massachusetts Avenue NW, Suite 400W  
Washington, DC 20001

b. All provisions of this Franchise shall apply to the respective parties, their lawful successors, transferees and assigns.

c. If any particular section of this Franchise shall be held invalid, the remaining provisions and their application shall not be affected thereby.

- d. In the event of any conflict between this Franchise and any Grantor ordinance or regulation, this Franchise will prevail.
14. **Force Majeure.** The Grantee shall not be held in default under, or in noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by circumstances reasonably beyond the ability of the Grantee to anticipate and control. This provision includes, but is not limited to, severe or unusual weather conditions, fire, flood, or other acts of God, strikes, work delays caused by failure of utility providers to service, maintain or monitor their utility poles to which Grantee's Cable System is attached, as well as unavailability of materials and/or qualified labor to perform the work necessary.
15. **Franchise Fee.**
- a. Grantee shall pay to the Grantor annually an amount equal to five percent (5%) of the Gross Revenues for such calendar year, transmitted by electronic funds transfer to a bank account designated by Grantor. Franchise fees may be passed through to Subscribers as a line item on Subscriber bills or otherwise as Grantee chooses, consistent with federal law.
- b. The amount of franchise fee and the method of calculation shall be competitively neutral when compared to the amount or method of calculation of the franchise fee in any other cable franchise or authorization to provide video service granted by Grantor. In the event any other cable franchise or authorization to provide video service provides for a lesser franchise fee than this Franchise, Grantee's obligation to pay a Franchise Fee under this Section 15 shall be reduced by an equivalent amount.
- c. Each year during which the Franchise is in force, Grantee shall pay Grantor no later than ninety (90) days after the end of each calendar year the franchise fees required by this section. The City and Grantee acknowledge that the audit standards are set forth in the Illinois Municipal Code at 65 ILCS 5111-42-11.05 (Franchise Fees Subject to Audit). Any audit shall be conducted in accordance with generally applicable auditing standards. The City and/or its designee may be required to execute a non-disclosure agreement with the Grantee prior to inspection of the Grantee's financial records. Enforcement of such requirements and standards and the penalties for non-compliance with such standards shall be consistent with 65 ILCS 5111-42-11.05.
16. **Effective Date.** The Franchise granted herein will take effect and be in full force from such date of acceptance by Grantee recorded on the signature page of this Franchise.
17. **Acceptance and Entire Agreement.** The Grantor and the Grantee, by virtue of the signatures set forth below, agree to be legally bound by all provisions and conditions set forth in this Franchise. The Franchise constitutes the entire agreement between the Grantor and the Grantee. No modifications to this Franchise may be made without an appropriate

written amendment signed by both parties. Any determination by the Grantor regarding the interpretation or enforcement of this Franchise shall be subject to de novo judicial review. If any fee or grant that is passed through to Subscribers is required by this Franchise, other than the franchise fee, such fee or grant shall go into effect sixty (60) days after the Effective Date of this Franchise.



Considered and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

City of Wood River, Illinois

Signature: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, subject to applicable federal and state law.

Spectrum Mid-America, LLC  
By: Charter Communications, Inc., its Manager

\_\_\_\_\_  
Print Name:

Title:

Memorandum

October 11, 2024

Brad Wells  
Building and Zoning Administrator

CC: Danielle Sneed, City Clerk

RE: The City of Wood Rivers Zoning map

I have been working on acquiring proposals for the update of our city's zoning map. I have received bids and correspondence from three different companies. These companies include ProWest and Associates, Sidwell and Cloudpoint Geospatial. ProWest indicated that they would not be able to complete the project within our timeline. Cloudpoint Geospatial gave us a proposal of \$10,900 to update and modernize our digital zoning map. I propose that we utilize Sidwell's services at the cost of \$7,622. Their bid includes recreating and modernizing our digital zoning map allowing for complete transparency and functionality. In addition to the upfront cost of the creation of the map we will also accrue the annual cost of \$700.00 for ESRI, the software that will power our map for future updates. ESRI is needed no matter what vender we utilize.

Sincerely,

Cody Ellis-Building Inspector

Pro-West GIS / Quote

---

From Marcus Glass <mglass@prowestgis.com>  
Date Mon 9/30/2024 12:08 PM  
To Cody Ellis <cellis@cityofwoodriver.com>

Hi Cody,

Pro-West will not be able to provide a quote for the Zoning Map project. We wouldn't be able to meet the schedule as described during our call Thursday. We're not available to engage the project until December. Thank you for contacting Pro-West and we hope to have another opportunity to support the City of Wood River in the future.

Best regards,  
Marcus

Marcus Y. Glass, C.P.  
Director – Business Development  
503-577-2613  
8239 State 371 NW  
Walker, MN 56484

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& Associates

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# Sidwell

A Division of  HARRIS

## City of Wood River, IL GIS Professional Services Proposal



State and Local  
Government  
Specialty



ArcGIS System Ready  
Specialty



Parcel Management  
Specialty



ArcGIS Hub  
Specialty



ArcGIS Marketplace  
Provider

### Trusted GIS Experts

- Over 95 years of experience
- Trusted partner to hundreds of local governments
- Esri Gold Partner
- GIS data experts
- Award-winning GIS applications
- Innovative application of Esri technology
- Customers in over 40 states
- Nationally and internationally recognized
- Outstanding customer service



**esri** Partner Network  
Gold



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## Cover Letter

October 11, 2024

City of Wood River, IL  
Attn: Building & Zoning  
111 N. Wood River Ave.  
Wood River, IL 62095

### RE: GIS Professional Services

Dear Cody,

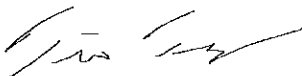
The Sidwell Company (Sidwell) is pleased to submit a proposal for GIS professional services for the City of Wood River, IL (Agency). The geospatial services that are contained in this proposal include the creation of an updated zoning GIS layer and additional development and deployment of an interactive public facing zoning web mapping application.

