ORDER OF BUSINESS

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

November 2, 2026
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 19, 2026, as printed.

3) Approval of the bills submitted for payment for the period October 15, 2026, to October 28, 2026, as printed.

4) REQUEST BY MAYOR FOR:
A. Request for Citizen comments/communications/petitions
B. Reports/comments from City Officials

5) Approval of an ordinance authorizing the execution of an Amended Commercial Real Estate Contract with JAME Properties, LLC for the sale of 13 Whitelaw Avenue, Wood River, Illinois 62095.

6) Approval of an ordinance authorizing the execution of a Redevelopment Agreement between the City of Wood River and Americains, LLC for TIF Financial Assistance at 84 E. Ferguson Avenue, Wood River, Illinois 62095.

7) Approval of an ordinance that proposes the approval of a Business District Plan for the proposed Hollywood River Business District and establishing a time and place for a Public Hearing on the plan and designating the Business District.

8) Approval of an ordinance amending Ordinance No. 2434 to make a technical correction, modify incentives, and amend territory of the Riverbend Enterprise Zone.

9) Approval of a resolution approving Change Order No. Two to increase the scope of the contract with Kamex Inc., for concrete sidewalks at various locations throughout the City, as submitted by the Director of Public Services.

10) Approval of a request from the Wood River Business Alliance to close Wood River Avenue from the Recreation Center to East Ferguson to First Street for the Santa Parade on Friday, November 27, 2026, from 5:00 p.m. to 6:00 p.m.

11) Approval of a request from the Wood River Business Alliance to close First Street between Madison Avenue and Ferguson Avenue for the Holiday Tradition Event on Friday, November 27, 2026, from 5:00 p.m. to 8:00 p.m.

12) Old Business

13) New Business

14) 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 19, 2026

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 19, 2026. The City 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 October 5, 2026, as printed, seconded by Councilman Dettmers, and approved by the following vote:

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

APPROVAL OF BILLS:
Councilman Dettmers moved to approve the bills submitted for payment for the period October 1, 2026, to October 14, 2026, as printed, seconded by Councilman Tweedy, and approved by the following vote:

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

FINANCIAL STATEMENT:
Councilman Dettmers moved to approve the Financial Statement ending September 30, 2026, as printed, seconded by Councilman Ayres, and approved by the following vote:

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

CITIZEN/OFFICIAL COMMENTS:
Mayor Stalcup announced the Business Appearance Award winner for the month of October. Congratulations to the owners of Go-Go May's 6th Street Diner located at 300 N. 6th Street.

RESOLUTION NO. 2207: AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH MORAN ECONOMIC DEVELOPMENT FOR TECHNICAL SERVICES AND ASSISTANCE WITH THE RIVERBEND ENTERPRISE ZONE:
Councilman Plank moved to approve a resolution authorizing the execution of an agreement with Moran Economic Development for technical services and assistance with the Riverbend Enterprise Zone, seconded by Councilman Ayres, and approved by the following vote:

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

APPROVED: RECOMMENDATION TO RENEW THE CITY'S PROPERTY, LIABILITY, WORKERS' COMPENSATION, AND CYBER LIABILITY INSURANCE WITH IML/RMA: Councilman Tweedy moved to approve a recommendation to renew the City's property, liability, workers' compensation, and cyber liability insurance with IML/RMA, as submitted by the Director of Finance, seconded by Councilman Dettmers, 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 adjourned at 7:03 p.m.

_____ _____

Mayor City Clerk

CITY OF WOOD RIVER
SUMMARY REPORT
COUNCIL MEETING DATE: 11/02/2026
INVOICES DUE ON/BEFORE: 12/02/2026

DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1000	GENERAL REVENUES	20251	JESSICA USHER	T0001456	47 W. PENNING OCCUPANCY RETURN	50.00
1000	**GENERAL REVENUES Total**					**50.00**
1011	LEGISLATIVE	40599	ELAN FINANCIAL SERVICES	5966	WATER, COFFEE, SODA CITY HALL	107.72
1011	LEGISLATIVE	40749	ROYAL PUBLISHING COMPANY	1067	AD EA-WR GIRLS VOLLEYBALL	110.00
1011	LEGISLATIVE	40756	BUDGET SIGNS TROPHIES & PLAQUE	333	OCTOBER APPEARANCE AWARD	18.00
1011	LEGISLATIVE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	39.36
1011	**LEGISLATIVE Total**					**275.08**
1012	ADMINISTRATION	40514	DA-COM DIGITAL OFFICE	3475	WASTE BOTTLE	10.00
1012	ADMINISTRATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	39.36
1012	**ADMINISTRATION Total**					**49.36**
1013	FINANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	39.36
1013	FINANCE	40792	SHRED-IT USA	5583	SHREDDING FINANCE	1.31
1013	**FINANCE Total**					**40.67**
1014	ANIMAL CONTROL	40719	BILL & JOES TOWING	6234	COOLANT TEMP SENSOR	257.73
1014	**ANIMAL CONTROL Total**					**257.73**
1016	BUILDING & ZONING	40511	ELAN FINANCIAL SERVICES	5966	B&Z POSTAGE	140.02
1016	**BUILDING & ZONING Total**					**140.02**
1017	STREET LIGHTING	40759	GRP WEGMAN COMPANY	100	GREEN LED TRAFFIC SIGNAL	277.62
1017	STREET LIGHTING	40759	GRP WEGMAN COMPANY	100	GREEN TRAFFIC LIGHT	213.83
1017	**STREET LIGHTING Total**					**491.45**
1019	CITY HALL MAINTENANCE	40541	CR SYSTEMS	348	TOWELS	40.00
1019	CITY HALL MAINTENANCE	40541	CR SYSTEMS	348	HAND SOAP	72.90
1019	**CITY HALL MAINTENANCE Total**					**112.90**
1021	STREET MAINTENANCE	40529	ALL TYPE CORP.	5467	SWEEPER BROOM ATTACHMENT	114.20
1021	STREET MAINTENANCE	40529	O'REILLY AUTO PARTS	5192	WIRES AND WIRE LOOM	46.74
1021	STREET MAINTENANCE	40544	ROD'S SERVICE INCORPORATED	1060	GAS TANK RENTAL	23.10
1021	STREET MAINTENANCE	40594	CLEARY'S SHOES & BOOTS	2749	BOOTS	246.46
1021	STREET MAINTENANCE	40594	FARM & HOME SUPPLY	4732	UNIFORM PANTS	134.97
1021	STREET MAINTENANCE	40594	FARM & HOME SUPPLY	4732	UNIFORM PANTS/BIBS/JACKET	454.91
1021	STREET MAINTENANCE	40719	D&D TIRE SERVICE LLC.	5420	NEW TIRE AND MOUNT	231.02
1021	STREET MAINTENANCE	40719	FIRE SAFETY INCORPORATED	539	ANNUAL EXTINGUISHER INSPECTION	431.50
1021	STREET MAINTENANCE	40719	SLAYDEN GLASS INCORPORATED	1112	REPLACE WINDSHIELD	352.45
1021	STREET MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	59.38

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DEPT CODE	DEPT	ACCT #	VENDOR	VENDOR #	DESCRIPTION	TOTAL AMOUNT DUE
1021	**STREET MAINTENANCE Total**					**2,094.73**
1024	PARKS AND RECREATION	40304	PEPSI - COLA	5236	GATORADE SOCCER CONCESSION	279.62
1024	PARKS AND RECREATION	40304	REIS SERVICES INC.	4255	SOCCER CONCESSION	473.05
1024	PARKS AND RECREATION	40308	ADVANCED TURF SOLUTIONS, INC.	5589	FIELD STRIPING PAINT SOFTBALL	465.00
1024	PARKS AND RECREATION	40308	CHARLES MORTON	890	10/07/26-10/20/26 PAYROLL	200.00
1024	PARKS AND RECREATION	40308	TOM EBERLIN	2732	10/07/26-10/20/26 PAYROLL	400.00
1024	PARKS AND RECREATION	40308	WILLIAM R JONES	6121	09/16/26-10/06/26 PAYROLL	100.00
1024	PARKS AND RECREATION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	118.08
1024	**PARKS AND RECREATION Total**					**2,035.75**
1025	PARK MAINTENANCE	40529	SIEVERS EQUIPMENT COMPANY	1104	SEAL FOR TRACTOR	6.75
1025	PARK MAINTENANCE	40719	D&D TIRE SERVICE LLC.	5420	TRUCK TIRE REPLACEMENT	196.20
1025	PARK MAINTENANCE	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	39.36
1025	**PARK MAINTENANCE Total**					**242.31**
1027	POLICE	40541	EDWARD DRACH	5949	SEPT SUPPLY REFILL	144.00
1027	POLICE	40594	RAY O'HERRON COMPANY	946	CREDIT MEMO	(404.00)
1027	POLICE	40594	RAY O'HERRON COMPANY	946	POLOS FOR TRAINING UNIFORMS	1,011.27
1027	POLICE	40594	RAY O'HERRON COMPANY	946	KHAKIS FOR TRAINING UNIFORMS	774.14
1027	POLICE	40719	BILL & JOES TOWING	6234	EXHAUST PIPE REPAIR	515.90
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE - 181	90.60
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE - 102	71.70
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	OIL CHANGE - 167	99.38
1027	POLICE	40719	PRO AUTOMOTIVE SERVICES	1002	CHARGING SYSTEM TEST - 101	91.14
1027	POLICE	40754	EDWARD DRACH	5949	SEPT CLEANING	1,345.00
1027	POLICE	40783	CONSTELLATION NEW ENERGY, INC	5709	550 E MADISON	1,790.84
1027	POLICE	40792	ALWAYS GREEN RECYCLING, INC	5967	RECYCLING	142.50
1027	POLICE	40792	T-MOBILE USA, INC	6353	SEARCH WARRANT	50.00
1027	**POLICE Total**					**5,722.47**
1028	FIRE	40515	FELD FIRE	5856	SCBA REPAIR	550.40
1028	FIRE	40515	FELD FIRE	5856	NEW SCBA MASKS	1,596.00
1028	FIRE	40551	PHASE INT'L	6359	LIFT ASSIST BINDERS	849.00
1028	FIRE	40560	ALERT-ALL CORP	4695	PUBLIC SAFETY ITEMS	993.00
1028	FIRE	40679	HSI EMERGENCY CARE SOLUTIONS	3833	CPR CARDS FOR PUBLIC WORKS	93.17
1028	FIRE	40679	WILL KORINEK	6412	PARAMEDIC COURSE	175.00

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1028	FIRE	40752	IL OFFICE STATE FIRE MARSHAL	5325	BOILER INSPECTION	100.00
1028	FIRE	40753	DATA TRONICS INCORPORATED	443	RADIO REPAIR	365.30
1028	FIRE	40792	FIRE CATT, LLC	5302	HOSE TESTING	5,739.80
1028	FIRE	40932	FELD FIRE	5856	NEW SCBA COMPRESSOR	30,300.00
1028	**FIRE Total**					**40,761.67**
2100	MFT	40554	COMMUNITY SEED & FEED COMPANY	3490	TOP SOIL EROSION CONTROL	90.00
2100	MFT	40560	CRAFCO, INC	6572	CRACKFILL/SEALANT	1,575.00
2100	MFT	40761	MALLORY SAFETY & SUPPLY LLC	6066	HOIST RENTAL	540.00
2100	**MFT Total**					**2,205.00**
2500	LIBRARY	40783	CONSTELLATION NEW ENERGY, INC	5709	326 E. FERGUSON	(12.29)
2500	**LIBRARY Total**					**(12.29)**
3000	PUBLIC SERVICES ADMIN	40719	GRP WEGMAN COMPANY	100	REPLACE HI BAY AT ANDERSON	1,052.45
3000	**PUBLIC SERVICES ADMIN Total**					**1,052.45**
3031	WATER DISTRIBUTION	40529	CORE & MAIN LP	2600	PARTS FOR SAMPLE TAKING	127.69
3031	WATER DISTRIBUTION	40529	CORE & MAIN LP	2600	TOUCHREADER	609.19
3031	WATER DISTRIBUTION	40531	CORE & MAIN LP	2600	PARTS FOR WATER TAP	790.08
3031	WATER DISTRIBUTION	40589	SCHULTE SUPPLY INCORPORATED	1084	HYDRANT DIFFUSER, TUBE CUTTER	278.50
3031	WATER DISTRIBUTION	40594	FARM & HOME SUPPLY	4732	UNIFORM PANTS	179.96
3031	WATER DISTRIBUTION	40599	MALLORY SAFETY & SUPPLY LLC	6066	NEW HARNESS	325.26
3031	WATER DISTRIBUTION	40659	SOUTHWEST CENTRAL WATER PLANT	3698	SWCWPOA FALL 2026	60.00
3031	WATER DISTRIBUTION	40719	SLAYDEN GLASS INCORPORATED	1112	REPLACE PASSENGER WINDOW	308.15
3031	WATER DISTRIBUTION	40786	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	135.43
3031	WATER DISTRIBUTION	40933	WEBER GRANITE CITY FORD	6515	2027 FORD F250	53,923.00
3031	**WATER DISTRIBUTION Total**					**56,737.26**
3032	WATER PLANT	40553	MISSISSIPPI LIME COMPANY	873	QUICKLIME	8,195.34
3032	WATER PLANT	40555	WATER SOLUTIONS UNLIMITED	99	CHLORINE	2,760.36
3032	WATER PLANT	40557	WATER SOLUTIONS UNLIMITED	99	POTASSIUM PERM	3,769.87
3032	WATER PLANT	40719	CHAMPION SCALE LTD	378	SERVICE PLANT SCALE	250.00
3032	WATER PLANT	40798	MISSISSIPPI LIME COMPANY	873	QUICKLIME DELIVERY	1,421.33
3032	WATER PLANT	40798	WATER SOLUTIONS UNLIMITED	99	FREIGHT	105.00
3032	**WATER PLANT Total**					**16,501.90**
4041	SEWER COLLECTIONS	40531	TITAN INDUSTRIAL CHEMICALS LLC	4557	DEGREASER	478.26
4041	SEWER COLLECTIONS	40719	GRP WEGMAN COMPANY	100	KENDALL HILL LIFT STATION SUMP	893.06

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4041	SEWER COLLECTIONS	40719	GRP WEGMAN COMPANY	100	KENDALL HILL LIFT STATION	4,034.54
4041	**SEWER COLLECTIONS Total**					**5,405.86**
4042	SEWER PLANT	40783	CONSTELLATION NEW ENERGY, INC	5709	559 STATE AID	7,022.40
4042	**SEWER PLANT Total**					**7,022.40**
4949	REFUSE	40778	REPUBLIC SERVICES #350	5406	OCTOBER 2026 - COMPOST	566.02
4949	REFUSE	40791	REPUBLIC SERVICES #350	5406	OCTOBER 2026 - CITY	67,664.79
4949	REFUSE	40799	ELAN FINANCIAL SERVICES	5966	VERIZON 7/11-8/10/26	25.13
4949	REFUSE	40799	SCI ENGINEERING, INC.	6372	COMPOST FACILITY SAMPLING	9,750.00
4949	**REFUSE Total**					**78,005.94**
5051	GOLF MAINTENANCE	40792	NATION & FLETCHER INC.	6124	BELK PARK MAINT SHOP LIFT	1,499.05
5051	**GOLF MAINTENANCE Total**					**1,499.05**
5052	GOLF CLUBHOUSE	40521	MEDFORD OIL COMPANY	5713	GOLF CART GAS	1,076.31
5052	GOLF CLUBHOUSE	40749	HEARST MAGAZINE MEDIA INC	5793	GOLF COURSE SPRING TELEGRAPH	728.00
5052	GOLF CLUBHOUSE	40758	TNT GOLF CAR & MOTORSPORTS	5794	GOLF CART REPAIR	1,511.21
5052	GOLF CLUBHOUSE	40783	CONSTELLATION NEW ENERGY, INC	5709	BELK PARK	590.55
5052	**GOLF CLUBHOUSE Total**					**3,906.07**
5053	GOLF CONCESSIONS	40571	REIS SERVICES INC.	4255	FOOD RESALE	714.00
5053	GOLF CONCESSIONS	40574	DONNEWALD DISTRIBUTING CO.	5487	ALCOHOL	1,241.70
5053	GOLF CONCESSIONS	40574	ROBERT CHICK-FRITZ	5496	ALCOHOL	437.50
5053	**GOLF CONCESSIONS Total**					**2,393.20**
8100	TIF #3	40926	AMANDA CLARK	6568	16 E. FERGUSON	81,706.03
8100	**TIF #3 Total**					**81,706.03**
8700	CID	40916	WARNING LITES OF SOUTHERN IL	5291	DOWNTOWN LOTS	7,911.75
8700	**CID Total**					**7,911.75**
8900	NHR SALES TAX	40909	KAMADULSKI EXCAVATION	3680	SIDEWALK REPLACEMENT	167,431.30
8900	NHR SALES TAX	40910	GRAY DESIGN GROUP OF ILLINOIS,	6524	WOOD RIVER OUTDOOR EVENT SPACE	1,250.65
8900	**NHR SALES TAX Total**					**168,681.95**
9000	RECREATION CENTER	40304	PEPSI - COLA	5236	SODA REC CENTER	538.70
9000	RECREATION CENTER	40313	KYLEN JENNA JOHNSON	6392	10/07/26-10/20/26 PAYROLL	275.00
9000	RECREATION CENTER	40313	SARAH BALDWIN	6550	10/07/26-10/20/26 PAYROLL	100.00
9000	RECREATION CENTER	40313	STEPHEN ERSLON	6477	09/23/26-10/06/26 PAYROLL	150.00
9000	RECREATION CENTER	40315	BUDGET SIGNS TROPHIES & PLAQUE	333	PICKLEBALL MEDALS	427.50
9000	RECREATION CENTER	40752	TANKS PEST CONTROL, LLC	6341	PEST CONTROL - ROUNDHOUSE	12.00

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9000	RECREATION CENTER	40752	TANKS PEST CONTROL, LLC	6341	PEST CONTROL - REC CENTER	66.00
9000	RECREATION CENTER	40792	AC SYSTEMS SERVICE, LLC	6411	REC CENTER HVAC	2,286.33
9000	RECREATION CENTER	40792	DA-COM DIGITAL OFFICE	3475	REC CENTER PRINTING BILL	149.60
9000	RECREATION CENTER	40939	V.T.L. INC.	6527	GYMNASTICS EQUIPMENT	495.99
9000	**RECREATION CENTER Total**					**4,501.12**
Grand Total						**489,791.83**

ORDINANCE NO.

ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDED COMMERCIAL REAL ESTATE SALES CONTRACT WITH JAME PROPERTIES, LLC FOR THE SALE OF 13 WHITELAW AVENUE, WOOD RIVER, ILLINOIS, PARCEL NO. 19-2-08-28-08-203-031

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, pursuant to 65 ILCS 5/11-76-1, to convey real estate for the best interest of the city; and

WHEREAS, the City Council previously authorized the execution of a commercial real estate sales contract between City and JAME Properties, LLC ("JAME"), whereby City would sell certain real property located within the City of Wood River, Madison County, Illinois, being 13 Whitelaw Avenue, Permanent Parcel I.D. No. 19-2-08-28-08-203-031 ("the Property"), to JAME Properties, LLC, for $1.00; and

WHEREAS, subsequent to the City Council approving and authorizing the aforementioned commercial real estate sales contract with JAME, JAME proposed changes to said contract to clarify the specific purpose of the project, modify the terms regarding completion date, and correct a scrivener's error (*see* Amended JAME Contract, attached hereto as **Exhibit A**); and

WHEREAS, City has determined it to be in the best interests of public health, safety, general welfare and economic welfare to sell the Property pursuant to the terms of the Amended JAME Contract (*see* **Exhibit A**); and

WHEREAS, City has determined that the City Manager and/or Mayor should be authorized to execute any document necessary to sell the Property pursuant to the terms of the Amended JAME Contract (*see* **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 JAME Contract (**Exhibit A**) is approved.

Section 3. The City Manager and/or Mayor is authorized to execute any document necessary to sell the Property pursuant to the terms of the Amended JAME Contract (**Exhibit A**).

Section 4. This Ordinance shall be known as Ordinance No. _____ and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council and approved by the Mayor of the City of Wood River, Illinois and deposited and filed in the office of the City Clerk on the 2nd day of November 2026, the vote being taken by ayes and noes and entered upon the legislative record as follows:

AYES:
NOES:

APPROVED:

_____

Tom Stalcup
Mayor
City of Wood River,
Madison County, Illinois

ATTEST:

_____

Danielle Sneed
City Clerk
City of Wood River
Madison County, Illinois

COMMERCIAL REAL ESTATE SALES CONTRACT

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

THIS REAL ESTATE SALES CONTRACT ("Agreement") is made and entered into effective as of the date City obtains the approvals necessary to give force and effect to this Agreement. City represents that this Agreement must be passed by Ordinance and by the vote of 3/4th of the corporate authorities then holding office (the "Effective Date"), by and between CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AN ILLINOIS MUNICIPAL CORPORATION ("Seller") and JAME PROPERTIES, LLC ("Purchaser").

I. **Sale of Property**. Seller agrees to sell, transfer, and convey to Purchaser and Purchaser agrees to purchase from Seller, in accordance with the terms of this Agreement, all of Seller's right, title, estate, and interest in and to a portion of that certain real property known as **Parcel Number: 19-2-08-28-08-203-031,** and more particularly described in the attached **Exhibit A** (the "Property").

II. **Purchase Price and Payment**. The purchase price ("Purchase Price") for the Property is **one dollar and no cents ($1.00),** which shall be paid as follows:

a. Payment at Closing. At Closing, Purchaser shall pay to Seller the balance of the Purchase Price, subject to the prorations and adjustment shown below, by check or by wire transfer of funds.

III. **Prorations and Adjustments**. The following prorations and adjustments shall be made to the Purchase Price at Closing:

a. Taxes. All ad valorem real estate taxes ("Taxes") imposed on the Property for the year in which Closing occurs and any prior years which are not yet due and payable shall be prorated and adjusted to the Closing Date, hereinafter defined, based on the latest information available with respect to Taxes. All prorations will be on the basis of a 365-day year with the Closing Date being charged to Purchaser. The Taxes which are charged to Purchaser pursuant hereto shall be a Permitted Encumbrance, as defined below; and Purchaser shall be responsible for the payment of all of such Taxes, when they become due.

b. Release of Encumbrances. Seller shall convey to Purchaser, good, marketable and insurable fee simple title to the Property, free and clear of all liens and encumbrances, subject only to: (i) the lien of taxes not yet due and payable, (ii) all matters shown in public records, (iii) any matter that is waived or not timely objected to by Purchaser that is shown on the Commitment (defined below), (iv) any matter that is waived or not timely objected to by Purchaser that would be shown by a current and accurate survey and/or inspection of the Property,

(v) any matter created by or arising from an act, omission or acquiescence of Purchaser, its employees, agents, contractors or subcontractors; (vi) any lien or encumbrance relating to general or special assessments; (vii) any other matters of title to which Purchaser expressly consents to in writing. Each item listed shall be a "Permitted Encumbrance" and shall be collectively referred to as the "Permitted Encumbrances." Other than the Permitted Encumbrances, on or before Closing, Seller shall cause, at Seller's cost, any and all assessments, liens, security interests, mortgages or deeds of trust and other encumbrances affecting the Property that were not caused by Purchaser ("Seller Encumbrances"), to be satisfied and released, unless they are assumed by Purchaser at Closing. The proceeds due at Closing may be applied to satisfy or pay any such Seller Encumbrances.

c. Expenses. Seller shall be responsible to pay for all expenses in connection with the payment of any Seller Encumbrances and recording costs to release any Seller Encumbrances, Seller's attorneys' fees, real estate transfer or documentary taxes, and customary escrow or closing fees charged by the Title Company.

Purchaser shall be responsible to pay for the recording fee for the deed, Purchaser's attorney's fees, Purchaser's title insurance endorsements, if any, Purchaser's lender's policy of title insurance and any endorsements thereto, if any, Purchaser's tests and inspections, Purchaser's survey, the premium for Purchaser's basic owner's policy of title insurance in the amount of the Purchase Price, and such other expenses provided to be paid by Purchaser herein.

SELLER AGREES TO PAY ALL "CLOSING COSTS," AS THAT TERM IS GENERALLY UNDERSTAOOD, ASSOCIATED WITH THIS REAL ESTATE TRANSACTION.

IV. **Items to be delivered to Purchaser**. After purchase of the Property, Seller shall deliver to Purchaser, in the form of photocopies of executed originals, any documents related to the Property that Seller is aware of and able to locate ("Seller Documents"). Seller shall make every reasonable effort to locate and deliver to Purchaser all Seller Documents. Purchaser acknowledges and agrees that Seller acquired the Property many years ago and, as a result, Seller may not be aware of the location or existence of some or all of the Seller Documents. Based on this information, Purchaser acknowledges and agrees that Seller will be deemed to have complied with this Section 4, if Seller provides to Purchaser the Seller Documents that are known to exist, if any, by Seller after purchase of the Property, and without any obligation or duty being imposed on Seller to investigate or to confirm the accuracy or completeness of the Seller Documents.

V. **Investigation of the Property**. From and after the date that this Agreement is signed by the last party hereto, Seller grants to Purchaser and its agents and representatives access to the Property for the sole purpose of conducting a complete physical inspection

of the Property including, without limitation, preparation of boundary line, spot and topographical surveys, soil sampling and boring tests, and such other engineering, environmental, and mechanical inspections and investigations as Purchaser may reasonably require (collectively, "Investigations").

Purchaser shall indemnify, protect, defend and hold harmless the Seller against all mechanic's liens and other claims, demands, causes of action, liens, fines, damages, losses, costs and expenses (including attorneys' fees and litigation costs) and all other liabilities asserted against or incurred by the Property or Seller's ownership therein in connection with Purchaser's entry upon the Property or Purchaser's inspection, surveying, test borings or other work performed by or through Purchaser, and Purchaser shall restore the Property to substantially the same condition as in which it existed prior to such Investigations. The Purchaser shall pay for all inspections and reports ordered by Purchaser, promptly; and shall not allow any liens to be filed against the Property. For purposes of Purchaser's indemnification of Seller described herein, the term "Purchaser" shall mean any agent, broker, contractor, employee, or representative of Purchaser. This provision shall survive Closing or other termination of this Agreement.

VI. **Contingencies**. In addition to any other conditions set forth in this Agreement, Purchaser's obligation to consummate the purchase provided for herein shall be subject to fulfillment of the following items by Purchaser, and subject to any and all following required action(s) by Purchaser (the "Contingency Date") (each a "Contingency" and collectively, the "Contingencies"):

a. Title Commitment/Examination. Purchaser, at Purchaser's cost and expense, may order a title search and commitment for title insurance ("Commitment") on the Property, together with complete copies of all exception documents to title ("Exceptions") from Title Company. Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Commitment reveals any Exceptions which are unacceptable to Purchaser; otherwise said Commitment shall be deemed approved and such Exceptions shall be deemed Permitted Encumbrances to which the deed conveying the Property to Purchaser shall be subject.

b. Physical Inspection. Purchaser shall be satisfied with the results of the Investigations. Purchaser shall notify Seller, in writing, of any condition disclosed during its Investigations that is not satisfactory to Purchaser and Seller shall have thirty days (30) days to cure such condition, with the Contingency Date automatically extended for such period, if cure is undertaken.

c. Survey. Purchaser, at its sole cost and expense, may order a survey of the Property (the "Survey"). Purchaser shall notify Seller, in writing on or prior to the expiration of the Contingency Date, if the Survey reveals any matter(s) affecting the Property unacceptable to Purchaser, including, but not limited to, discrepancies in the legal description on the Survey as compared to the legal description recorded in the chain of title, verification of the total acreage of the Property, the Property boundary lines, and the location of all recorded

easements and other encroachments, if any, the location of the improvements on the Property, and any other considerations deemed necessary by Purchaser. Purchaser shall notify Seller, in writing, if the Survey reveals any encroachments or other survey conditions which are unacceptable to Purchaser. If Purchaser fails to provide written notice of its objection to any items, prior to the expiration of the Contingency Date, to Seller that (i) are disclosed on the Survey, or (ii) would have been disclosed on a survey of the Property if Seller would have secured a survey, such items shall be Permitted Encumbrances.

d. Permitted Use. Purchaser shall determine the existing zoning and other governmental regulations that permit the use of the Property for Purchaser's intended use.

If Purchaser does not give written notice to Seller on or before the Contingency Date that any one of the Contingencies has not been satisfied, then Purchaser's obligation under this Agreement shall be enforceable by Seller pursuant to the terms set forth herein.

If Purchaser does give written notice to Seller on or before the Contingency Date that any one of the Contingencies has not been satisfied, and Seller cannot cure the Contingency within thirty (30) days of being put on notice by Purchaser, this Agreement shall be terminated and be of no further force or effect, except for Purchaser's obligations and indemnity as stated herein. The thirty (30) day deadline for Seller to cure any Contingencies may be extended by written agreement signed by both Seller and Purchaser.

VII. Closing

a. Place and Closing Date. Subject to the terms of this Agreement, the closing of the purchase and sale of the Property ("Closing") shall take place at the Title Company, on a date to be mutually determined by Seller and Purchaser, or after all Contingencies are waived or cured ("Closing Date").

b. **In all instances, the Closing Date and Contingency Date shall be the same date.**

c. Possession. Seller shall deliver possession of the Property to Purchaser at Closing and shall remove any and all personal property that will be retained by Seller at that time.

d. Seller's Obligations at Closing. At Closing, Seller shall execute and acknowledge in recordable form if necessary, the following documents (collectively, "Seller's Obligations") upon satisfaction of Purchaser's Obligations (as defined below):

1. Deed. A Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.

2. P-Tax. Execute along with Purchaser, an Illinois Transfer Tax Declaration Form.

3. Seller's Affidavit. A commercially reasonable Seller's Affidavit.

4. Non-Foreign Seller Affidavit. An affidavit of Seller in form and substance satisfactory to Purchaser setting forth Seller's United States taxpayer identification number and certifying that Seller is not a foreign person as that term is used and defined in Section 1445 of the United States Internal Revenue Code.

5. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Purchaser to be delivered by Seller or necessary to implement and effectuate the Closing hereunder, including without limitation, a settlement statement, or other documents, consents, and approvals from Seller.

e. Purchaser's Obligations at Closing. At Closing, Purchaser shall, in addition to any other obligations of Purchaser as set forth in this Agreement, execute and deliver the following items to Seller or the Title Company, as the case may be (collectively, "Purchaser's Obligations"):

1. Purchase Price. Deliver the balance of the Purchase Price by check or by wire transfer of funds to the Title Company (subject to adjustment and proration as hereinbefore provided).

2. P-Tax. Execute along with Seller an Illinois Transfer Tax Declaration.

3. Deed. Acknowledge and accept a copy of Seller's Warranty Deed conveying fee simple title of the Property to Purchaser, subject to the Permitted Encumbrances.

4. Miscellaneous. Any other documents reasonably required by this Agreement, the Title Company, or Seller to be delivered by Purchaser or necessary to implement and effectuate the Closing hereunder, including, without limitation, a settlement statement, or other documents, consents, and approvals from Purchaser satisfactory to Seller.

VIII. Notices. Any notice, request, approval, demand, instruction or other communication to be given to either party hereunder, except those required to be delivered at Closing, shall be in writing, and shall be conclusively deemed to be delivered when personally delivered, mailed, transmitted by telefax, or transmitted by email to the applicable addresses as follows:

If to Purchaser: JAME Properties, LLC
Attn: Allison Hill
244 Woodland Dr.
Edwardsville, IL 62025

If to Seller: City of Wood River
Madison County, Illinois
Attention: Steve Palen
City Manager
111 N. Wood River Ave.
Wood River, Illinois 62095
Telephone: (618) 251-3100
Email: spalen@cityofwoodriver.com

IX. Additional Covenants.

a. Brokerage. Seller and Purchaser each hereby represent and warrant to the other that neither has dealt with any broker or finder in connection with the transaction contemplated hereby, and each hereby agrees to indemnify, defend and hold the other harmless against and from any and all manner of claims, liabilities, loss, damage, attorneys' fees and expenses, incurred by either party and arising out of, or resulting from, any claim by any such broker or finder in contravention of its representation and warranty herein contained.

X. AS IS.

a. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE WARRANTY OF TITLE), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESSED OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY; (II) THE INCOME TO BE DERIVED FROM THE PROPERTY; (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER OR ANYONE ELSE MAY CONDUCT THEREON; (IV) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (V) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (VI) THE MANNER OR QUALITY OF THE

CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (VII) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; OR (VIII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND, SPECIFICALLY, THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, ZONING OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, PURCHASER IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER ITS AGENTS, BROKERS, CONTRACTORS, OR EMPLOYEES. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES; THAT SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND THAT SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS-IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY SELLER AND PURCHASED BY PURCHASER SUBJECT TO THE FOREGOING. ALL PROVISIONS OF THIS SUBSECTION SHALL SURVIVE CLOSING OR THE TERMINATION OF THIS AGREEMENT WITHOUT CLOSING, AS APPLICABLE.

XI. Litigation.

a. Governing Law. This agreement shall be governed by and construed in accordance with the laws of the State of Illinois. The parties hereby consent to the exclusive jurisdiction of the State of Illinois and hereby consent and agree that any action or proceeding involving the interpretation of, enforcement of, or in any way relating to this agreement shall be brought in the Circuit Court in Madison County, Illinois.

XII. Defaults and Remedies

a. Default by Seller. In the event that Seller shall have failed to have timely performed any of Seller's Obligations, covenants, and/or agreements contained herein which are to be performed by Seller, then Purchaser, at its option and as its sole and exclusive remedy, may: (i) specifically enforce the provisions of this Agreement; or (ii) cancel and terminate this Agreement.

b. Default by Purchaser. In the event that Purchaser shall have failed to have timely performed any of Purchaser's Obligations, covenants, and/or agreements contained herein which are to be performed by Purchaser, then Seller, at its option may either: (i) specifically enforce the provisions of this Agreement; (ii) cancel and terminate this Agreement; or (iii) demand payment for the full amount of this Agreement, plus reasonable attorney costs and expenses incurred in the creation of this Agreement. Additionally, Purchaser shall be responsible for a liquidated damages provision. The liquidated damages provision applies as it shall be difficult for Purchaser or Seller to ascertain a specific amount necessary to restore the land back to its original state. Therefore, Purchaser agrees to a liquidated damages provision for an amount up to $10,000.00 for the purpose of restoring the land back to its original state.

Purchaser acknowledges and agrees that he/she has 2 years to substantially complete the proposed project, including but not limited to, parking and/or related sit and service uses for building(s) owned by JAME Properties, LLC. In the event Purchaser does not substantially complete the proposed project, as indicated within this paragraph, within 2 years, he/she shall agree to transfer and convey the property back to the possession of the Seller at the sole cost of the Purchaser. Purchaser shall be responsible for any and all attorney costs and fees associated with Seller's enforcement of this Agreement.