Nationally recognized as an established mapping and GIS services firm, Sidwell has provided services to local government for more than 90 years. We bring a reputation for quality GIS professional services, strong and long-term partnerships with clients, and a commitment of excellence for your project.

For over 25 years we have been recognized by Esri as a key partner in the **land records** industry and as an **Esri Gold Business partner** we have worked closely with Esri to ensure a superior understanding of their technology. Our financial stability has only strengthened with our acquisition by **Harris Computer** and allowed us to invest in technology and resources to ensure we maintain our status as a leader in our industry. As always, we will continue to deliver projects on time and on budget.

In the following pages, you will find all the pertinent information the Agency will need to make a sound, informed decision. We are confident you will find that our implementation experience, professional staff, resources and services will set us apart.

Sincerely,



Travis Franz | Account Executive  
The Sidwell Company | [tfranz@sidwellco.com](mailto:tfranz@sidwellco.com) | 630.524.2773

## 1. Sidwell Background

### **More than 95 Years of Industry Experience**

Established in 1927 and based in St. Charles, IL, The Sidwell Company (Sidwell) is an industry-leading geospatial solutions provider that specializes in GIS products, services, and solutions focused on the diverse needs of government and private industries.

Sidwell, acquired by Harris Computer Corporation in 2019, is one of the oldest and most respected companies providing geospatial solutions throughout the United States. Sidwell offers a variety of geographic information system (GIS) and professional services seen in the Core Competencies section below. These core competencies compliment the strengths and technologies that Esri, Sidwell's business partner, offers through their software, web GIS, and geodatabase management applications.

Our century-long experience and expertise in local government make Sidwell the best fit to meet the Agency's current and future GIS needs. Moreover, our exceptional staff is top of the industry and award-winning. Sidwell staff holds deep, unique, and broad experience in GIS, IT and local government, ensuring we deliver the best GIS services and solutions. Our expertise and services cover the entire GIS business spectrum, including strategic enterprise-focused GIS planning, GIS infrastructure design and implementation, award-winning GIS application development, intelligent automations, extensive integrations, and GIS data services for some of the most complex datasets.

### **Leaders in GIS and Land Records**

Our experience is unparalleled. Sidwell is the industry leader in land records for GIS, providing solutions and services, streamlining land records management, and providing mapping-based solutions and services developed over the past 95 years.

Sidwell offers unequalled experience in geographic information system (GIS) and professional services with over 95 years in the industry. During these years, Sidwell has assisted hundreds of organizations across the nation, ranging from large county governments (Harris Central Appraisal District, TX) to small municipalities (City of Storm Lake, IA), with better understanding their data, workflows, and implementations through careful assessments of operations and goals. Based on the goals identified, Sidwell then leverages best practices and hands-on experience to effectively organize and deploy GIS centric solutions to optimize their operations.



### Technology Leaders

When pairing Sidwell's geospatial expertise with business partners that amplify our strengths, you will find that we enhance operations. This is done through advancements in technology, streamlining maintenance workflows, and supporting those with the latest in geospatial (and related) technologies. Sidwell has direct access to the latest Esri solutions, technical support, and functionality to best support your needs as an Esri Gold Business Partner.

### Extensive Project Experience

Sidwell is proud to have worked with dozens of government agencies to help them better leverage Esri technology. Today, we continue to assist counties, municipalities, and private entities wishing to enhance their GIS implementations with new imagery products, spatial data enhancements, workflow improvements, and technical innovations using GIS and related technology. This level of experience easily makes Sidwell one of the most experienced enterprise GIS implementation firms in the US.

### Professional Staff

By working with hundreds of organizations over the years, Sidwell's staff has extensive experience with beginning, intermediate, and advanced user bases to complete projects. This also means that Sidwell has worked with numerous individuals and teams to effectively implement, deploy, and manage geospatial (and related) technologies to support operations.

## THE ONLY GIS PROFESSIONALS YOU NEED

Leverage our experience and expertise in GIS and take your organization to the next level!



#### 90+ Years of Expertise

Founded in 1927, Sidwell is one of the oldest and most respected companies providing geospatial technology solutions and services for government and private industries nationwide.



#### Esri Business Partner

Sidwell is an Esri Gold Business Partner, which is a top status level given to valued business partners. In addition, we are also a value-added reseller of Esri software, developer and consultant.



#### Local Government Specialist

Designated an ArcGIS for Local Government Specialty Partner, this designation recognizes Esri partners who demonstrate subject matter expertise in the local government marketplace.



#### Millions of Parcels Mapped

We have completed projects ranging in size from a City with 2,800 parcels to Cook County, Illinois, with 1.3 million parcels.



#### Help Desk Support

Technical support is available 5 days a week via phone, web, or on-site visits (step-by-step assistance with GIS maintenance, software upgrades, integration scenarios).



#### Custom Training Sessions

Experienced staff members provide training remotely or on-site for topics ranging from parcel editing workflows to publishing web maps.