XIII. Miscellaneous

a. Binding Effect. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. This Agreement may not be assigned by Purchaser without the written approval of Seller.

b. Exhibits/Time Periods. Any reference herein to any exhibits, addenda or attachments refers to the applicable exhibit, addendum, or attachment that is attached to this Agreement, and all such exhibits, addenda or attachments shall constitute a part of this Agreement and are expressly made a part hereof. If any date, time period or deadline hereunder falls on a weekend or a state or federal holiday, then such date shall be extended to the next occurring business day.

c. Agreement Separable. If any provision hereof is for any reason held to be unenforceable or inapplicable, the other provisions hereof will remain in full force and

effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein, and any such unenforceable provision shall be reformed to, as nearly as possible, reflect the parties' intent in an enforceable manner.

d. Counterparts. This Agreement may be executed in several counterparts, via email, and/or via facsimile, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. The parties further agree that signatures transmitted by email, facsimile, or in Portable Document Format (pdf) may be considered an original for all purposes, including, without limitation, the execution of this Agreement and the enforcement of this Agreement.

e. Fees. In the event of any dispute between the parties arising in connection with the subject matter of this Agreement, the party prevailing on the merits in any resulting action, mediation, arbitration, proceeding, or litigation shall be entitled to recover from the other party all fees, costs, and expenses including, without limitation, attorneys' fees, consultants' fees, and litigation costs, incurred in connection therewith.

f. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Purchaser, and, except for any addenda attached hereto, there are no other covenants, agreements, promises, terms and provisions, conditions, undertakings, or understandings, either oral or written, between the parties concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Agreement shall be binding upon Seller or Purchaser unless in writing and signed by both Seller and Purchaser. No subsequent amendment or change to an addendum shall be binding, unless signed by both parties.

g. Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by one of the parties or party's brokers, it being recognized that both Seller and Purchaser have contributed substantially and materially to the preparation and/or negotiation of this Agreement.

h. Compliance with Laws, Regulations, and Accreditation. Purchaser and Seller believe and intend that this Agreement complies with all relevant federal and state laws as well as relevant regulations. Should Purchaser or Seller have a good faith belief that this Agreement creates a material risk of violating any such laws or regulations, or any revisions or amendments thereto made prior to the Closing, Purchaser or Seller shall give written notice to the other party regarding such belief. The parties shall then make a good faith effort to reform the Agreement to comply with such laws and regulations. If, within thirty (30) days of first providing notice of the need to amend this Agreement to comply with laws and regulations, the parties, acting in good faith, are (i) unable to mutually agree upon and make amendments or alterations to this Agreement to meet the requirements in question, or (ii) alternatively, the parties determine in good faith that amendments or alterations to the requirements are not feasible, then either may

terminate this Agreement upon thirty (30) days prior written notice. Upon the termination of this Agreement pursuant to this Section, and notwithstanding anything to the contrary set forth herein, any money shall be returned, and both Seller and Purchaser shall be relieved of their respective obligations under this Agreement unless such obligations survive the termination of the Agreement.

XIV. **Acceptance of Contract**. Purchaser and Seller intend to execute this Agreement prior to Purchaser obtaining the approvals necessary to give force and effect to this Agreement. Purchaser understands that this Agreement must be passed by Ordinance and by 3/4th vote of the corporate authorities then holding office. Neither Purchaser nor Seller shall have any obligation under this Agreement until Purchaser has obtained all necessary approvals to this Agreement having full force and effect; and, if such approvals have not been obtained by Purchaser, this Agreement shall have no force or effect.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the date(s) below:

PURCHASER:

JAME PROPERTIES, LLC
Attn: Allison Hill
244 Woodland Dr.
Edwardsville, IL 62025

By:_____

Date:_____

SELLER:

City of Wood River
Madison County, Illinois
111 N. Wood River Ave.
Wood River, Illinois 62095

Thomas J. Stalcup
Mayor

By:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A strip of land of the uniform width of Forty-five and one-half feet (45 ½) off of the North side of Lots Thirty-seven (37) and Thirty-eight (38) in Block Five (5) in Chessen's Subdivision of a part of the Riverview Addition and a part of Block One (1) Caldwell & Chessen's First Addition, Wood River, Illinois, as shown on Plat thereof, recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 9 Page 78. ALSO, Lot Number Thirty-Nine (39) in Block Number Five (5) in Riverview Addition as per Plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 7 Page 58, EXCEPTING THEREFROM a strip of land Seventy-nine and Five Tenths (79.5') of the South end thereof heretofore conveyed to Kathleen Groves, in the City of Wood River, County of Madison, and State of Illinois.

Except any interest in the coal, oil, gas, and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas, and other minerals, if any.

Situated in Madison County, Illinois

Permanent Index Number: 19-2-08-28-08-203-031

ORDINANCE NO.

ORDINANCE APPROVING AND AUTHORIZING A REDEVELOPMENT AGREEMENT FOR A PROJECT IN THE TIF NUMBER THREE PROJECT AREA WITH AMERICAINS, LLC AND OTHER ACTIONS RELATED THERETO

WHEREAS, the City of Wood River, Madison County, Illinois ("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, in furtherance of development of the TIF District #3 project area Americains, LLC (hereinafter collectively referred to as "Developer"), has presented to City a proposal for a redevelopment project in part of the TIF District #3 project area, specifically:

Address: 84 E. Ferguson Ave., Wood River, Illinois 62095.

("Property") (*see* Development Agreement attached hereto as **Exhibit A**); and

WHEREAS, City has determined the Property is within the corporate boundaries of City and eligible for TIF incentives from City's TIF #3; and

WHEREAS, Developer's Project will require Developer to incur certain costs that will be eligible for reimbursement from the TIF District #3 project area; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs from the TIF District #3 project area, the Project is not financially feasible and the Project will not move forward; and

WHEREAS, Developer has agreed to complete the Project in accordance with the Redevelopment Agreement and all terms and conditions stated therein (*See* **Exhibit A**); and

WHEREAS, City agrees to reimburse Developer for certain costs incurred in implementing the Developer's Project, including:

a. Total Estimated Costs: $316,000.00

b. City agrees to reimburse the Developer up to the maximum sum of $110,600.00, or 35% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.

c. The $110,600.00, or 35% of the Redevelopment Project Cost incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in three (3) installments payable over three (3) fiscal years as indicated below, after

completion of the Project, passing all City Inspections, and according to terms and conditions stated herein.

Year 1 - $36,875.00 issued upon passing of inspections and occupancy
Year 2 - $36,875.00
Year 3 - $36,850.00

Total: $110,600.00

d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

(*See* **Exhibit A**)

WHEREAS, City desires to authorize the execution of a Development Agreement by and between City and Developer in substantially the form attached hereto as **Exhibit A**, to carry out the Project; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to authorize the Mayor and/or City Manager to execute the Development Agreement, and any other required documents associated with the Development Agreement, between City and Developer (*see* **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.

Section 2. The Development Agreement by and between the City and Developer, attached hereto as **Exhibit A**, is approved.

Section 3. The Mayor and/or City Manager is authorized and directed to execute the Development Agreement with the Developer. (**Exhibit A**).

Section 4. This ordinance shall be effective upon its passage, approval, and publication in pamphlet form in accordance with Illinois law.

Passed by the City Council of the City of Wood River, Illinois, approved by the Mayor, and deposited and filed in the Office of the City Clerk, on the 2nd day of November 2026, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:
NOES:

APPROVED:

_____

Tom Stalcup
Mayor
City of Wood River
Madison County, Illinois

ATTEST:

_____

Danielle Sneed
City Clerk
City of Wood River
Madison County, Illinois

DEVELOPMENT AGREEMENT, PURSUANT TO THE ILLINOIS TIF ACT, BETWEEN AMERICAINS, LLC AND CITY OF WOOD RIVER, FOR 84 E FERGUSON AVENUE, WOOD RIVER, ILLINOIS

This Development Agreement ("Agreement") is entered into by and between theCity of Wood River, an Illinois Municipal Corporation ("City") and Americains, LLC (hereinafter collectively referred to as "Developer"). City and Developer may hereinafter be referred to as "Parties," or individually as "Party." This Agreement will become effective when signed by both Parties, and when approved by the corporate authorities of the City (the "Effective Date") via Ordinance:

PREAMBLE

WHEREAS, City is an Illinois municipal corporation pursuant to the laws and constitution of the State of Illinois with general powers as a unit of local government within its corporate limits; and

WHEREAS, City is authorized to provide certain incentives for economic development under 65 ILCS 5/11-74.4-1, *et seq.*, "The Tax Increment Allocation Redevelopment Act," as amended ("TIF Act" or "Act"); and

WHEREAS, Developer owns:

Address: 84 E. Ferguson Ave, Wood River, Illinois 62095

(hereinafter "Property"); and

WHEREAS, Developer has submitted a "City of Wood River TIF Improvement Program Application" (*See* **Exhibit A**); and

WHEREAS, City wishes to encourage Developer to develop the Property and assist Developer with TIF Act costs, if eligible under the TIF Act (as estimated and provided by Developer):

Purchase Existing Facility - $9,000.00
Site Improvements - $60,200.00
Rehab, Remodel of Existing Building - $191,800.00
Other - $55,000.00

Total Project Costs: $316,000.00

(*See* **Exhibit A**); and

WHEREAS, Developer estimates the total costs to develop the Property will be $316,000, and requests $110,600.00 in TIF incentives (*See* **Exhibit A**; hereinafter "Project"); and

WHEREAS, the Property is located within the corporate boundaries of City, and within the City's TIF #3 District ("TIF #3"); and

WHEREAS, because the Property is located within City's TIF #3, the Project is eligible for reimbursement of certain expenditures related to the development of the Property pursuant to the Illinois TIF Act; and

WHEREAS, the Project at the Property will likely enhance property values, facilitate City's TIF #3 growth, improve exterior aesthetics, and otherwise benefit and protect the health, safety, general welfare, and economic welfare of City residents; and

WHEREAS, Developer has informed City, and City hereby specifically finds, that without the financial support that may be provided to reimburse some of the Project costs, the Project is not financially feasible, and the Project will not move forward; and

WHEREAS, the Parties agree that all Project costs are estimates, all possible reimbursements for Project costs from City are estimates, and any actual reimbursements will be governed by the TIF Act and this Agreement between the Parties; and

WHEREAS, City has determined that Developer's Project is consistent with the objectives of the TIF Redevelopment Plan adopted for the TIF #3; and

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the Parties, for and in consideration of the representations relative to the proposed improvements to the Property by the Developer, hereby agree as follows:

Section 1. Incorporation of Recitals. The Parties agree that all the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. Obligation of the Developer. Upon the approval by City of the Agreement, Developer shall proceed with the Project as described above. The Project shall be substantially completed within twenty-four (24) months of the date of approval by City of this Agreement. Any extension of time permitted for Developer to substantially complete the Project pursuant to the Agreement shall be agreed to in writing by both Parties. Specifically, Developer agrees as follows:

1. Developer will obtain all building and zoning permits, if any, in association with the Project.

2. The Developer covenants and agrees to pay prevailing wages pursuant to the *Illinois Prevailing Wage Act* (820 ILCS 30/1 *et seq.*) to the extent as may be required by law.

3. For purposes of this Agreement, Redevelopment Project Costs shall mean and

include all costs and expenses as defined as "redevelopment project costs" in Section 11-74.4-3(q) of the TIF Act.

Section 3. Obligation of City.

City agrees to provide assistance to the Developer under this Agreement until the date of expiration of TIF #3 as it is currently established, or until the agreed maximum TIF reimbursement to Developer has been reached under the TIF Act, or until there are no additional TIF eligible expenses to reimburse under the TIF Act, whichever occurs first. If any of the dates stated in this Agreement regarding the beginning or end of TIF #3 are not stated correctly, the legal dates established and confirmed by Madison County, IL will control. It is the sole responsibility of Developer to ensure the Property is wholly located within TIF # 3 and is eligible for any TIF #3 payments.

Funding assistance is broken down as follows:

a. Total Estimated Costs: $316,000.00

b. City agrees to reimburse the Developer up to the maximum sum of $110,600.00, or 35% of the Redevelopment Project Costs incurred, whichever amount is less, eligible for reimbursement under the Act.

c. The $110,600.00, or 35% of the Redevelopment Project Cost incurred, whichever amount is less, shall be paid (all payments are estimated based on TIF eligible costs) in three (3) installments payable over three (3) fiscal years as indicated below, after completion of the Project, passing all City Inspections, and according to terms and conditions stated herein.

Year 1 - $36,875.00 issued upon passing of inspections and occupancy
Year 2 - $36,875.00
Year 3 - $36,850.00

Total: $110,600.00

d. In determining the maximum sum amount, the total Redevelopment Project Costs include all documented costs incurred by the Developer to complete the Project which are eligible for reimbursement under the TIF Act.

Section 4. Reimbursement to Developer under the TIF Act.

a. Developer shall submit to the City Treasurer all applicable receipts setting forth the amount of TIF Act reimbursable costs incurred by the Developer to complete the Project.

b. The City Treasurer shall have sixty (60) days after receipt of any request for

reimbursement from the Developer to forward said request to the Mayor and City Council for approval or disapproval at a regularly scheduled meeting. If the Mayor and Council disapprove the request in its entirety or specific expenditure items, it shall provide in writing to the Developer an explanation as to why such request was disapproved; provided Developer is not in breach of this Agreement, the only reason for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure is not considered to be eligible because such expenditure does not fall within one of redevelopment project cost line items or otherwise does not fall within the definition of redevelopment project costs as defined in the Act.

c. City reserves the right to request any information from Developer deemed necessary by City to verify any information associated with this Agreement.

CITY'S OBLIGATION TO REIMBURSE DEVELOPER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION AND SHALL NOT BE A GENERAL OBLIGATION OF CITY OR SECURED BY THE FULL FAITH AND CREDIT OF CITY.

Section 5. Indemnification. Developer shall indemnify and hold harmless City, its agents, officers, lawyers, and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and attorneys' fees) which may arise directly or indirectly from: (i) the failure of Developer or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or material man; (ii) any default or breach of the terms of this Agreement by Developer; (iii) any negligence, or reckless or willful misconduct of Developer or any contractor, subcontractor or agent or employee thereof working on the Project; (iv) any claim brought against City arising in any way from this Agreement or the Project. Developer shall, at its own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising therefrom or incurred in connection therewith. If any judgment shall be rendered against City, its agents, officers, officials, lawyers, or employees in any such action, Developer shall, at its expense, satisfy and discharge the same. This paragraph shall not apply, and Developer shall have no obligation whatsoever, with respect to any willful misconduct on the part of City or any of its officers, agents, employeesor contractors. According to Illinois law, City has statutory tort immunity.

In no way limiting the foregoing, Developer shall also indemnify and hold harmless City,its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01 *et. seq.*, in connection with the Project.

Section 6. Default and Remedies. Except as otherwise provided in this Agreement, in the event of any default in or breach of any term or conditions of this Agreement by either Party or any successor or assign, the defaulting or breaching Party (or successor or assign) shall, upon written notice from the other Party, proceed immediately to cure or remedy such default or breach as follows: (a) in the event of a nonmonetary default, within thirty (30) days after receipt of notice, commence to cure or remedy such default, and (b) in the event of a monetary default,

within ten (10) days after receipt of notice, commence to cure or remedy such default. In case such cure or remedy is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including without limitation proceedings to compel specific performance by the defaulting or breaching Party. If either Party shall prevail in any court proceeding to enforce any term, covenant or condition hereof, the non-prevailing Party shall reimburse the prevailing Party its costs and reasonable attorneys' fees on account of such proceeding.

Section 7. Partial Invalidity. If any section, subsection, term or provision of this Agreement or the application thereof to any Party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section subsection, term or provision of this Agreement or the application of the same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 8. Termination of Agreement.

City reserves the right to opt out of this Agreement, with sixty (60) days' notice to Developer, should Developer not perform pursuant to this Agreement. Events of non-performance by Developer include, but are not limited to:

a. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand to the City, or request made by the City in connection with any documents, shall prove to be untrue.

b. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 90 consecutive days. There shall be no cure period for this event of default.

c. The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency, or other similar law, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer' s property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

Section 9. Entire Agreement. This Agreement constitutes the entire agreement between the Parties. No representation or covenant made by either Party shall be binding unless contained in this agreement or subsequent written amendments hereto agreed upon by both Parties.

Section 10. Notices. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the Party or an officer, agent or attorney of the Party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, if emailed, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Developer:

Americains, LLC
Attn: Anthony and Catherine Cain
2314 Briarcliff Dr.
Alton, IL 62002

To the City:

City of Wood River
111 North Wood River Ave
Wood River, IL 62095

CITY OF WOOD RIVER, ILLINOIS:

_____
Mayor

AMERICAINS, LLC

_____
Representative

City of Wood River
TIF Assistance Application

Address of Proposed Project: 84 E. Ferguson

Applicant Information

Applicant Name: Anthony & Catherine Cain — Phone: 618-801-8704

Applicant Address: 2314 Briarcliff Drive — Email: caintony@hotmail.com

City, State, Zip: Alton, IL 62002

Contact Person/Title: Owner

Project Costs:

Type of Cost	Projected Cost
Architectural & Engineering Fees	
Legal & Other Professional Fees	
Cost of Marketing Sites	
Purchase Land	
Purchase of Existing Facility	$ 9,000.00
Demolition Cost	
Site Improvements	$ 60,200.00
Rehab, Remodel of Existing Building	$ 191,800.00
Construction of New Building(s)	
Other (Please Specify)	$ 55,000.00

Total Project Cost: $ 316,000.00

Assistance Requested: $ 110,600.00

Current Fair Market Value: $ 141,570.00

Expected Fair Market Value After Completion of Proposed Project: $ 300,000.00

Are You the Curent Owner of the Property? (YES) NO (If yes, skip to #1)

Are You the Current Tenant of the Property? YES NO (If yes, provide owner information below)

Are you a Prospective Buyer? YES NO (If yes, provide owner information below)

Current Propery Owner Information (if different than applicant):

Owner's Name: Americains LLC — Phone:

Owner's Address: 2314 Briarcliff Dr. Alton, IL 62002 — Email:

City of Wood River
TIF Assistance Application

1 Describe the scope and purpose of this project.

The proposed project consists of the rehabilitation and improvement of the existing commercial building located at 84 E. Ferguson for the establishment of Jewel Ice Cream Co. as a permanent brick-and-mortar business.

Exterior improvements include replacing the existing asphalt seating area with an elevated concrete patio to mitigate flooding, installing permanent concrete tables, replacing windows, improving gutters and downspouts, and painting the building's exterior. The project also includes constructing an additional asphalt parking lot on adjacent property being acquired to accommodate customers utilizing online ordering.

Interior renovations include demolition, carpentry, drywall, plumbing, electrical, HVAC, flooring, painting, and other improvements necessary to prepare the building for commercial occupancy.

The project represents the next phase of redevelopment following the acquisition of the previously vacant property and will transform the existing structure into a functional commercial establishment.

2 Identify the proposed tenant (if applicable).

Jewel Ice Cream Co.

3 Discuss how the proposed project will eliminate or mitigate blighting conditions in the area.

The proposed rehabilitation will address deteriorated and outdated conditions within the existing commercial property, improving its appearance, functionality, and overall usability.

Exterior improvements, including window replacement, painting, and drainage improvements, will enhance the building's appearance and condition. Replacing the existing asphalt seating area with an elevated concrete patio will help mitigate flooding while creating a functional outdoor dining space. The additional parking area will improve accessibility and accommodate customer traffic associated with online ordering.

Extensive interior renovations will modernize the existing structure and prepare it for productive commercial use. Collectively, these improvements will help eliminate conditions associated with vacant and underutilized properties, encourage continued reinvestment, and contribute to the revitalization of the TIF District.

4 Describe the specific economic benefits of this property to the City of Wood River.

The project is expected to provide economic benefits to the City through substantial private investment in an existing commercial property, increased property valuation, and the establishment of a permanent retail business within the TIF District.

The rehabilitation will allow Jewel Ice Cream Co. to expand beyond its existing mobile operations into a permanent storefront, creating opportunities for increased sales activity and additional employment. The outdoor seating area and dedicated parking for online ordering will enhance customer accessibility and support the business's long-term growth.

The project will also provide an additional destination within the community, attract customers to the surrounding commercial area, and support ongoing revitalization efforts within the TIF District.

5 Provide narrative explaining why the project is not feasible and could not be carried out without TIF funding assistance:

The proposed rehabilitation requires a substantial financial investment to address the existing building's condition and prepare the property for commercial occupancy. With estimated construction costs of $252,000, in addition to equipment purchases and property acquisition expenses, the overall project represents a significant financial commitment for a small business transitioning from mobile operations to a permanent location.

The necessary improvements include extensive interior renovations, exterior rehabilitation, flood mitigation, and additional parking facilities. These costs create a significant financial burden beyond the initial acquisition of the property.

TIF assistance would help offset a portion of the eligible redevelopment expenses and reduce the financial burden associated with rehabilitating the existing structure. Without this assistance, the applicant may be unable to complete

Applicant Signature

10/19/26
Date

MISSION READY
CONTRACTING
SERVICE DISABLED VETERAN OWNED SMALL BUSINESS

Proposed Budget – Grant Application

To: Tony Cain
84 E Ferguson Ave
Wood River, IL 62095
Attention: Tony Cain
Phone: (618) 801-8704
Email: caintony@hotmail.com

From: Hunter Hargrave
Phone: (618) 623-2648
Email: hunterh@missionreadycontracting.com
Date: 10/14/2026
Pages: 5

RE: 84 E Ferguson Ice Cream Shop Renovation – Wood River, IL

We are pleased to submit this budget proposal for the renovation of the ice cream shop at 84 E Ferguson Ave in Wood River. The work includes an interior renovation of the existing building for food-service use and exterior improvements to the building and site. All work will be performed by union trades in accordance with local codes and standards.

All costs in this proposal are budget numbers prepared for the owner. They are based on preliminary hand-sketched floor plans and subcontractor quotes.

Thank you for considering Mission Ready Contracting, LLC for your project. We appreciate the opportunity to help bring your ice cream shop to Wood River.

Scope of Work

Our process begins with a review of existing site conditions and coordination with the owner and the City of Wood River to finalize logistics and timelines. The work includes selective interior demolition, new partition walls, ADA restrooms, a kitchen/service area with health-department finishes, new electrical service and wiring, plumbing, ductless HVAC, security cameras with phone-controlled HVAC, finishes, replacement windows, gutters, new exterior concrete around the building, and a new asphalt parking lot.

Cost Breakdown

The budget below covers the labor, materials, equipment and management oversight needed to complete the project as described, including management and QC of all subcontractors and coordination of required City of Wood River inspections. Items marked (code/ADA) are required for a food-service occupancy.

General Conditions

- Mobilization / demobilization
- Supervision
- Building permit (allowance)
- Selective demolition of existing interior finishes
- Dumpsters and waste removal
- Safety
- Temporary toilet
- General liability and builder's risk insurance

- Floor and door protection, small tools
- Final construction clean
- Temporary water and electricity to be provided by the owner

Interior Demolition and Concrete

- Saw cut, remove and hand-excavate approximately 85 LF of slab for new underground plumbing
- Backfill, compact and pour back slab

Carpentry

- Frame approximately 72 LF of new interior partition walls
- Frame and header the customer service counter / transaction opening
- Blocking for wall-hung fixtures, grab bars and counters
- (4) interior doors with frames and hardware
- ADA grab bars, mirrors, restroom accessories, signage and fire extinguishers (code/ADA)

Drywall, FRP and Ceilings

- 5/8" drywall on new walls – tape and finish
- Sound insulation at restroom walls
- White FRP – full height in kitchen/service area, 4' wainscot in restrooms (code)
- Washable 2x2 lay-in ceiling in kitchen, restrooms and lobby (code)

Plumbing (code/ADA)

- Underground drain/vent piping and water piping to all fixtures
- Provide and install
  - (2) ADA toilets
  - (1) urinal
  - (2) wall-hung lavatories with ADA faucets
  - (1) mop sink
  - (1) 40-gallon electric water heater with expansion tank
  - (2) floor drains
  - (1) floor sink
- Install owner-furnished 3-compartment sink, hand sink and grease trap

Electrical (code)

- New 200 amp service, mast, ground rod and 40-circuit panel
- Complete rewire – receptacles in storage, kitchen, counter, lobby and restrooms
- LED lighting – shop lights in storage, 2x2 fixtures in kitchen and lobby, restroom lights with occupancy sensors
- Dedicated circuits – 40-gallon water heater and mini-split condenser
- Exit / emergency lighting
- (2) restroom exhaust fans ducted to exterior

HVAC

- Mitsubishi 24,000 BTU 3-zone hyper-heat ductless condenser
- (2) 12,000 BTU wall-mounted indoor units, line sets and condensate

Security Cameras and Smart Controls

- Security camera system – interior and exterior cameras with network recorder
- Phone app for live viewing and playback
- Wi-Fi control adapters on the mini-split units so HVAC temperature can be controlled from a phone

Painting

- Interior painting – walls, doors and frames
- Exterior painting

Flooring (code)

- Prep existing floors in kitchen, restrooms and lobby
- Epoxy flooring in kitchen and restrooms with integral 6" cove base in the kitchen
- Vinyl cove base in restrooms
- LVT with rubber base in customer lobby

Windows

- Remove and replace (2) 72" x 48" windows
- Remove and replace (1) 78" x 72" window
- Commercial aluminum frames with insulated glass, sealants and interior trim

New Exterior Concrete

- Remove and replace approximately 1,800 SF of concrete around the building

New Asphalt Parking Lot

- Excavate and grade approximately 1,600 SF for new parking
- Compacted stone base and new asphalt pavement
- Approximately 95 LF of new concrete curb
- Parking stall striping

Gutters

- Approximately 115 LF of 6" seamless aluminum gutter with (4) downspouts and splash blocks

Budget Summary

All amounts are budget numbers and include overhead and profit. Estimated schedule is approximately 12 weeks from notice to proceed; exterior concrete and asphalt are weather dependent.

Category	Budget
Exterior	
New exterior concrete	$41,400
New asphalt parking lot with concrete curb	$18,800
Gutters and downspouts	$4,500
Windows	$13,400
Exterior subtotal	**$78,100**
Interior	
General conditions	$31,900
Interior demolition and concrete	$15,500
Carpentry	$19,100
Drywall, FRP and ceilings	$16,400
Plumbing	$17,300
Electrical	$30,900
HVAC	$17,300
Security cameras and smart controls	$8,100
Painting	$10,000
Flooring	$7,400
Interior construction subtotal	**$173,900**
TOTAL CONSTRUCTION BUDGET	**$252,000**
Owner equipment purchases (owner is to purchase)	$55,000
Property purchase (owner is to purchase)	$31,000
TOTAL PROJECT BUDGET	**$338,000**

Standard Conditions

This proposal is submitted on the basis of specific conditions provided and the scopes of work requested. To provide the most efficient means and methods at the lowest price, our proposal is based on these Standard Conditions and the specific scopes of work detailed in the proposal; any deviation from these Conditions or scopes of work may affect the price, duration, or performance of the proposed work.

Union labor: All work will be performed by union trades at union wage and fringe rates, including Mission Ready Contracting's self-performed work and all subcontractors.

Allowances: HVAC, the asphalt parking lot, security cameras and smart controls, windows, gutters and downspouts, exit/emergency lighting, restroom exhaust fans, the water heater circuit and the building permit are carried as allowances and will be finalized with final quotes. Owner equipment purchases ($55,000) and property purchase ($31,000) – owner is to purchase.

Mission Ready Contracting, LLC takes exception to the following:

- Any unforeseen situations outside the scope of work
- Any delays caused by weather
- Any delays caused by the owner
- Overtime/Premium Time/Weekend work
- Signage
- Permit fees beyond the building permit allowance
- Stamped drawings – architectural, structural, mechanical, electrical, plumbing
- Health department plan review and inspection fees
- Purchase of kitchen equipment, freezers, refrigerators, prep tables, shelving and furniture (owner is to purchase)
- Built-ins – service counter, bench seating and cabinets
- Property purchase (owner is to purchase)
- Owner-furnished 3-compartment sink, hand sink, faucets and grease trap
- Data/POS systems; security monitoring and app subscription fees
- Soil compaction testing
- Ameren Utilities
- Sewer – Water tap fees
- Removal of any hazardous materials

Our performance is contingent upon strikes, lockouts, fire, flood, unworkable weather conditions, accidents, acts of God, of the government, of a public enemy, of another contractor or any cause beyond our control.

Our liability and responsibility shall be limited strictly and solely to acts of omission of our direct employees, anything in the proposal or contract notwithstanding. We are not responsible for damage to any pipes, conduits, etc. in slabs, walls, or under the earth's surface, or delays due to equipment malfunctions, weather, or other causes beyond our control. Rates quoted herein are subject to change without notice.

Terms: Invoices not paid within 10 days are subject to service charges of 1 ½% per month or 18% annually on amounts that exceed 30 days. In the event your account becomes delinquent and is placed in the hands of a collector or licensed attorney for collection or suit is instituted on such account, there shall be paid all cost of collection, including attorney's fees incurred in collecting any amount due.

If acceptable, please sign and return to Mission Ready Contracting.

ACCEPTED BY:

_____
Buyer

_____
Title

_____
Date

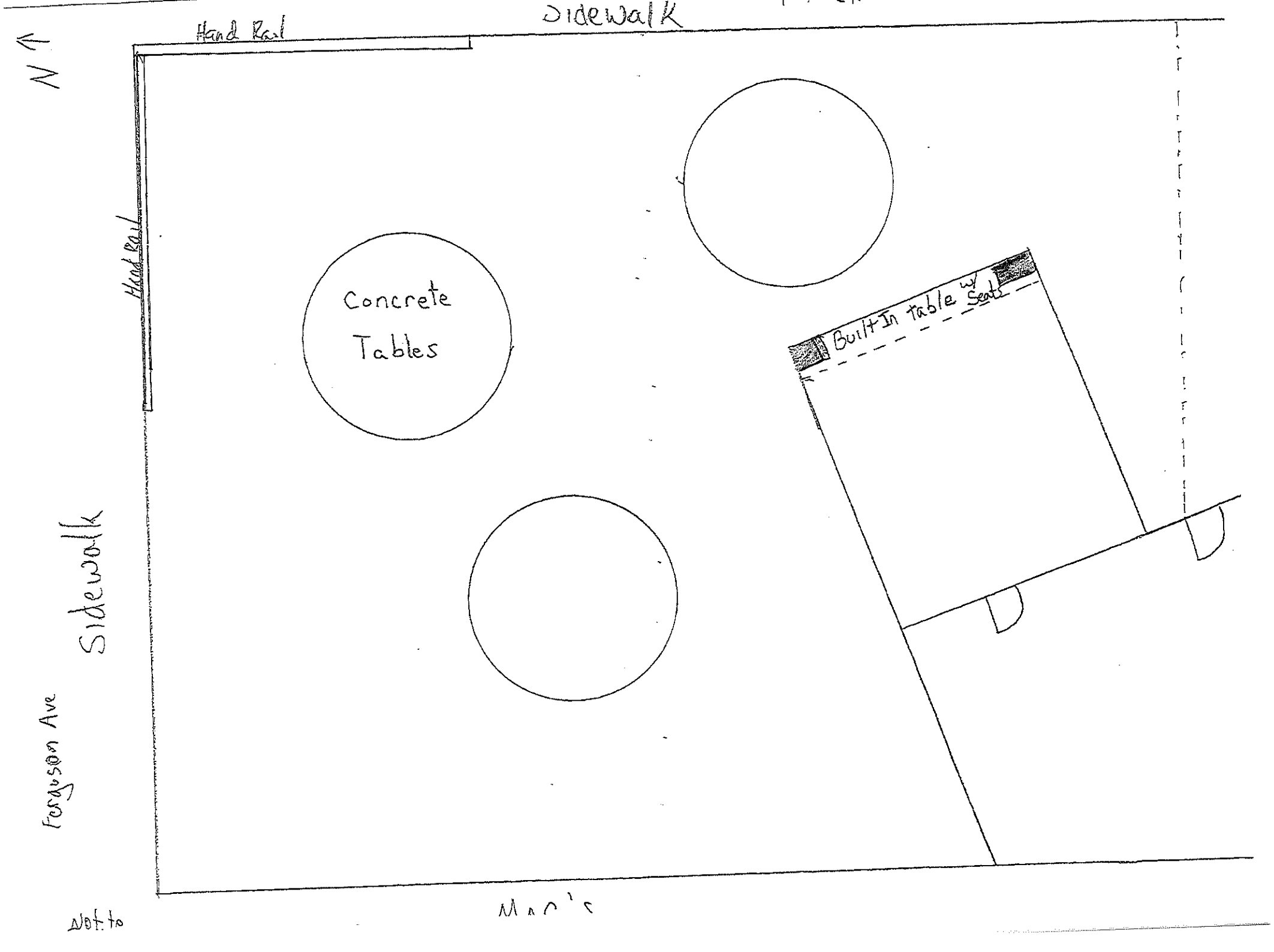
SIGNED:

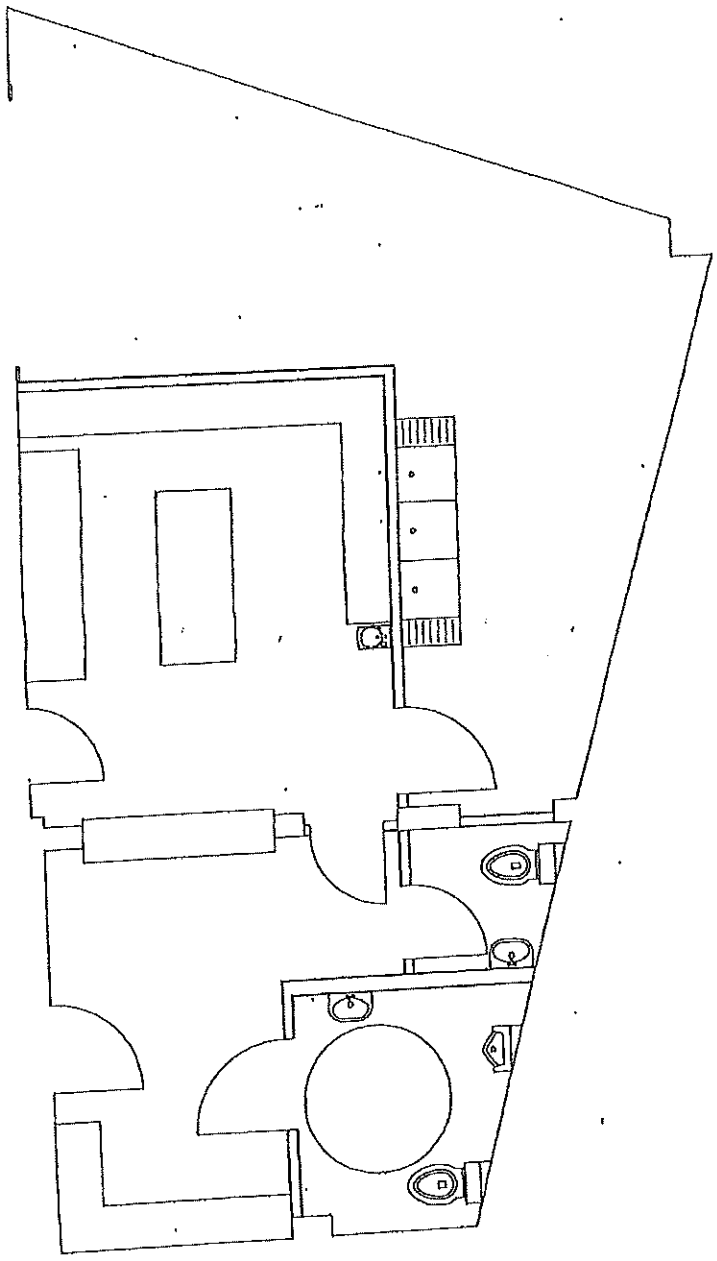
Hunter Hargrave
Hunter Hargrave

Project Manager
Title

October 14, 2026
Date

Existing Asphalt
Ally
#online order pick up
N/
Concrete curb
Land scape
Concrete curb
Sidewalk
Current Property line
Working to purchase parcel
#1
#2
#3
#4
Walkway
Landscape
Grass area
Sidewalk


N
Sidewalk
Hand Rail
Hand Rail
Concrete
Tables
Built In table w/ Seats
Sidewalk
Ferguson Ave
Main
Not to



AMERICAINS LLC

Two-Year Projected Gross Sales

Proposed Brick-and-Mortar Ice Cream Shop | 84 E. Ferguson, Wood River, Illinois

This preliminary estimate projects gross sales for the planned brick-and-mortar shop. The estimate assumes moderate initial customer traffic, average customer spending of approximately $6–$8, and seasonal variation, with stronger sales during warmer months. Sales from the existing ice cream truck are excluded.