### Core Competencies

Below are examples of professional geospatial solutions that Sidwell has extensive experience with:

- GIS project planning, design and implementation
- GIS data conversion
- Geodatabase development and implementation
- GIS and parcel map maintenance
- Esri platform implementations: ArcGIS® Hub, ArcGIS® Pro, ArcGIS® Enterprise, ArcGIS® Online, Parcel Fabric, ArcGIS® Apps and Web AppBuilder for ArcGIS®
- GIS data automation
- GIS integration with other systems
- GIS enterprise planning



### GIS Desktop and Web Solutions

 <b>Parcel Administrator</b> Innovative parcel solution for modernizing land records	 <b>Map Editor</b> Enhances cadastral map capture and maintenance editing tools
 <b>Map Plotter</b> Batch plotting application for mass production of high-quality maps	 <b>FARMS</b> High-level, value-based farmland assessment calculator
 <b>Portico</b> Publicly accessible, geospatial web solution	 <b>Esri Implementations</b> ArcGIS solution customization and deployment

### Commercial Mapping Services

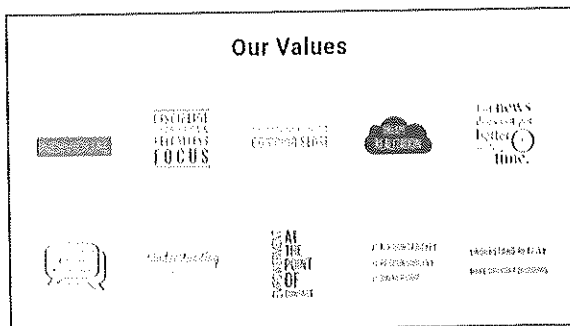
- Commercial data products that evolve from a GIS project including, but not limited to:
  - Individual map pages
  - Lease atlases
  - Custom atlases
  - Online map access
  - Digital data
  - Custom plotting services
  - Aerial photographs

### Unparalleled Backing

Harris Computer, Sidwell's parent company since 2019, has over 225 office locations domestically and internationally. Sidwell is part of the Harris Local Government Division, which has empowered public sector leaders for more than four decades by providing specialized, mission-critical software explicitly designed to meet their fund accounting, human resources, regulatory, and billing needs. Harris Local Government's portfolio of innovative solutions combined with extensive staff experience allows for clients to help revolutionize their internal processes so they can serve their communities better.



Harris Local Government proudly serves over 5,500 small and mid-sized municipalities, counties, utility districts, and park districts throughout the United States, reducing financial risk and driving efficiencies. Harris Local Government is a division of Harris Computer Corporation and its parent company, Constellation Software. It serves over 125,000 customers in over 100 countries, relying on its innovative public and private sector software solutions.



Harris has been part of the Constellation Software Incorporated group of companies since 1996. Constellation Software is an international provider of market-leading software and services to several industries, both in the public and private sectors.

### Partnerships and Awards

#### Esri



Organizations around the globe partner with Esri to help solve some of the world's top geospatial problems by developing high-caliber solutions, services, content, and hardware for the ArcGIS platform. As an Esri Partner since 1997, Sidwell is one of them. Sidwell has maintained a strong business partner relationship with Esri (Environmental Systems Research Institute) of Redlands, California, the world's leading provider of GIS technology. Sidwell's business partnership includes being an Esri Gold Business Partner, which is a top status level given to valued business partners, and a Value-Added Reseller (VAR) of Esri software. Below you will find more information about the awards and specialties Sidwell has earned while being part of the [Esri Partner Network](#).

### ArcGIS Hub Specialty Awarded to Sidwell

In 2020, Sidwell was awarded the ArcGIS Hub Specialty from Esri for having the expertise and delivery of solutions and services to help bridge the gap between customers and their communities. ArcGIS Hub is a platform that introduces an efficient way to engage communities using modern websites about topics of interest. Sidwell, for example, has implemented COVID-19 ArcGIS Hub websites for many agencies. These hub initiatives in turn have provided centralized locations for their communities to find updated information easily.



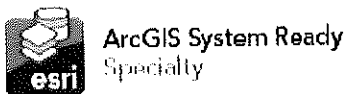
### Sidwell Joins the ArcGIS Marketplace

During 2019, Sidwell was awarded the ArcGIS Marketplace Provider title from Esri. This title was earned by having the System Ready Specialty designation (then referred to as the Release Ready Specialty designation), as well as services and solutions that utilize the ArcGIS platform. The ArcGIS Marketplace listing, System Ready Services by Sidwell, provides information about services that leverage Esri products to enhance workflows and processes to meet the diverse needs of government and private industries.



### System Ready Specialty Awarded to Sidwell

Sidwell was designated as a Release Ready Specialty Partner in 2018 by Esri. The Release Ready Specialty (now referred to as System Ready Specialty) designates partners that are keeping pace with Esri technology, have industry expertise, offer solutions, services, or content based on the latest Esri software releases, and help users make smart decisions using the ArcGIS platform.



### ArcGIS State and Local Government Specialty Awarded to Sidwell

Esri designated Sidwell as an ArcGIS for State and Local Government Specialty Partner in 2013. State and Local Government Specialty designated partners have strong local government expertise, understand the business value of the ArcGIS for local government solution, have a deep technical expertise in the ArcGIS platform, are focused on providing solutions and services to local governments, and work closely with Esri.



### Sidwell Receives Parcel Management Specialty Award

Most recently in 2024, Sidwell was awarded with a Parcel Management Specialty designation. Esri recognizes Sidwell's expertise in leveraging ArcGIS Parcel Fabric to map land rights, restrictions, and responsibilities. In addition, a Parcel Management Specialty designation means Esri recognizes Sidwell's expertise in property recording and registration workflows, integration with computer-assisted mass appraisal (CAMA) systems, and the delivery of solutions and services to implement ArcGIS Parcel Fabric for managing, editing, and sharing property and parcel information.



Parcel Management  
Specialty

### Foundation Partner of the Year Awarded to Sidwell

Sidwell has been recognized as a Foundation Partner by Esri twice during the annual Esri Business Partner Conference. The Foundation Partner award is given to those Esri Business Partner firms who, through hard work and dedication to the industry, have consistently built a strong and dependable relationship with Esri. A partner in this category is considered by Esri to be one of the foundation blocks upon which their Business Partner program is built.



### Sidwell Awarded Special Achievement in GIS (SAG)

Each year, Esri awards an outstanding group of users who have set new standards in the GIS community with their Special Achievement in GIS (SAG) Award. Thousands of nominations are made by Esri employees, and the award winners are hand-selected by Jack Dangermond, the Owner and President of Esri. As a result of Sidwell's ongoing commitment to client support and helping their clients reap the benefits of GIS technology, numerous Sidwell clients have been recognized with Esri's Special Achievement in GIS (SAG) award. These clients were recognized among those chosen from the more than 100,000 Esri user sites worldwide:



 Award-winning Partnerships

- Sioux City-Woodbury County, IA
- Allen County, IN
- Pottawattamie County, IA
- Kane County, IL
- Polk County, IA
- Black Hawk County, IA
- Pulaski County, AR Assessor/PAGIS
- Delaware County, IN
- St. Clair County, IL
- Knoxville, TN GIS Consortium (KGIS)
- Clark County, NV
- Pinal County, AZ
- City of Muscatine, IA
- Dickinson County, KS



**EagleView**

Since 2018, Sidwell has been a value-added business partner of EagleView (formerly known as Pictometry). Sidwell has successfully developed web solutions that integrate with EagleView's oblique photography data and software IPAs.



**Vanguard Appraisals**

As a longtime trusted partner of Vanguard, Sidwell's Parcel Builder tool operates in conjunction with Vanguard's VCS To-Do List application for seamless integration between CAMA and GIS.



**DEVNET**

DEVNET, Inc. has pioneered embedding web GIS throughout the entire Edge product line, automating workflows and providing a comprehensive view of the entire property tax life cycle. Organizations can now realize the ease of viewing and analyzing relevant property tax data and reports geographically. Sidwell is proud to be an approved GIS Consulting Partner.



**Computer Information Concepts**

The integrated property tax administration solution developed by Computer Information Concepts, Inc. (CIC) is fully compatible with Sidwell's Portico GIS web solution and produces a unified environment between the property map and related tax information.



### Current Work

With incredibly deep roots, Sidwell has 67 active customers spanning 47 individual counties and two cities in their home state of Illinois. The products and services used include parcel management solutions, ag valuation applications, Esri implementations and GIS professional services.



### Relevant Work

In 2022, the City of Benton, IL sought the support of Sidwell to modernize and enhance their Zoning Department by implementing GIS. As part of the project, Sidwell configured and deployed ArcGIS Pro, Esri's flagship desktop editing software. In addition, Sidwell provided zoning data management services, which included the configuration and loading of six different zoning related GIS layers into their ArcGIS Online environment. Lastly, as a means to create public awareness and engagement, an interactive map was created that displayed zoning, TIF and Enterprise Zones within the city. This map would serve as a way for citizens and city officials to make decisions that benefitted the community while promoting economic development.

City of Benton, IL - Zoning Map

## 2. Scope of Work

### 2.1 Zoning GIS Layer Creation

Sidwell will use the Agency's existing zoning map to create a GIS layer depicting all current zoning classifications. Updated parcel and city boundary data from Madison County, IL will be acquired to help build and spatially rectify the zoning layer. Existing zoning classifications will be applied and used with this new layer.

The Agency's existing zoning map is said to be current as of 2021. If required, the Agency will work with Sidwell to apply any zoning updates that have taken place since, to this new zoning GIS layer.

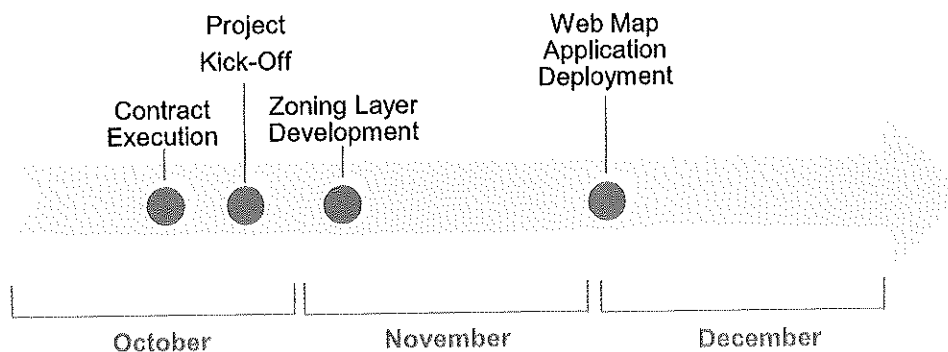
### 2.2 Zoning Map Application

Using Esri's ArcGIS Online technology, Sidwell will develop and deploy an interactive public facing web map application for the zoning map to be displayed. As instructed by the Agency, the web map will be constructed based on inspiration taken from the City of Kirkwood, MO's zoning web map.

Included on the web map will be new zoning layer and the city parcel boundaries. Zoning classifications will remain the same and will be color coded based on instruction from the Agency. The parcel boundaries within the city limit that will be present will have the site/physical address displayed on the parcel.

#### Project Timeline

Upon contract execution, Sidwell will begin work immediately. The work is expected to take no longer than 45 days to complete, which should comply with the Agency's expectation of having the web application deployed and available to the public by December 31, 2024.



### 3. Project Costs

**Base Project Costs**

The Agency will pay for the work and services provided by Sidwell below.

<b>Sidwell Professional Services</b>	<b>Costs</b>
<b>Project Setup</b> <ul style="list-style-type: none"> <li>• Project kickoff meeting</li> <li>• Data acquisition from Agency and Madison County</li> </ul>	<b>\$740.00</b>
<b>Zoning GIS Layer Creation</b> <ul style="list-style-type: none"> <li>• Digitization of zoning GIS layer based on Agency's existing zoning map</li> <li>• Updates to new zoning layer per recent changes (as instructed by Agency)</li> </ul>	<b>\$1,998.00</b>
<b>Zoning Map Application</b> <ul style="list-style-type: none"> <li>• Development of an interactive zoning map application in ArcGIS Online</li> <li>• Documentation creation</li> <li>• Application testing and deployment to Agency</li> </ul>	<b>\$4,884.00</b>
<b>Sidwell Professional Services Total</b>	<b>\$7,622.00</b>

**Assumptions and Notes:**

- All services will be performed remotely.
- The Agency shall be responsible for procuring necessary licensing thru Esri, which shall include a Creator user type for ArcGIS Online (\$700.00).
- In the event the Agency identifies other specific GIS project needs, Sidwell also can provide a fixed fee project estimate.
- This quote is valid for 30 calendar days from the date of issue and supersedes any previous offers related to services outlined.