2027 — Opening Year (Assumes Opening Before April)

	—
January–March	$9,000
April	$14,000
May	$19,000
June	$22,000
July	$21,000
August	$17,000
September	$13,000
October	$8,000
November	$7,000
December	**$130,000**
Estimated Annual Total	

2028 — Full Year of Operation

	$5,000
January	$5,000
February	$8,000
March	$12,000
April	$17,000
May	$22,000
June	$25,000
July	$24,000
August	$19,000
September	$15,000
October	$7,000
November	$6,000
December	**$165,000**
Estimated Annual Total	

Planned Hours: Tuesday–Thursday, 3:00 p.m.–9:00 p.m.; Friday–Sunday, 2:00 p.m.–10:00 p.m. (approximately 46 hours per week).

Basis and Disclaimer: These figures are estimates for planning purposes only, not guaranteed results. Actual sales will depend on opening date, customer traffic, weather, seasonality, and other market conditions. Gross sales are before expenses, taxes, and other costs and do not represent net profit. The owners also expect to continue operating the ice cream truck; its sales are not included in these projections.

(7)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WOOD RIVER THAT PROPOSES THE APPROVAL OF A BUSINESS DISTRICT PLAN FOR THE PROPOSED HOLLYWOOD RIVER BUSINESS DISTRICT AND FIXING A TIME AND PLACE FOR A PUBLIC HEARING ON THE PLAN AND DESIGNATING THE BUSINESS DISTRICT

WHEREAS, the City of Wood River, Madison County, Illinois (the "City") has the authority to designate certain areas of the City as a Business District pursuant to the Illinois Business District Development and Redevelopment Business District Law, Section 65 ILCS 5/11-74.3-1, et seq., as amended (the "Business District Law"); and

WHEREAS, pursuant to the Business District Law, the City has prepared a Business District Plan (the "Plan") for an area of approximately 131 acres (125 acres less right-of-way) located along Enviro Way in the Environtech Business Park, at the interchange of State Route 3/Lewis and Clark Boulevard and State Route 143/River Heritage Parkway, which constitutes the proposed Hollywood River Business District (the "Business District"); and

WHEREAS, because of the lack of an adequate street layout and deterioration of site improvements, the proposed Business District has become an economic liability to the community; and

WHEREAS, the purpose of the Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, the Business District Law requires that the City hold a public hearing to take testimony from the public regarding the proposed Plan and designation of the Business District.

NOW, THEREFORE, BE IT RESOLVED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WOOD RIVER, MADISON COUNTY, ILLINOIS, AS FOLLOWS:

Section1. That the preceding recitations in the upper part of this Ordinance are realleged, restated and adopted as paragraph one (1) of this Ordinance; and

Section 2. That the public hearing shall be held before the City Council on December 7, 2026, beginning at 7:00 pm, at City Hall, 111 N Wood River Ave, Wood River, IL 62095.

Section 3. That the City Clerk is hereby authorized and directed to publish notices of this public hearing as required under the Business District Law.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 5. That this Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this 2nd day of November 2026.

YEAS:
NAYS:
ABSENT:

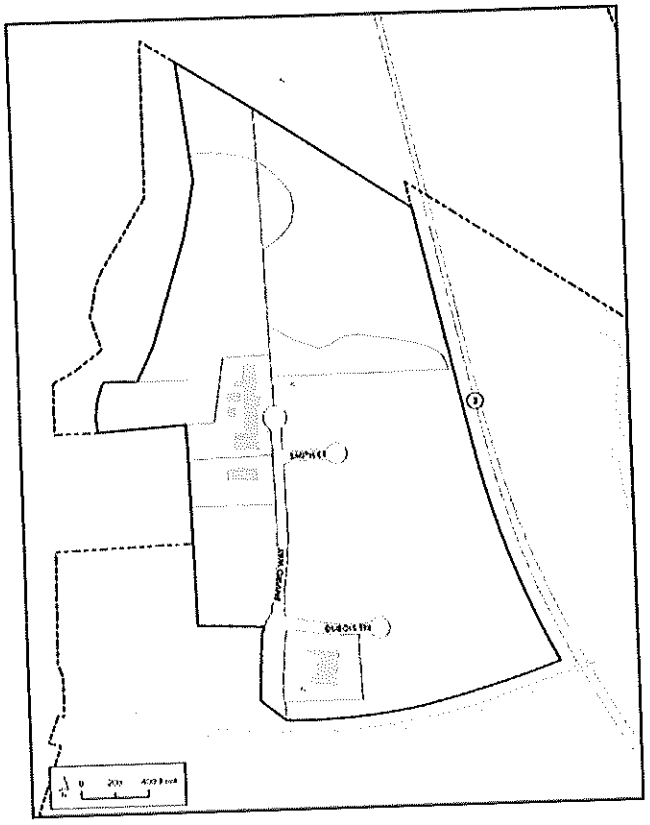
Tom Stalcup, Mayor

ATTEST:

Danielle Sneed, City Clerk

BUSINESS DISTRICT PLAN

HOLLYWOOD RIVER BUSINESS DISTRICT



PREPARED FOR:
Wood River, Illinois

PREPARED BY:
PGAV PLANNERS
ST. LOUIS, MISSOURI

OCTOBER 28, 2026

ACKNOWLEDGMENTS

MAYOR
Tom Stalcup

CITY COUNCIL
Dr. David Ayres
Bill Dettmers
Jeremy Plank
Scott Tweedy

CITY MANAGER
Steve Palen

CITY CLERK
Danielle Sneed

TREASURER/DIRECTOR OF FINANCE
Karen Weber

LEGAL COUNSEL
Michael P. McGinley

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SECTION 1 - INTRODUCTION

BACKGROUND

The City of Wood River, Madison County, Illinois recognizes that its long-term viability depends, in part, on strengthening its tax base by diversifying its economic base. The City has determined that it is essential to its economic and social welfare to identify and promote opportunities for development and private investment in order to attract sound and stable commercial growth.

The purpose of this document is to set forth a plan to induce the commercial development of approximately 131 acres, including street rights-of-way, or 125 acres excluding rights-of-way, and 11 parcels of real property. The area proposed for a Business District (the "Project Area" or "Area") is located to the north of River Heritage Parkway (State Route 143) and west of Lewis and Clark Boulevard (State Route 3) on the western edge of the City of Wood River. The boundary of the proposed Business District incorporates 11 parcels of real property in the Envirotech Business Park to establish the Hollywood River Business District. Recently, the City was approached by a developer wishing to build a 150-room production hotel development and a 10,000 square foot e-sports arena (the "Project") on 131 acres of land. However, the Project is not able to move forward without financial incentives to help offset development costs.

The City has determined that the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, et. seq.) (the "Business District Law") is an appropriate vehicle to be used as an inducement for funding a portion of the costs associated with the project. Designating the area as a Business District will advance the City's goal of strengthening its commercial base. This, in turn, will bolster both the real property and sales tax base of the City.

AREA BOUNDARY AND NEED FOR THE BUSINESS DISTRICT

The boundaries of the area to be addressed in this Plan are delineated on **Figure A – Business District Boundary** on the following page and a **legal description** is in the **Appendix** of this Plan. The business district will be named the **Hollywood River Business District** and is referred to herein as the "Business District". The Business District contains approximately 131 acres of land. **Figure B – Existing Land Use** shows the existing land uses.

Figure A - Business District Boundary

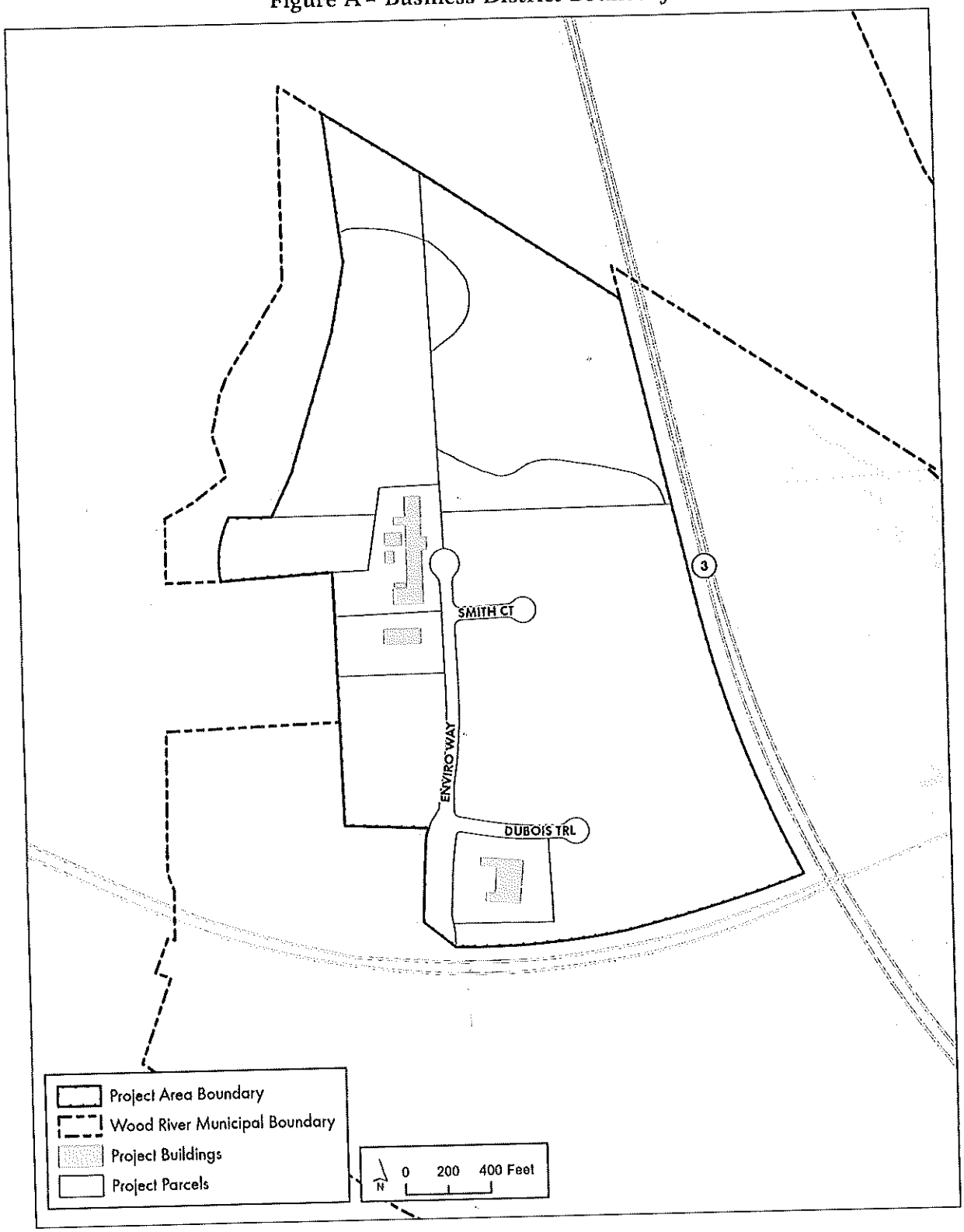
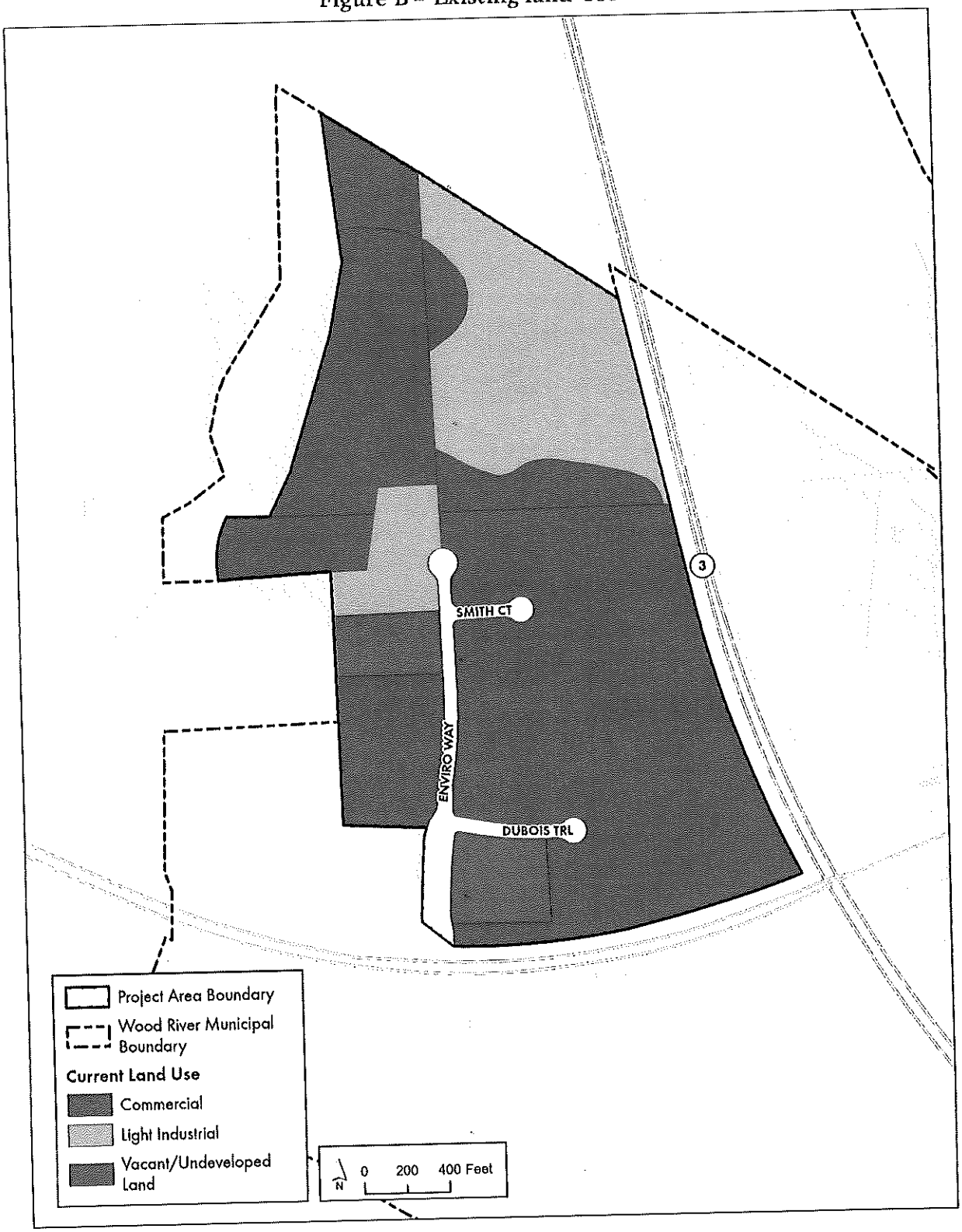


Figure B – Existing land Use



The purpose of the Business District is to induce the construction of a new 150-room Production Hotel that is to serve as the lodging arm of the Hollywood River Studio campus and a 10,000 square foot e-sports arena by WR Farms Investment LLC (hereafter referred to as the "Developer"). This development will be adjacent to Lens-Coat and Royal Oak Recycling located west of the Business District and Winchester Ammunition HQ located along the southern edge of the Business District. The developer has plans to acquire the adjacent parcels containing these businesses and will have full site control of the 131-acres in the Business District.

To construct the Project, certain public improvements must be made to accommodate new development and address the inadequacies of the adjoining streets and utilities to serve the Project. This will largely include the cost of constructing improvements in the Project Area, turning lanes into and out of the proposed development, and constructing internal roadways that will connect to improved intersections on existing roadways. The precise specifications of the public improvements will be determined later and will be consistent with local, county, and state regulations.

The Developer has demonstrated to the City's satisfaction that the total of the costs associated with site acquisition and infrastructure improvements to serve the site is economically infeasible without another source of funding. The Business District is needed to help overcome this economic gap.

MUNICIPAL AUTHORITY

The Business District Law authorizes Illinois municipalities to designate an area within the municipality as a business district. A business district must be established in conformance with a specific plan officially approved by the corporate authorities of the municipality after a public hearing. A business district must also conform to the municipality's comprehensive plan.

The exercise of the powers provided for in the Business District Law is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts. The use of such powers for the development and redevelopment of business districts is a public use essential to the public interest. In accordance with the Business District Law, the City may exercise the following powers:

> *"(1) To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall*

not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection 10) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.

(2) Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith.

(2.5) To acquire property by eminent domain in accordance with the Eminent Domain Act.

(3) To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.

(4) To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.

(5) To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.

(6) To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.

(7) To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.

(8) To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.

(9) To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.

(10) If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.

(11) If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality."

ADDITIONAL STATUTORY PROVISIONS

In accord with the provisions of the Business District Law stated above, a municipality may enter into contracts necessary or incidental to the implementation and furtherance of a business district plan. This contracting power includes entering into an agreement with a developer or other nongovernmental person that provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes the municipality receives from the development or redevelopment of properties in the business district.

Also, the corporate authorities of a municipality may impose a retailers' occupation tax, service occupation tax, or hotel operators' occupation tax by ordinance pursuant to subsection (10) or (11) of Section 11-74.3-3 of the Business District Law. However, in order

to establish such taxes, the business district area must qualify as a "blighted area" as that term is defined in Section 11-74.3-5 of said law, to wit:

> *""**Blighted area**" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare."*

Furthermore, a business district plan shall be prepared. As defined in Section 11-74.3-5 of the Business District Law, a "business district plan" is the written plan for the development or redevelopment of the area identified as the district and must contain the following information:

> *"(i) a specific description of the boundaries of the proposed business district, including a map illustrating the boundaries;*
>
> *(ii) a general description of each project proposed to be undertaken within the business district, including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;*
>
> *(iii) the name of the proposed business district;*
>
> *(iv) the estimated business district project costs;*
>
> *(v) the anticipated source of funds to pay business district project costs;*
>
> *(vi) the anticipated type and terms of any obligations to be issued; and*
>
> *(vii) the rate of any tax to be imposed pursuant to subsection (10) or (11) of Section 11-74.3-3 and the period of time for which the tax shall be imposed."*

This document constitutes the Hollywood River Business District Plan. It sets forth the necessity for the designation of the Business District, the qualifications of the Business District as a "blighted area", a statement of objectives and policies to achieve these objectives, and a description of proposed projects for the Business District.

SECTION 2 - ANALYSIS OF BLIGHTING FACTORS

QUALIFICATIONS ANALYSIS FOR THE BUSINESS DISTRICT

Because the City intends to implement an additional retailers' occupation tax, service occupation tax, and hotel tax of up to 1.0% in accordance with the provisions of the Business District Law, an evaluation of the conditions within the Business District was conducted. Information gathered for this analysis was derived from research of Madison County property assessment records, including tax mapping showing the existing platting of the Business District, and information provided by the City. The following discussion in this section of the Plan summarizes the existing conditions within the Business District that allow it to qualify as a "blighted area" as defined by the Business District Law.

Deteriorated Site Improvements

The improved parcels in the Area exhibit signs of deteriorated site improvements, such as cracked, broken, aging, and otherwise deteriorated pavement, driveways, walkways, and parking lots.

Non-Existent or Inadequate Street Layout

The Business District lacks the necessary streets to support commercial development in the Project Area. To develop the Business District properly, it will be necessary to construct internal roadways and connectors to existing roadways. It is likely that improvements will need to be made to existing roadways as traffic patterns change. Therefore, the entire Project Area suffers from this factor and implementation of the Business District can help mitigate these blighting factors. Attachment A in the Appendix shows the current conditions of the roadways within the Project Area.

ECONOMIC LIABILITY AND ECONOMIC UNDERUTILIZATION

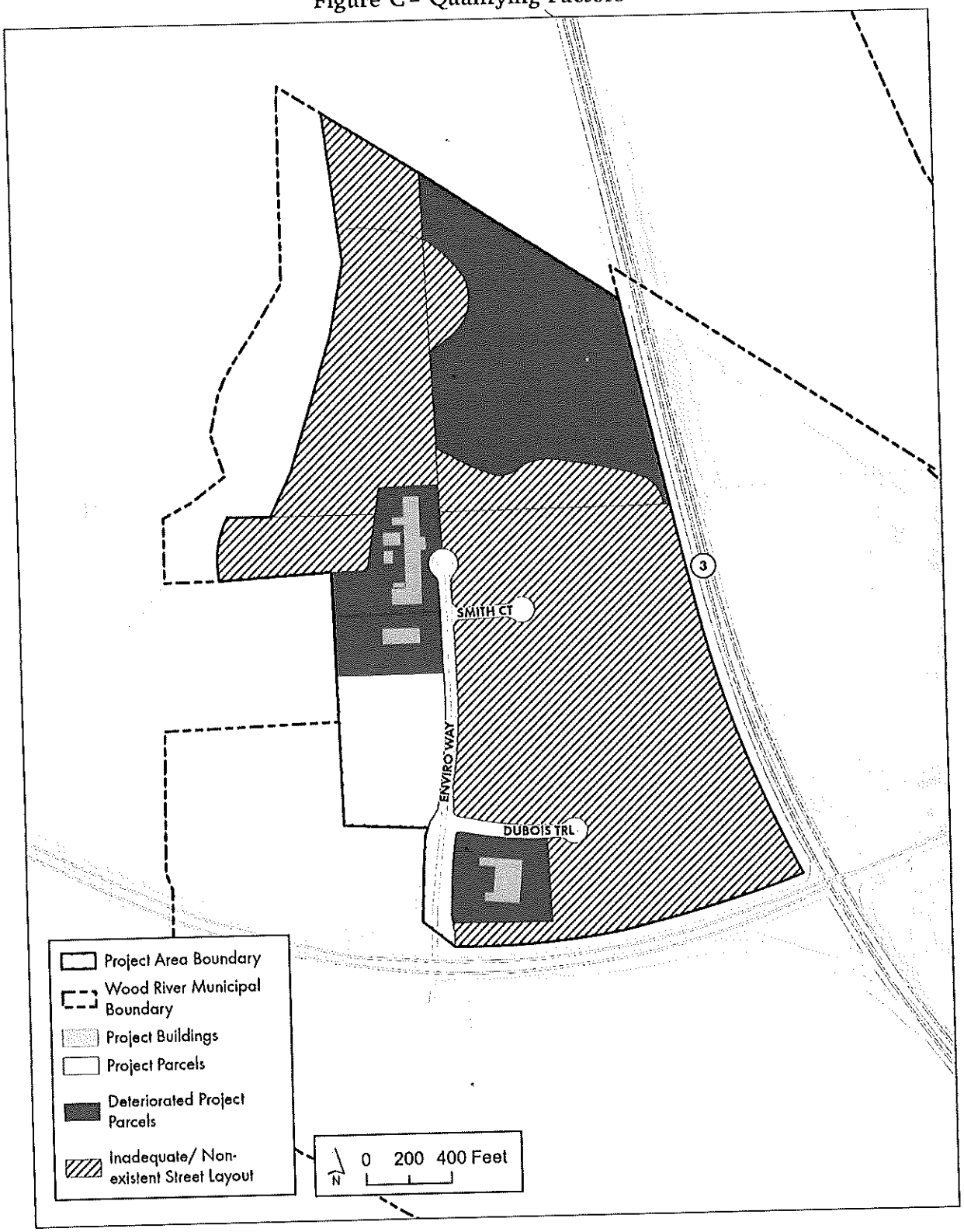
The Project Area contains approximately 125 acres of real property across 11 parcels; all of the property taxes generated in the Project Area come from three parcels, meaning eight parcels currently generate no property taxes. These eight parcels cover 108 acres of the 125 acres of real property in the Area. The most recent equalized assessed value of the Area is $1,491,130. The land value is far below any of the adjoining commercially and industrially developed properties, especially considering the prime location of this Area with convenient access to State Routes 143 and 3. In addition to property taxes, the Business District has the potential to generate substantial sales taxes for the City of Wood River and Madison County. Currently, minimal sales taxes are generated within the Business District.

If developed as proposed, PGAV Planners estimates that the total sales volume may be as high as $8,420,000 in the early years of the Project and grow to over $15,699,000 when fully built-out. Meanwhile, the Business District sales tax revenue may be around $50,000 in the early years and increase to over $150,000 over time.

In conclusion, the combination of deteriorated site improvements, a non-existent or inadequate street layout, and significant lack of property and sales taxes generated represents economic underutilization and creates an economic liability for the City. The Business District has the potential to generate substantially more in property and sales taxes than what is currently produced there. The overall goal for the Business District is to facilitate commercial development therein, which in turn will provide additional retail goods, services, and entertainment/recreation opportunities to the community, as well as additional revenue to help fund City and other local government services such as schools.

Figure C – Qualifying Factors, on the following page, shows the location of parcels containing site improvements that exhibit signs of deterioration and parcels which do not have adequate roadway infrastructure to serve potential development.

Figure C – Qualifying Factors



QUALIFICATION SUMMARY AND FINDINGS

Based on the "blighted area" definition outlined in the Business District Law, there are enough conditions that represent the required qualifications. These include:

- Non-existent streets and lacking intersection traffic signalization to enable the proposed development of the Business District.
- Deteriorating site improvements within the proposed Business District.
- Eight of the 11 parcels within the Business District produce no property tax and no sales tax but have the potential to generate a considerable amount.
- The combination of the factors above constitutes an economic underutilization of the properties within the Business District and thus creates an economic liability to the City.

Therefore, the Business District meets the standards as a "blighted area" per Section 11-74.3-5(3) of the Business District Law for designation as a "Business District" for purposes of imposing a tax pursuant to subsections (10) or (11) of Section 11-74.3-3 of the Business District Law. The Business District represents an area of the City, which by reason of unsafe conditions, obsolete platting, underutilization of the area, and a menace to public health, safety, morals, or welfare.

SECTION 3 - BUSINESS DISTRICT PLAN

DESCRIPTION OF THE BUSINESS DISTRICT

The Hollywood River Business District consists of approximately 131 acres of land, or 125 acres excluding rights-of-way, across 11 parcels in the City's Envirotech Business Park. The boundaries of the Business District are delineated on **Figure A – Hollywood River Business District**, and a boundary description is attached in the **Appendix** as **Figure.**

PURPOSE OF THE PLAN

The purpose of the Business District Plan (the "Plan") is to induce private investment in construction of buildings and site improvements related to commercial development, particularly for the development of the proposed Project described herein. The Plan establishes the objectives and policies for the development of the Business District.

Under the provision of the Illinois Business District Development and Redevelopment Law, the City intends to adopt each of the Business District sales taxes (retailers', service, and hotel operators' occupation sales taxes) as provided for in Section 11-74.3-3 (10) and (11) of the Law at the level of 1.0% for the retailer's and service occupations sales taxes and at 1.0% for the hotel operator's occupation sales tax. The Plan also describes the proposed uses of the revenue to be generated by the Business District taxes and lays out policies for using Business District tax revenue to provide incentives to achieve the City's objectives for the Business District.

BUSINESS DISTRICT OBJECTIVES

It is the overall objective of this Plan to induce the development of a planned commercial development. More specifically the objectives include:

Objective #1: Expansion of Wood River's economic base.
To utilize incentives to enhance the City's commercial base by bringing new commercial development along the City's underdeveloped western edge. The proposed Project would bring new sales tax and property tax revenue to the City. It will also provide additional commercial services and entertainment/recreation opportunities to the residents of Wood River and residents in surrounding communities.

Objective #2: Encourage investment and growth in areas outside the District.
The location of the Project Area is within a portion of the City that is largely underdeveloped. The proposed Project will help establish Wood River as the premier studio complex destination in the St. Louis Metropolitan area. The success of the proposed Project could ignite

development in other nearby underdeveloped areas or redevelopment of properties needing reinvestment.

Objective #3: Remedy blighted conditions.
To eliminate the conditions that caused the Business District to qualify as a blighted area as defined in Business District Law.

GENERAL DESCRIPTION, LOCATION OF PROPOSED PROJECT AND DEVELOPER

The developer proposing the redevelopment of the property within the Business District is WR Farms Investment LLC (the "Developer"), incorporated in the State of Illinois and authorized to do business in Illinois. WR Farms Investment LLC is led by CEO Chris Breakwell and has multiple decades of development experience, previously converting a steel mill into a film production facility in Pittsburgh, Pennsylvania. Below is a general description of the Project they propose for the Business District:

> *The developer, Chris Breakwell of WR Farms Investment LLC, intends to develop a new 150-room production hotel that is to serve as the lodging arm of the Hollywood River Studio campus and a 10,000 square foot E-sports Arena.*

BUSINESS DISTRICT POLICIES

It is the intent of this Plan to foster development within the Business District in a manner that is consistent with good urban planning practices, the City's economic development goals and objectives, and all applicable codes and ordinances. The policies set forth below are established to promote these objectives.

Development Agreements or Other Such Instruments
In order to ensure that development occurs in a manner consistent with this Plan, the City and the Developer are expected to enter into a development agreement or other such instrument that will establish the terms and conditions under which Business District financial incentives are to be provided. Such instruments may establish, among other things:

- the development entity to receive the incentives;
- the public and/or private improvements to be built, and
- identification of the type and amount of project costs to be reimbursed from Business District sales taxes.

The City may enter into multiple development agreements or other such instruments with other developers, if necessary to implement the Business District Plan.

Development Policies

Development within the Business District should occur in a planned fashion. To this end, this Plan provides the following policy guidelines:

- Development should take place in a planned scheme that is consistent with the development guidelines of the City's 2023 Comprehensive Plan document.

- To achieve the desired planned development, the Project will be subject to the City's planned development procedures under its zoning ordinance.

Economic Incentives Policies

In order to induce private investment in the Business District, the City may provide certain economic incentives to private parties. In providing such incentives, it is not the policy or intent of the City to create an unfair advantage of one business over a like-kind business. Instead, incentives will be used to help make projects feasible by helping to offset extraordinary project costs associated with constructing the new internal roadway and any other costs permitted in the Business District Law and as cited earlier in this Section.

BUSINESS DISTRICT PROJECT COSTS

The following costs are anticipated to be incurred in implementing the Hollywood River Business District. The Business District projects described above may entail a range of public and private activities and associated costs as provided for in Section 11-74.3-5 of the Business District Law, including without limitation the following:

> *"(1) costs of studies, surveys, development of plans and specifications, implementation and administration of a business district plan, and personnel and professional service costs including architectural, engineering, legal, marketing, financial, planning, or other professional services, provided that no charges for professional services may be based on a percentage of tax revenues received by the municipality;*
>
> *(2) property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;*
>
> *(3) site preparation costs, including but not limited to clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements and clearing and grading of land;*

(4) costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;

(5) costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;

(6) costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;

(7) financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under this Law that accrues during the estimated period of construction of any development or redevelopment project for which those obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and

(8) relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law."

The City intends to provide limited economic development assistance through the funding of certain development costs to be incurred by the Developer under the terms and conditions of a separate development agreement in furtherance of the objectives of this Plan. Economic development assistance may include expenditures for public and private improvements as itemized on **Figure D – Estimated Business District Project Costs** on the following page.

Figure D – Estimated Business District Project Costs

Description	Estimated Cost
A. Public Works	$63,000
(Street improvements and other public improvements)	
B. Property Assembly	$63,000
(Acquisition of land and other real and personal property)	
C. Site Preparation	$63,000
D. Construction of Buildings and Other Site Improvements	$2,008,000
E. Building Renovation, Repair, and Retrofit	$63,000
F. Planning, Legal, and Professional Services	$63,000
G. General Administration	$63,000
H. Relocation Costs	$25,000
I. Financing Costs	100,000
J. Contingency (10%)	$251,000
Total Estimated Costs	$2,762,000

Notes:

1. All costs shown are in 2026 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total business district project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated business district project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Business District Plan was approved, per subsection 11-74.3-2 (f) of the Business District Law.

Figure D should not be construed to limit the ability of the City to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the City and any developer(s), property owner, or business tenant.

SOURCES OF FUNDS TO PAY BUSINESS DISTRICT PROJECT COSTS

A portion of the funds necessary to pay for Business District project costs are to be derived from the following Business District Sales Taxes in accordance with Section 11-74.3-3 (10) and (11) of the Business District Law:

"...retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs..." and "...a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs..."

These taxes are to be imposed at the rates specified below pursuant to the definitions in Section 11-74.3-6 of the Business District Law as follows:

"(b)...a Business District Retailers' Occupation Tax levied upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this State's government, and at retail in the business district at a rate of 1.0% of the gross receipts from the sales made in the course of such business... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use."

"(c)...a Business District Service Occupation Tax shall also be imposed upon all persons engaged, in the business district, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the Business District Retailers' Occupation Tax, a rate of 1.0% of the selling price of tangible personal property so transferred within the business district, ... The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use."

"(d)...an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act, at a rate not to exceed 1% of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the business district,...excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators' Occupation Tax Act,

and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act."

The City is intending to implement the hotel operators occupation tax within this district. As well, the City shall deposit the proceeds of the above-described retailers occupation tax and the service occupation tax imposed into a special fund of the City named the "Hollywood River Business District Tax Allocation Fund".

Other sources of funds that may be used to pay the costs of implementation of the Business District objectives include:

- Private capital which is available to the Developer through its own cash reserves or financing entities;
- Improvements funded by third party tenants; and
- Other sources of public financing that may be identified at such a time in the future to fund project costs.

The City may issue obligations secured by the Business District Tax Allocation Fund to provide for the payment of Business District project costs. Those obligations, if so issued, shall be retired in the manner provided in the ordinance authorizing the issuance of those obligations and shall be for a term not later than 20 years after the date of issue or the dissolution date of the Business District, whichever is earlier.

SECTION 4 - FINDINGS AND AMENDMENTS TO THE BUSINESS DISTRICT PLAN

ESTABLISHMENT AND TERM OF THE BUSINESS DISTRICT

The establishment of the Business District shall become effective upon adoption of an ordinance by the City Council adopting this Plan. The Business District shall expire in accordance with the provisions of the Business District Law in Section 11-74.3-6 (f) that states:

> *"When business district project costs, including, without limitation, all obligations paying or reimbursing business district project costs have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the general corporate fund of the municipality. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than 23 years after the date of adoption of the ordinance imposing taxes pursuant to subsection (10) or (11) of Section 11-74.3-3, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsection (10) or (11) of Section 11-74.3-3."*

FINDINGS OF THE PLAN

The City hereby finds and determines as follows:

1. This Plan constitutes a specific plan for a business district named the Hollywood River Business District in the City of Wood River, Madison County, Illinois.

2. The designation of the Business District as identified in this Plan and the boundaries thereof delineated on Figure A - Hollywood River Business District, and as described by the boundary description contained in the Appendix, will assure opportunities for development and attraction of quality commercial growth to the City.

3. The Business District is contiguous and includes only parcels of real property directly and substantially benefited by this Plan.

4. The City's exercise of the powers provided in the Business District Law is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the City of Wood River, Madison County, Illinois.

5. The Business District qualifies as a blighted area because the Project Area represents a portion of the City, which by reason of non-existent streets and inadequate traffic signalization, constitutes an economic liability and an economic underutilization of the area.

6. The Business District, on the whole, has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of this Business District Plan. The Developer has stated that the projects will not take place absent the establishment of the Business District and using Business District sales tax revenue to reimburse the Developer for the extraordinary costs to develop the Project.