# Proposal for Professional GIS Services



---

## Prepared for: City of Wood River

The following proposal is prepared for the City of Wood River to provide professional services including deployment of ArcGIS Online and Zoning Map creation.

**Cloudpoint Geospatial, Inc.**

PO Box 1017

Roanoke, IL 61561

877.377.8124

[cloudpointgeo.com](http://cloudpointgeo.com)

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## Cover Letter

04 / 09 / 2024

Cody Ellis  
City of Wood River  
111 North Wood River Avenue  
Wood River, Illinois 62095

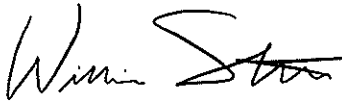
Re: Proposal for Professional GIS Services

Dear Cody,

Thank you again for reaching out to meet with us on this important project. Recognizing the complexity of deploying, learning and actively using a brand new system, our kickstart package will set you and your department in the best position possible to fully realize the benefits of GIS. Additionally, the included support hours will be more than adequate to recreate your zoning map, allotting for future on-call support.

I have also provided additional information on our company, along with references of a couple comparable projects and clients. As always, do not hesitate to reach back out with any questions, comments, or if more information is needed.

Sincerely,



Bill Steele  
Business Development Manager

## Project Overview

The City of Wood River (hereafter referred to as "the City") has a population of about 11,000 residents located in Madison County in the "Metro East" area of Illinois across from the city of St. Louis, MO. The City, and specifically the Building and Zoning Department has identified a need to utilize Geographic Information System (GIS) technology to enhance their services to the public.

Additionally, use of this technology will save time and money internally by creating greater accuracy in the data used for building and zoning needs, and streamlining workflows for quicker response times. With this project the City will be poised to take the next steps with the latest GIS solutions for local governments by laying the groundwork to immediately see the benefits through easier collaboration, mobile access, improved accuracy, and the ability to quickly scale up to incorporate more data and more departments.

## Scope of Services and Pricing

### ArcGIS Online Kickstart

Cloudpoint Geospatial's Kickstart Packages are short-term, high impact services that provide knowledge transfer, best practices, and consulting support on a variety of Esri products and GIS management tasks. ArcGIS Online is Esri's flagship web-based mapping platform that can be utilized in a variety of ways by a variety of industries.

ArcGIS Online enables you to connect people, locations, and data using interactive maps through a private, secured, cloud-based software-as-a-service (SaaS) offering. Work with smart, data-driven styles and intuitive analysis tools that deliver location intelligence. Share your insights with the world or specific groups. With this secured, web platform, you can make maps, share them with others, collaborate mapping data with others, and spatially analyze your data.

A newly created account will be configured with the proper number of desired users via contract with Esri. The Client will be responsible for paying all ArcGIS Online user costs and any desired licensing extensions directly to Esri. Once completed, the City will provide Cloudpoint access as noted below.

### Technical Support Hours

A Block of Hours for remote GIS professional technical support or services relating to the Esri ArcGIS Online platform is included for the specifically requested creation of a digital zoning map. Any remaining hours may be used for other GIS support services, layer creation, additional training, web map/web application enhancements, or routine updates to mapping layers.

Service	Price
<b>ArcGIS Online Kickstart With 24 Hours Of Support</b>	
<p>This service package includes the following deliverables:</p> <p>Setup of an ArcGIS Online Organizational Account</p> <ul style="list-style-type: none"> <li>• Configuration of up to three (3) groups</li> <li>• Customization of Organizational profile</li> <li>• Creation of two basic pre-configured Esri solutions or web apps with:               <ul style="list-style-type: none"> <li>• Two (2) additional layers</li> <li>• Up to five (5) additional custom fields</li> <li>• Configuration of a single-page dashboard to display information from the feature layer(s) described above</li> </ul> </li> <li>• Training and education (up to four hours) of key staff members for continued support of internal applications, interface customization and administration of the platform.</li> </ul> <p>Support Hours</p> <ul style="list-style-type: none"> <li>• Block of twenty-four (24) hours of remote GIS support or professional services relating to the Esri ArcGIS platform, available Monday-Friday 8AM-5PM CST.</li> <li>• Unused hours expire twelve (12) months from start date.</li> <li>• In the event Cloudpoint is required to individually perform any data management tasks in ArcGIS Online and/or ArcGIS Enterprise, the Client is required to provide a named user account with administrative privileges to be used solely by Cloudpoint for the duration of the project.</li> <li>• Due to the technical nature of ArcGIS Online Implementation, ArcGIS Enterprise upgrades and installations, these specific tasks are excluded from Block of Hours support.</li> </ul>	<p>\$10,900.00</p>
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. The deliverables outlined in this kickstart must be completed within thirty (30) days of the agreed upon start date. In the event that such delay is the result of any action or omission by Client, the Client may be responsible for hourly charges after the completion date. An extension to the completion date must be agreed upon in writing by both parties.</li> <li>2. Any data collection, digitizing, or importing of the Client's data into GIS format will be completed using the Block of Hours.</li> <li>3. Requires a minimum of one (1) AGO Creator user.</li> <li>4. Additional users and service credits may be purchased as needed from Esri.</li> <li>5. Cloudpoint is not responsible for future price increases for ArcGIS Online users or service credits as this pricing is at the sole discretion of Esri.</li> </ol>	
<b>Total:</b>	<b>\$10,900.00</b>