7. The Business District Plan conforms to the City of Wood River's 2023 Comprehensive Plan and official Zoning Map, which designated parcels in the Business District area to be utilized for "Wood River Business Park" purposes.

   Section 4-13.1 describes the district as
   "The Wood River Business Park is intended as a Business Unit Development with varied enterprises normally segregated under specific use districts."

   These include uses such as
   "Commercial establishments, professional service offices, financial institutions, Health care and service establishments, Manufacturing and industrial establishments"

Therefore, the proposed land uses for the Business District are consistent with the general intent of the Wood River Business Park zoning district and the City's 2023 Comprehensive Plan.

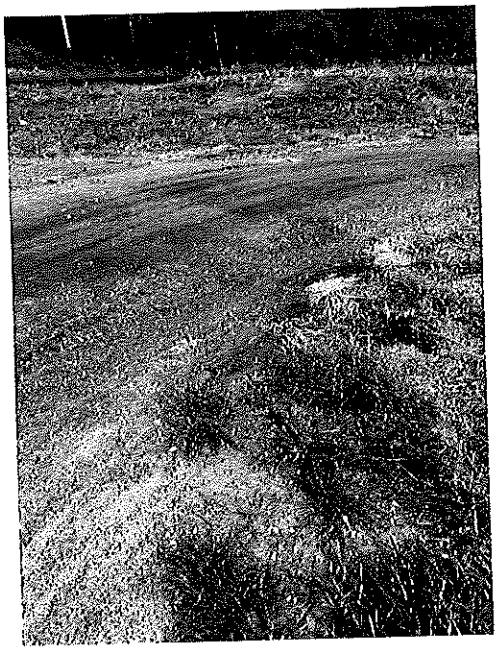
PLAN AMENDMENTS

The procedure for amending this Plan shall also be in conformance with the provisions of the Business District Law.

APPENDIX

ATTACHMENT A
Photographic Evidence

Deteriorated Site Improvement



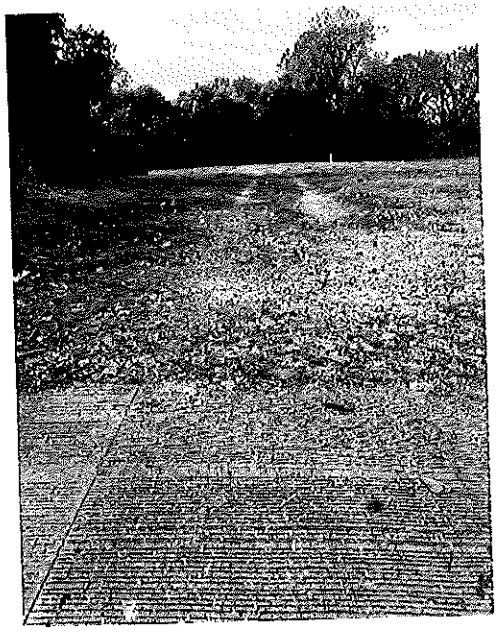
Inadequate/Non-Existent Street Layout / Deteriorated Site Improvement



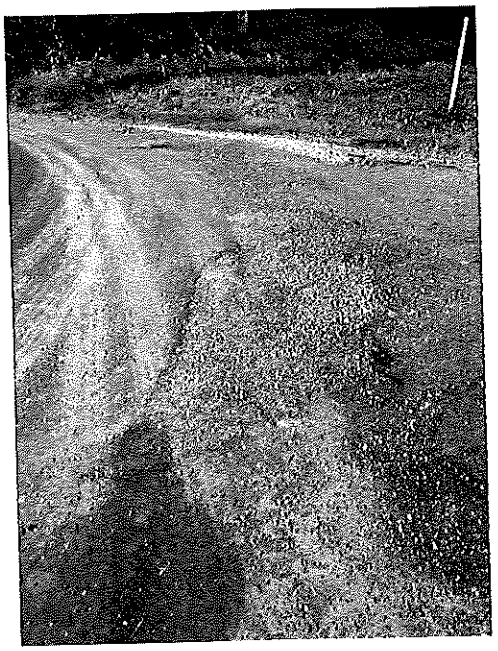
Inadequate/Non-Existent Street Layout / Deteriorated Site Improvement



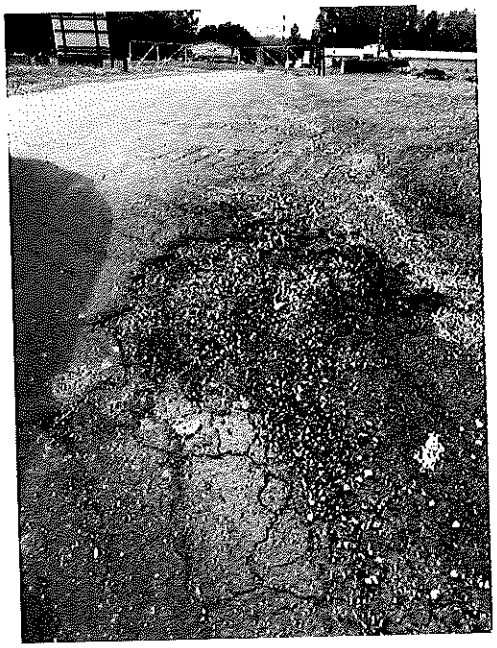
Inadequate/Non-existent Street Layout



Deteriorated Site Improvement



Deteriorated Site Improvement



ATTACHMENT B
Legal Description
Hollywood River Business District

A tract of land being in the Southeast Quarter of Section 20, Southwest Quarter Section 21, Northwest Quarter Section 28 and Northeast Quarter Section 29, all in Township 5 North, Range 9 West of the Third Principal Meridian, City of Wood River, Madison County, Illinois, described as follows:

Commencing at the northeast corner of Lot 1 of Envirotech Business Park Addition No. 1, a subdivision, according to the plat thereof recorded in Plat Cabinet 60, Page 152 of the Madison County records; thence along the north and northwesterly lines of said Lot 1 the following (3) courses:

1.) South 88 degrees 57 minutes 37 seconds West (basis of bearings is the Illinois State Plane Coordinate System – West Zone), 280.10 feet;
2.) South 10 degrees 22 minutes 25 seconds West, 389.94 feet;
3.) South 87 degrees 59 minutes 50 seconds West, 168.23 feet to the Northeast corner of land conveyed to Koch Nitrogen, Inc. in Deed Book 3710, Page 701 and the Point of Beginning;

Thence South 87 degrees 59 minutes 50 seconds West, 406.40 feet along the North line of said Koch Nitrogen, Inc. land to the Southeast corner of land conveyed to Koch Nitrogen, Inc. in Deed Book 4391, Page 432;
Thence along said Southeasterly lines of said Koch Nitrogen, Inc. lands the following (8) courses:

1.) Northeasterly along a curve to the right having a radius of 426.80 feet with a chord which bears North 15 degrees 06 minutes 55 seconds East, 301.19 feet, an arc distance of 307.82 feet to a point of reverse curvature;
2.) Northeasterly along a curve to the left having a radius of 630.68 feet with a chord which bears North 28 degrees 33 minutes 05 seconds East, 221.89 feet, an arc distance of 223.05 feet to a point of tangency;
3.) North 18 degree 25 minutes 10 seconds East, 743.76 feet to a point of curvature;
4.) Northeasterly along a curve to the left having a radius of 1,129.66 feet with a chord which bears North 12 degrees 14 minutes 36 seconds East, 243.07 feet, an arc distance of 243.54 to a point of tangency;
5.) North 05 degree 44 minutes 01 second East, 95.01 feet to a point of curvature;
6.) Northeasterly along a curve to the left having a radius of 2,047.22 feet with a chord which bears North 00 degrees 05 minutes 50 seconds East, 402.12 feet, an arc distance of 402.77 feet to a point of compound curvature;
7.) Northwesterly along a curve to the left having a radius of 1,104.03 feet with a chord which bears North 10 degrees 22 minutes 27 seconds West, 198.94 feet, an arc distance of 199.21 feet to a point of compound curvature;
8.) Northwesterly along a curve to the left having a radius of 279.29 feet with a chord which bears North 19 degrees 15 minutes 49 seconds West, 36.24 feet, an arc distance of 36.26 feet to the southwesterly right of way line of the Norfolk Southern Railroad;

Thence South 55 degrees 53 minutes 00 seconds East, 1,601.92 feet along said southwesterly line to the westerly right of way line of Illinois Route 3 (Federal Aid Route 4), variable width;
Thence along said westerly right of way lines the following (14) courses:

1.) South 12 degrees 38 minutes 31 seconds East, 911.68 feet;
2.) North 86 degrees 52 minutes 22 seconds East, 30.41 feet;
3.) South 12 degrees 35 minutes 09 seconds East, 408.73 feet to a point of curvature;
4.) Southeasterly along a curve to the left having a radius of 5,819.58 feet with a chord which bears South 13 degrees 33 minutes 37 seconds East, 184.03 feet, an arc distance of 184.04 feet;
5.) South 75 degrees 32 minutes 01 second West, 69.25 feet;
6.) South 24 degrees 27 minutes 48 seconds East, 84.62 feet;
7.) South 02 degrees 35 minutes 48 seconds East, 91.84 feet;
8.) South 27 degrees 30 minutes 12 seconds West, 263.31 feet;
9.) South 07 degrees 28 minutes 12 seconds West, 167.66 feet;
10.) South 29 degrees 33 minutes 48 seconds East, 120.01 feet;

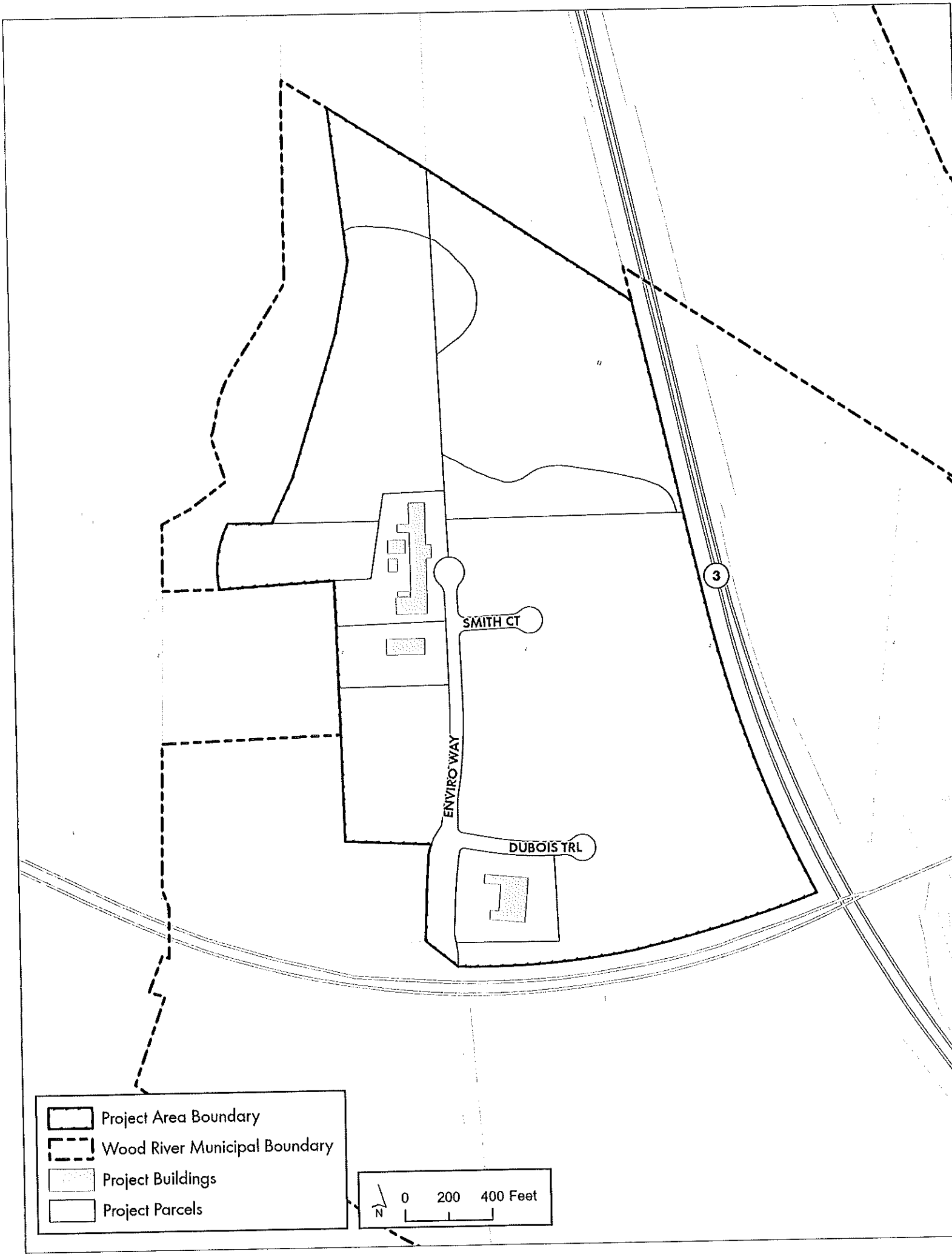
11.) South 59 degrees 39 minutes 48 seconds East, 105.94 feet;
12.) South 76 degrees 54 minutes 48 seconds East, 254.08 feet;
13.) Southeasterly along a curve to the left having a radius of 5,859.58 feet with a chord which bears South 24 degrees 47 minutes 46 seconds East, 442.00 feet, an arc distance of 442.10 feet;
14.) South 21 degrees 47 minutes 59 seconds West, 54.62 feet to the northerly right of way line of Federal Aid Route 155/Illinois Route 143/River Heritage Parkway (Berm Highway), variable width;

Thence along said northerly right of way line the following (2) courses:

1.) South 68 degrees 23 minutes 52 seconds West, 82.66 feet to a point of tangency;
2.) Southwesterly along a curve to the right having a radius of 3,719.72 feet; with a chord which bears South 80 degrees 09 minutes 01 second West, 1,515.28 feet, an arc distance of 1,525.96 feet to the easterly right of way line of Enviroway, variable width;

Thence North 45 degrees 39 minutes 29 seconds West, 228.34 feet to the Westerly right of way line of said Enviroway, also being the Easterly line of land conveyed to Koch Nitrogen, Inc. in Deed Book 3710, Page 701;
Thence along the Easterly and Northerly lines of said Koch Nitrogen, Inc. land the following (6) courses:

1.) North 03 degrees 18 minutes 25 seconds East, 179.21 feet;
2.) Northeasterly along a curve to the right having a radius of 1,850.20 feet with a chord which bears North 06 degrees 31 minutes 52 seconds East, 208.12 feet, an arc distance of 208.23 feet to a point of reverse curvature;
3.) Northwesterly along a curve to the left having a radius of 20.00 feet with a chord which bears North 35 degrees 41 minutes 39 seconds West, 28.03 feet, an arc distance of 31.05 feet to a point of tangency;
4.) North 80 degrees 09 minutes 49 seconds West, 30.22 feet to a point of curvature;
5.) Northwesterly along a curve to the left having a radius of 2,393.59 feet with a chord which bears North 84 degrees 04 minutes 25 seconds West, 324.56 feet, an arc distance of 324.81 feet;
6.) North 01 degrees 57 minutes 29 seconds West, 1,159.85 feet to the Place of Beginning,


SMITH CT
ENVIRO WAY
DUBOIS TRL
3
Project Area Boundary
Wood River Municipal Boundary
Project Buildings
Project Parcels
N
0
200
400 Feet

8

ORDINANCE NO._____

AN ORDINANCE AMENDING WOOD RIVER ORDINANCE NO. 2434 TO MAKE A TECHNICAL CORRECTION, MODIFY INCENTIVES, AND 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 Alton, the City of Wood River, 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 the Illinois Enterprise Zone Act, 20 ILCS 655/1, 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 (the "Enterprise Zone"), which includes certain real estate located in the County of Madison, Illinois ("Madison County"), (the "County"); the City of Wood River, Illinois ("Wood River"), 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");

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 modify incentives and add territory to the Enterprise Zone;

WHEREAS, the City Council of the City of Wood River, Illinois, in accordance with Section 5.4 of the Illinois Enterprise Zone Act, has found it appropriate to make a technical correction of Ordinance Number 2434 so as to clarify the authority of the Enterprise Zone Administrator to assess and collect an administrative fee of the Enterprise Zone;

WHEREAS, the Municipalities and County have determined that it is necessary and in the best interest of the Municipalities, and economic development interests countywide, to modify the incentives of the Enterprise Zone to exclude any property used or intended to be used as a data center, as defined in 20 ILCS 605/605-1025(c);

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 boundary to add property to the Enterprise Zone, as described in Exhibit A, so new property that is developed in these areas will receive all the state and local amenities provided by the Enterprise Zone; and,

WHEREAS, a public hearing was held at 10:30 a.m. on Tuesday, October 27, 2026, at the Wood River Police Station at 550 E Madison Ave., Wood River, Illinois where pertinent information concerning the proposed amendment to the Enterprise Zone 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 the 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 Riverbend Enterprise Zone as identified in Exhibit B hereto.

(3) That the City Council of the City of Wood River hereby approves, subject to the passage of comparable ordinances by the Municipalities and subject to the approval of the Illinois Department of Commerce and Economic Opportunity; that Section 7 of the Original Ordinance be amended as follows:

"**SECTION 7: Enterprise Zone Administrator**: The position of "Zone Administrator" is hereby created. Upon designation as an enterprise zone by the Department, the Management Organization shall appoint an administrator for the Riverbend Enterprise Zone (the "Zone Administrator"), who shall be an employee or officer of the County. The Zone Administrator shall be responsible for the administration of the Riverbend Enterprise Zone, including the implementation of this Ordinance and compliance with the Act and applicable laws, regulations and policies of the Department; shall have those powers and duties as set forth in the Act; and shall:

(a) Supervise the implementation of the provisions of this Ordinance and the Illinois Enterprise Zone Act.

(b) Act as a liaison between the County, the Municipalities, the Department, the Illinois Department of Revenue (the "IDOR"), designated zone organizations; and other state, federal and local agencies, whether public or private.