## Additional Services

Below is a select list of general solutions and services that Cloudpoint has provided to our clients over the years:

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### Managed GIS Services:

For Public Works, Engineering, Community and Economic Development, Utility, GIS, and IT departments:

- ArcGIS Online
- ArcGIS Enterprise
- ArcGIS Enterprise in AWS

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### Deployment, Support, and Training for:

- ArcGIS Pro
- ArcGIS Online
- ArcGIS Enterprise
- ArcGIS Pro Parcel Fabric
- ArcGIS Hub
- ArcGIS Utility Network
- ArcGIS Field Maps
- ArcGIS Indoors
- Survey123

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### Additional GIS Services for:

- General GIS Support
  - Editing
  - Map and App Creation
  - Dashboards
- Automations
  - Python
  - Arcade
  - Power Automate
  - Make (Integromat)
- Indoor Mapping: Buildings and Campuses
  - BIM-to-GIS
  - LiDAR scanning
- Field Data Collection
- Zoning
- Next Generation 9-1-1 GIS Data Services
- Addressing
- Cemetery Mapping

## Company Overview

Cloudpoint Geospatial (Cloudpoint) is a dynamic geospatial solutions provider specializing in Geographic Information Systems (GIS) for organizations such as local governments, utilities, campus facilities, and public safety. Our mission is to provide location-based tools and services that enable organizations to make informed, data-driven decisions. We improve the lives of the people we serve and create enthusiastic users of geospatial technology, all while maximizing enjoyment in the lives of our team members.

As a trusted Esri business partner, you will find that our unique approach is integrating a hands-on user experience and sensible solutions into an atmosphere that promotes knowledge transfer and sustainability for the end users.



Cloudpoint Geospatial made its humble beginnings in a one-room office shared with the local realtor in downtown Roanoke, IL. In 2011, founder Jon Hodel purchased a laptop, built a website, and began fulfilling an obvious need for high-quality, professional geospatial services to clients, at that time, throughout Illinois. Since then, the company has expanded in size and gradually upgraded from that one-room shared office space, to purchasing the local dentist office building, to a modernized 2,100 square foot office building, where it now calls home as well as its "world headquarters." A big leap was taken in 2012 when the company became an Esri business partner and that relationship has blossomed as it has since earned Esri Specialty designations in System Readiness, Indoor GIS, and State and Local Government.

Now, after more than twelve years of business and working with clients spanning across North America, the Cloudpoint team is continuing its steady growth pattern throughout the U.S. The team takes great pride in offering specialized GIS services consisting of high-quality, hands-on customer support and has a strong reputation of success to build upon in the future. The company is made up of Engineers, GIS professionals, and technicians who find great fulfillment in helping their customers embrace GIS technology to optimize workflows and increase efficiencies for their end users. The team has a well-diversified background with staff formerly serving in local government and regional organizations.

## Company Qualifications

Cloudpoint Geospatial has been providing comprehensive geospatial services for over 12 years. A dynamic geospatial solutions provider, Cloudpoint consists of highly experienced, educated, and certified professionals known for providing data driven solutions for organizations such as local governments, utilities, campus facilities, and public safety agencies. With over 130 years of combined industry experience, our team boasts many professional certifications including Professional Engineer, Certified Geographic Information Systems Professional (GISP), ArcGIS Desktop Associate, ArcGIS API for Python Specialty, Amazon Web Services Partner Accreditations, AWS Certified Cloud Practitioner, FAA Part 107 Remote UAS Pilot, and Project Management Professional. Our experts support our clients with diverse service offerings such as data collection, maintenance, analysis, mapping and training services. In addition, we provide workflow automation and scripting to help streamline client geospatial operations.

Cloudpoint has successfully delivered over 300 projects with a total combined value of over \$7M over the last five years. As a preferred Esri Silver Business Partner, we leverage the most current geospatial technology to provide first-class solutions to our clients. In addition, we have obtained several Esri Specialty Designations in System Readiness, State and Local Government, and Indoor GIS.

Cloudpoint has continually proven to be an industry leader for high quality geospatial solutions in the following ways:

- Employing GIS Professionals, GIS Specialists, and Professional Engineers
- Possessing former local government staff experience
- Being a preferred Esri Silver Business Partner participating in several state GIS associations
- Obtaining Esri Specialty Designations in System Readiness, State and Local Government, and Indoor GIS
- Regularly participating in the Esri Partner Conference in Palm Springs, CA and User Conference in San Diego, in addition to regional and state GIS conferences.



State and Local  
Government  
Specialty



ArcGIS System Ready  
Specialty



Indoor GIS  
Specialty



## Project References

### City of Zion

**Location:** Zion, IL

**Type:** ArcGIS Online and Field to Office ArcGIS Kickstart

**Date:** 2022

**Contact:** Ray Roberts - Director of Public Works and Engineering  
847.746.4057  
raylr@zion.il.us



**Description:** The City of Zion Public Works had an ArcGIS Online account that was being underutilized. They were looking for a way bring their existing field and office workflows together. Cloudpoint provided an ArcGIS Online Kickstart to organize existing data, publish existing data layers that were being maintained locally, and train staff. Cloudpoint also assisted with establishing workflows for publishing data into ArcGIS Online, provided an overview of Esri applications, and assisted with the setup of mobile applications. The City also purchased a Trimble DA2, a Trimble Catalyst subscription, and an iPad. Cloudpoint assisted the City with the deployment of Trimble Mobile Manager and Field Maps, and provided training on the setup and use of the DA2 and the Catalyst subscription.

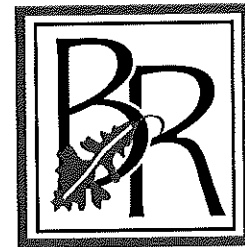
### Village of Burr Ridge

**Location:** Burr Ridge, IL

**Type:** Managed GIS Services

**Date:** 2018 - Present

**Contact:** David Preissig - Public Works Director  
630.323.4733  
dpreissig@burr-ridge.gov



**Description:** The Village of Burr Ridge was looking to expand the use of its GIS capabilities and move away from an off-premise hosted GIS package that limited customization and did not appropriately engage its users. They contract with Cloudpoint to supply more robust GIS services through the use of an ongoing managed GIS services contract using the ArcGIS Online cloud as its hosting platform. Cloudpoint continues to provide remote GIS services and administers the City's ArcGIS Online account providing data updates and web applications that are specifically tailored to fit the needs of the organization.

## Terms

**Duration:** This proposal is valid for ninety (90) days from the date of submittal.

**Performance of Services:** The Consultant shall perform the services outlined in this proposal in accordance with these terms and conditions. The relationship between the Client and the Consultant is solely that of independent contractor and nothing in this Agreement shall be construed or deemed to create any other relationship including one of employment, agency or joint venture.

**Additional Services:** Consultant shall be compensated for technical support for any issues arising from connectivity to the Client's network should remote connectivity be required for the project.

**Amendments:** No amendments shall be made to this agreement without prior written consent by both parties. Amendments to this agreement may only be made by approved personnel from either party having authority to negotiate terms of agreements for their respective party.

**Access to Site:** Unless otherwise stated, the Consultant will have access to the site for activities necessary for the performance of the services. The Consultant will take reasonable precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage and will not be responsible for such costs.

**Certification, Guarantees and Warranties:** The Consultant shall not be required to execute any documents that would result in the Consultant certifying, guaranteeing, or warranting the existence of any conditions.

**Data Accuracy:** Any data deliverables are considered mapping grade quality and should not be used for engineering design or construction work without being verified by a licensed professional surveyor.

**Delays:** Consultant shall not be responsible for damages arising directly or indirectly from any delays or causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; failure of any government agency to act in timely manner; failure of performance by the Client, the Client's representatives, or the Client's consultants to act in a timely manner. Consultant shall be compensated accordingly for additional costs incurred because of such delays.

**Dispute Resolution:** Any claims or disputes between the Client and the Consultant arising out of the services to be provided by the Consultant or out of this Agreement shall be submitted to nonbinding mediation. The Client and the Consultant agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

**Governing Law:** This Agreement shall be governed by and construed under and in accordance with the laws of the State of Illinois, USA, without regard to its choice of law provisions.

**Hardware in Excess of Five Years Old:** Consultant will not provide support services for hardware of Client that is more than five (5) years old.

**Hiring Practices:** During the term of this Agreement and for one year thereafter, neither party shall hire or engage any employee or independent contractor of the other party, for work on this Agreement, or any other agreement or work of the hiring party, without the prior written consent of both parties. This section is not intended to restrict the rights of employees of either party to seek and obtain employment or engagement by the other party on their own initiative or in response to publicly posted employment advertisements or job fairs, provided no solicitation occurs on the part of the hiring party. Consultant is an equal opportunity employer and value diversity in their company. Consultant does not discriminate based on race, religion, color, national origin, gender, sexual orientation, age, marital status, veteran status, or disability status.

**Indemnification:** Each party to this Agreement (in the capacity of "Indemnitor") hereby agrees to indemnify, and hold the other (in the capacity of "Indemnitee") harmless from and against all costs, liabilities, damages, including, reasonable attorneys' fees and costs (collectively, "Indemnified Costs") relating to or arising out of such Indemnitor's negligent acts, errors or omissions in the performance of professional services except to the extent caused by the negligent or intentional act or omission of the Indemnitee or its agents. The Consultant will not be liable for accuracy, completeness, or costs associated with data acquired from other sources or retrieved from Client servers when requested by the Client.

**Information for the Sole Use and Benefit of the Client:** All opinions and conclusions of the Consultant, whether written or oral, and any electronic data, plans, specifications or other documents and services provided by the Consultant are for the sole use and benefit of the Client. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of any third party against either the Consultant or the Client.

**Intellectual Property:** This proposal contains intellectual property which is proprietary in nature and shall remain confidential. If this document is subject to a FOIA request the Client must request a redacted version of the document from the Consultant. Consultant will provide a redacted version within two business days of the request. The Consultant will own the intellectual property rights to any solutions developed as part of this proposed work and hereby reserves the right to redistribute or resell said property to any interested party upon removing Client's information. Client will have full use of said property for their benefit, however, in no case will the Client be permitted to resell or redistribute said property without the expressed written consent of the Consultant.

**Liability Insurance:** The Consultant maintains insurance coverage of the following types - Professional Liability, Commercial General Liability, Automobile Liability, Umbrella Policy, and Cyber Insurance. Certificates of insurance shall be provided to Client with additional insured listing upon request.

**Limitation of Liability:** In recognition of the relative risks, rewards, and benefits of the project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, that the Consultant's total liability to the Client for any and all injuries, damages, claims, losses, expenses or claim expenses arising out of this Agreement from any cause or causes, shall be limited to two hundred fifty thousand dollars (\$250,000) or the Consultant's fee, whichever is greater. Such causes include, but are not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

**Payment:** The Client agrees to pay the Consultant within thirty (30) Days of receiving an invoice unless otherwise agreed to in writing.

**Block of Hours:** The Client agrees to pay the Consultant for all services performed and all costs incurred. The Client will be invoiced for the entire contract amount upon receipt of executed contract. Consultant makes no guarantee of work to be completed in the amount of hours purchased.

**Lump Sum:** The Client will be invoiced for 20% of the contract amount after execution of the contract with the remainder to be invoiced according to the payment schedule included herein. If a payment schedule is not included, the remaining project balance will be invoiced in months 2 and 3, for a total of 100% invoiced 90 days from the contract execution date. If the project completion date is delayed more than 30 days as a result of the Consultant's schedule, the Client shall be entitled to a reasonable adjustment in the project payment schedule.

**Managed Services:** The Client agrees to pay the Consultant for all services performed and all costs incurred. Invoices for the Consultant's services shall be submitted on a monthly basis throughout the length of the contract.

**Software:** This proposal does not include any software licensing or maintenance fees for software. Client is responsible for providing the necessary software licensing for solutions deployed to and operated on their system. The Consultant is not responsible for any licensing violations brought on by the Client's negligence.

**Technical Support:** Free technical support in relation to service/product provided in this contract will be provided for a period of thirty (30) days following final project delivery. Further support can be provided under a separate contract.

**Termination of Service:** This Agreement may be terminated with written notification at any time by either party should the other party fail to perform its obligation hereunder. The terminating party must provide not less than thirty (30) days' notice of the intention to Terminate this contract. Release of any information is subject to payment in full.

**User Acceptance:** The Client will be provided a period of three (3) weeks to test and review each configured or customized application prior to final delivery. Once the Client performs their user acceptance testing, they may enter their feedback into the documentation provided. Consultant will then provide one round of upgrades to the application prior to making final delivery. The Consultant shall be compensated for any additional upgrades or repairs to the application(s) following the user acceptance period.

**Unpaid Accounts:** Accounts unpaid thirty (30) days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event any portion of an account remains unpaid 90 days after the billing, the Consultant may institute collection action and the Client shall pay all costs of collection, including reasonable attorneys' fees.

## Signatures

In witness thereof, City of Wood River and Cloudpoint Geospatial, Inc. agree to the terms as outlined herein on date: \_\_\_\_\_

### City of Wood River

Signature

Name

Title

Address

City, State, Zip

### Cloudpoint Geospatial

Signature

*Erin Strickler*

Name Erin Strickler

Title Vice President

Address 1407 W Front St

City, State, Zip Roanoke, IL 61561



# Internal Memorandum

To: Honorable Mayor and Members of the City Council  
From: Karen Weber, Director of Finance  
CC: Steve Palen, City Manager  
Date: October 14, 2024  
RE: IML-RMA Renewal 2025

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I am writing to provide context regarding the attached invoice for the 2025 General Liability Insurance, which will be included on the agenda for the meeting on October 21st. The total cost for this year's insurance is \$409,274, reflecting an increase of just under 7% compared to the previous year. This increase is primarily due to inflation in auto and property values, as well as adjustments to workers' compensation insurance, which reflect updated rates and payroll factors, including those associated with the police union's retro pay.

Despite this increase, I would like to highlight that the current cost remains lower than the amount paid in 2021, which was \$418,816, before we transitioned to coverage under the Illinois Municipal League (IML).

Given these factors, I recommend moving forward with the attached invoice.

Please feel free to contact me should you have any questions.



# INVOICE

**PO Box 5180, Springfield, IL 62705-5180 | Ph: (217) 525-1220 | Fax: (217) 525-7438**

Please return this form with payment after completing the information on the reverse side.

Date: October 1, 2024

Member: City of Wood River

Account #: 0649

Indicate Payment Option (from list below): 1

Amount Enclosed: \$ 409,273.55

**MAKE CHECK PAYABLE TO RMA**

**BILLING DETAIL**

**2025 IML RISK MANAGEMENT ASSOCIATION ANNUAL CONTRIBUTION**

Work Comp	\$152,200
Auto Liability & Comprehensive General Liability	\$111,217
Portable Equipment	\$5,253
Auto Physical Damage	\$16,715
Property	\$126,760
	\$412,145

**2025 ILLINOIS MUNICIPAL LEAGUE MEMBERSHIP DUES\***

\$1,250

**INVOICE TOTAL**

**\$413,395**

PLEASE CHOOSE ONE OF THE FOLLOWING PAYMENT OPTIONS and enter it in the space provided above:

**OPTION #1 – Pay Full Amount**

Contribution Amount	\$412,145.00
Minus 1% Savings	\$4,121.45
	\$408,023.55
Illinois Municipal League Dues	\$1,250.00
<b>Total due by 11/15/24</b>	<b>\$409,273.55</b>

**OPTION #2 - Pay Full Amount**

Contribution Amount	\$412,145.00
Illinois Municipal League Dues	\$1,250.00
<b>Total due by 12/13/24</b>	<b>\$413,395.00</b>

**OPTION #3 - Pay in two installments**  
**Includes 1% installment fee**

Contribution Amount	\$412,145.00
Plus 1% fee	\$4,121.45
	\$416,266.45
Illinois Municipal League Dues	\$1,250.00
	\$417,516.45

**\$208,758.23 Due by 12/13/24**  
**\$208,758.22 Due by 5/16/25**

*\*Membership with the Illinois Municipal League (IML) is a requirement to remain a member of the IML Risk Management Association.*

On behalf of the municipality named above ("Member"), I hereby warrant that I have the authority to sign this agreement on the Member's behalf. (If choosing the installment option, I acknowledge and understand that it is afforded only as a benefit for budgeting purposes and is not meant to allow for mid-term withdrawal.) I acknowledge and understand that Article 5 of the Intergovernmental Cooperation Contract ("Contract") prohibits termination of the Intergovernmental Cooperation Contract no less than 120 days prior to the first day of January of any given year. Per Article 5, I warrant that the Member will adhere to the Contract and pay all contributions when due.

**Municipal Official (please sign):**

Title: \_\_\_\_\_

Date: \_\_\_\_\_