(c) Conduct an ongoing evaluation of the Enterprise Zone program and submit such evaluative reports on at least an annual basis to the Management Organization.

(d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.

(e) Have the authority to appoint personnel as appropriate to assure the smooth operation of the Enterprise Zone subject to approval by the Management Organization.

(f) Develop and recommend a comprehensive planning program for the Enterprise Zone.

(g) Establish and chair an Economic Development Committee that will serve as the primary technical and professional vehicle for triggering the implementation of the Enterprise Zone program objectives.

(h) Examine and recommend local incentives, benefits and programs to accomplish stated objectives, to stimulate economic activity in the Enterprise Zone and to address impediments to capital investments.

(i) Develop and analyze social, physical and economic data regarding population trends; labor force; land use patterns; size, type, capacity and status of existing residential, commercial, industrial and manufacturing facilities within the Enterprise Zone; infrastructure availability and condition, and other factors pertaining the community planning; and, to recommend planning-related actions.

(j) Recommend necessary legislative and administrative controls for guiding Enterprise Zone development, including planned capital improvements.

(k) Review supportive planning studies and reports to insure technical proficiency.

(l) Coordinate planning activities and program implementation with other county and/or city or village departments and department programs.

(m) Collect and analyze data and submit reports required by the Department on a timely basis.

(n) Act as program manager responsible for the Enterprise Zone's day-to-day operations.

(o) Have other such duties as specified by either the County Board Chairman or the Management Organization.

The Zone Administrator shall be responsible for the duties and tasks listed above. To accomplish these duties and tasks, the Zone Administrator, with the approval of the Management Organization, may appoint an Assistant Zone Administrator, and may receive technical and professional support from professionals as approved by the Management Organization.

Pursuant to 20 ILCS 655/8.2 (c), the Zone Administrator is hereby authorized to charge no more than 0.5% of the cost of building materials of any project associated with the Enterprise Zone, with a maximum fee of no more than $50,000. By April 1 of each year, each Zone Administrator shall file a copy of its fee schedule with the Department, and the Department shall post the fee schedule on its website."

(4) That the City Council of the City of Wood River hereby approves, subject to the passage of comparable ordinances by the Municipalities, County, and subject to the approval of the Illinois Department of Commerce and Economic Opportunity; that Section 8 of the Original Ordinance be amended as follows:

"**SECTION 8: Incentives:**

(a) State Enterprise Zone Incentives: The County and the Municipalities authorize the extension and utilization of any and all state incentives, tax exemptions and other inducements authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency by and for all residential, commercial, industrial and manufacturing projects located within the Enterprise Zone Area. If the term of any state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency has not expired as of December 31, 2016 on any qualified residential, commercial, industrial or manufacturing project located in the Original Riverbend Enterprise Zone, then such state incentive, tax exemption and other inducement shall not terminate, but shall instead continue in full force and effect until the natural termination of such state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency.

(b) Sales Tax: Each retailer in Illinois who makes a sale of building materials to be permanently affixed and incorporated into real estate located within the Enterprise Zone Area, as amended from time to time, by remodeling, reconstruction or new construction may deduct receipts from such sales when calculating the retail sales tax imposed by the State of Illinois under and pursuant to the Illinois Retailer's Occupation Tax Act. The deduction allowed hereby shall be limited to and shall only apply to any remodeling, rehabilitation or new construction of a qualified residential, commercial, industrial or manufacturing project which complies with the following conditions:

1. The claimant must obtain an Applicant I.D. Number from the IDOR website www.tax.illinois.gov.
2. The claimant must file with the Zone Administrator the following information on the form provided by the Zone Administrator:
   a. the name and address of the contractor(s), subcontractor or other entity(s);
   b. the name and number of the enterprise zone;
   c. the name and location or address of the building project in the enterprise zone;
   d. the estimated amount of the exemption for the claimant or claimant's contractor, subcontractor or other entity for which a request for Exemption Certificate is made, based on a stated estimated average tax rate and the percentage of the contract that consists of building materials;
   e. the period of time over which building materials for the project are expected to be purchased; and,
   f. other reasonable information as the Zone Administrator may require.
3. The Zone Administrator will then request (by providing the above information on the

IDOR website) IDOR to issue an Enterprise Zone Building Materials Exemption Certificate for the claimant or claimant's contractor, subcontractor or other entity identified by the Zone Administrator.

4. IDOR shall issue the Enterprise Zone Building Materials Exemption Certificate directly to the claimant or claimant's contractor, subcontractor or other entity. IDOR shall also provide the Zone Administrator with a copy of each Exemption Certificate issued. This Exemption Certificate is the evidence from IDOR that the Exemption is applicable and secures the Exemption and related tax incentive savings to the claimant.
5. As to each vendor or seller of the building materials, the claimant or claimant's contractor, subcontractor or other entity must provide to the vendor/seller of the building material a completed IDOR Form EZ-1 containing the following information:
   a. a statement that the building materials are being purchased for incorporation into real estate located in an Illinois enterprise zone;
   b. the location or address of the real estate into which the building materials will be incorporated;
   c. the name of the enterprise zone in which that real estate is located;
   d. a description of the building materials being purchased;
   e. the purchaser's Enterprise Zone Building Materials Exemption Certificate number issued by IDOR;
   f. the purchaser's signature and date of purchase.
6. IDOR may deny any entity the Enterprise Zone Building Materials Exemption Certificate if such entity owes any tax liability to the State of Illinois.

(c) Property Tax Abatement: Each unit of local government authorized by applicable law to levy ad valorem taxes upon real estate and improvements thereon located in the Enterprise Zone Area may adopt an ordinance or resolution abating the ad valorem taxes. The County hereby authorizes and directs the County Clerk to abate the ad valorem taxes assessed and imposed upon the increase in assessed valuation resulting from the remodeling, rehabilitation or new construction of improvements or projects on real property located within the Enterprise Zone Area, as amended from time to time, subject to the following conditions:

1. The abatement shall be one hundred percent (100%) of the County's ad valorem taxes on real property or any class thereof located within the Enterprise Zone Area, as amended from time to time.
2. The abatement shall apply only to the ad valorem taxes generated by an increase in assessed valuation resulting from the remodeling, rehabilitation or new construction of the improvements or projects for commercial, industrial or manufacturing use.
3. The abatement shall apply for the assessment year in which the remodeling, rehabilitation or new construction of the improvements or projects are made, and the three assessment years immediately following the year in which the remodeling, rehabilitation or new construction of the improvements or projects are made.
4. The abatement of real estate taxes on any parcel shall not exceed the amount attributable to the construction of the improvements on the parcel of real estate, or the renovation or rehabilitation of existing improvements on such parcel of real estate.
5. While the abatement is in effect, all ad valorem taxes resulting from the equalized assessed valuation for such real property for that tax year immediately preceding the remodeling, rehabilitation or new construction of the improvements or projects for commercial, industrial or manufacturing use shall continue to be collected and shall not be abated.
6. Any real property located within the Enterprise Zone Area and also located within the boundaries of any tax increment finance redevelopment area duly and legally adopted by any unit of local government pursuant to applicable Illinois law shall not be eligible for any abatement authorized hereunder.
7. Any property used or intended to be used as a data center, defined in 20 ILCS 605/605-1025(c) as a facility whose primary services are the storage, management, and processing of digital data; and that is used to house (i) computer and network systems,

including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, (ii) systems for monitoring and managing infrastructure performance, (iii) internet-related equipment and services, (iv) data communications connections, (v) environmental controls, (vi) fire protection systems, and (vii) security systems and services, as defined in 20 ILCS 605/605-1025(c), shall not be eligible for any abatement authorized hereunder.

8. If the term of any abatement of ad valorem taxes has not expired as of December 31, 2016 on any qualified commercial, industrial or manufacturing project located in the Original Riverbend Enterprise Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying commercial, industrial or manufacturing project's four (4) year abatement."

(5) 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.

(6) The Mayor, if applicable, is authorized to execute an Amended Enterprise Zone Intergovernmental Agreement.

(7) 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.

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

(9) 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.

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

Passed and approved this ___ day of _____, 2026.

Ayes: _____

Nays: _____

Absent: _____

Approved: _____

APPROVED: _____
TOM STALCUP, MAYOR

ATTEST: _____
DANIELLE SNEED, CITY CLERK

RECORDED: _____, 2026.

EXHIBIT A
RIVERBEND ENTERPRISE ZONE
BOUNDARY MAP

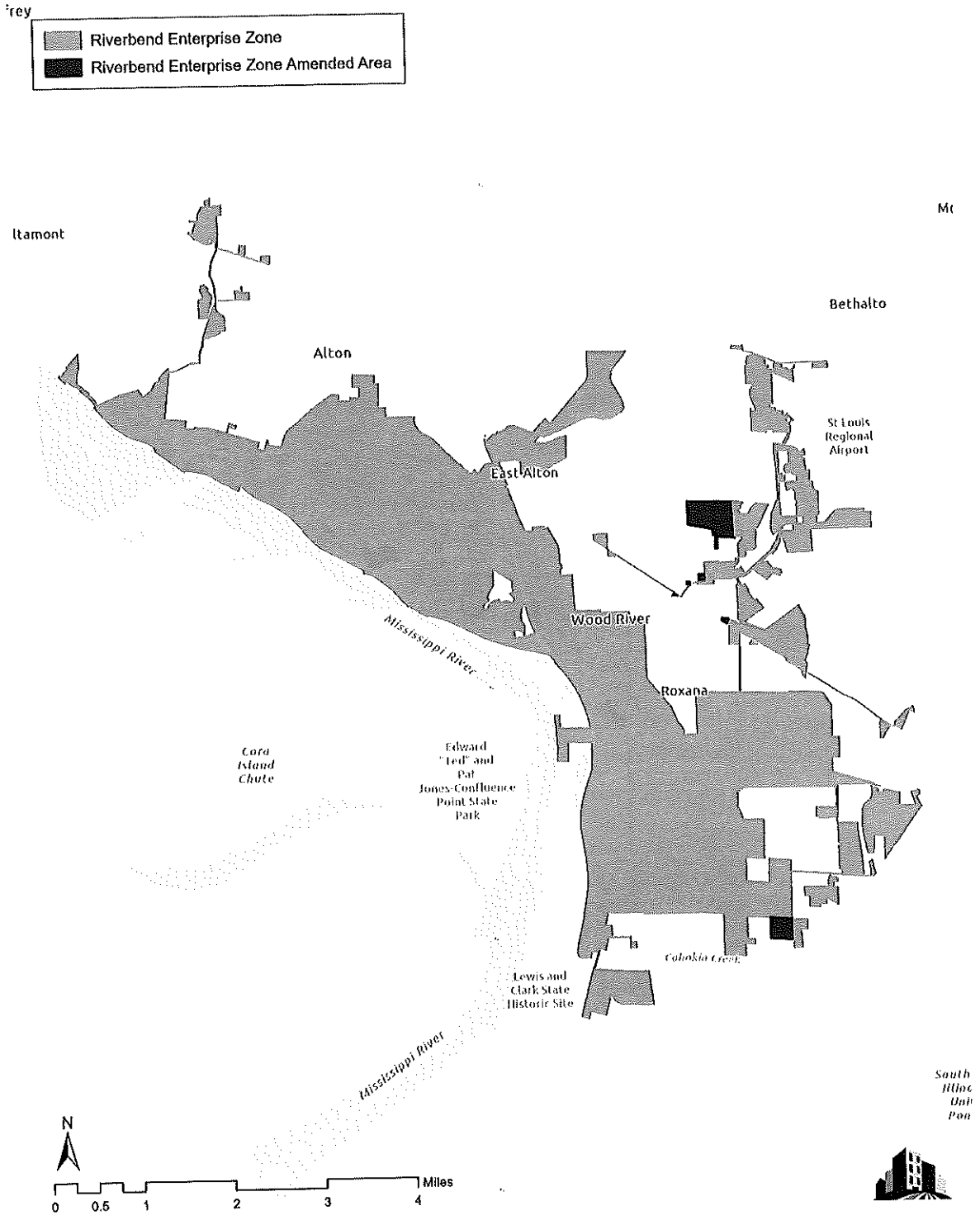


EXHIBIT B
RIVERBEND ENTERPRISE ZONE
LEGAL BOUNDARY DESCRIPTION

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 TONSER 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 BROWN STREET; OF SEMINARY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF DOROTHY AVENUE; THENCE SOUTH ALONG THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF MAYFIELD AVENUE; THENCE EAST ALONG SAID CENTERLINE TO SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WILLARD AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION THE INTERSECTION WITH THE CENTERLINE OF FRANOR STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE WITH THE CENTERLINE OF RIXON STREET; THENC 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 APPROXIMATLEY 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; THENC 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, RECOREDED 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 65 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 ANGEL 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 LLLINOIS 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 NORFOK & 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 ROUTH 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 OF370.91 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. I 7 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 2ND 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 L74 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 PENNINGS 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 PENNINGS 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.

ADDITION – NOVEMBER 2026

PARCEL 1
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, ALSO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001, AND POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,604 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,089 FEET TO THE NORTH LINE OF THE SOUTHERN PORTION OF SAID PARCEL; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 131 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 121 FEET AND WESTERLY A DISTANCE OF APPROXIMATELY 900 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-019; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 650 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-046; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 181 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.006; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 774 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 142 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.013; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 366 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,445 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, LOCATED ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,401 FEET TO THE NORTHWEST CORNER OF SAID SECTION, ALSO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001, AND POINT OF BEGINNING. CONTAINING 110.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-001, 19-1-08-23-00-000-002.

PARCEL 2
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-17-301-002, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 390 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHARLES AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 384 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 392 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 351 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-17-301-002, LOCATED ON SAID NORTH RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 3.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-23-17-301-002.

PARCEL 3
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BERRY LANE AND THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 164 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-20-401-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING. CONTAINING 0.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-22-20-401-003.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BERRY LANE AND THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 64 FEET TO THE CENTERLINE OF VAUGHN ROAD.

PARCEL 4
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 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 SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD, AND POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-20-401-017; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 208 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO SAID SOUTH SECTION LINE,

AND POINT OF BEGINNING. CONTAINING 0.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-22-20-401-017, 19-2-08-22-20-401-018.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-20-401-017; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID WEST LINE A DISTANCE OF APPROXIMATELY 36 FEET TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD.

PARCEL 5
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-10-101-002.001, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD, AND POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 401 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-06-101-032; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 178 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 441 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 343 TO THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-10-101-002.001, LOCATED ON SAID NORTH RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.6 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-26-10-101-002.001, 19-1-08-26-06-101-032.

PARCEL 6
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, 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 RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD AND THE WEST RIGHT-OF-WAY LINE OF CEMETERY ROAD, AND POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,248 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,277 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,239 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,271 FEET TO SAID WEST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 36.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-1-14-11-00-000-008.

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, 2026.

AMENDMENT TO THE RIVERBEND ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT

An Amending Intergovernmental Agreement by and among the County of Madison, Illinois ("Madison County", or the "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"); and the City of Wood River ("Wood River") in respect to the Riverbend Enterprise Zone (the "Enterprise Zone").

WHEREAS, the Illinois Enterprise Zone Act, 20 ILCS 655/1, et seq., (the "Act"), 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 (the "Municipalities") 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 Riverbend Enterprise Zone; and

WHEREAS, the Municipalities and County have determined that it is in the best interest of the Municipalities, and economic development interests countywide, to make a technical correction, modify incentives, and 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) The County and Municipalities hereby approve, subject to the passage of comparable ordinances by the Illinois Department of Commerce and Economic Opportunity; that Section 7 of the Original Ordinance be clarified as follows:

"**SECTION 7: Enterprise Zone Administrator:** The position of "Zone Administrator" is hereby created. Upon designation as an enterprise zone by the Department, the Management Organization shall appoint an administrator for the Riverbend Enterprise Zone (the "Zone Administrator"), who shall be an employee or officer of the County. The Zone Administrator shall be responsible for the administration of the Riverbend Enterprise Zone, including the implementation of this Ordinance and compliance with the Act and applicable laws, regulations and policies of the Department; shall have those powers and duties as set forth in the Act; and shall:

(a) Supervise the implementation of the provisions of this Ordinance and the Illinois Enterprise Zone Act.

(b) Act as a liaison between the County, the Municipalities, the Department, the Illinois

Department of Revenue (the "IDOR"), designated zone organizations; and other state, federal and local agencies, whether public or private.

(c) Conduct an ongoing evaluation of the Enterprise Zone program and submit such evaluative reports on at least an annual basis to the Management Organization.

(d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.

(e) Have the authority to appoint personnel as appropriate to assure the smooth operation of the Enterprise Zone subject to approval by the Management Organization.

(f) Develop and recommend a comprehensive planning program for the Enterprise Zone.

(g) Establish and chair an Economic Development Committee that will serve as the primary technical and professional vehicle for triggering the implementation of the Enterprise Zone program objectives.

(h) Examine and recommend local incentives, benefits and programs to accomplish stated objectives, to stimulate economic activity in the Enterprise Zone and to address impediments to capital investments.

(i) Develop and analyze social, physical and economic data regarding population trends; labor force; land use patterns; size, type, capacity and status of existing residential, commercial, industrial and manufacturing facilities within the Enterprise Zone; infrastructure availability and condition, and other factors pertaining the community planning; and, to recommend planning-related actions.

(j) Recommend necessary legislative and administrative controls for guiding Enterprise Zone development, including planned capital improvements.

(k) Review supportive planning studies and reports to insure technical proficiency.

(l) Coordinate planning activities and program implementation with other county and/or city or village departments and department programs.

(m) Collect and analyze data and submit reports required by the Department on a timely basis.

(n) Act as program manager responsible for the Enterprise Zone's day-to-day operations.

(o) Have other such duties as specified by either the County Board Chairman or the Management Organization.

The Zone Administrator shall be responsible for the duties and tasks listed above. To accomplish these duties and tasks, the Zone Administrator, with the approval of the Management Organization, may appoint an Assistant Zone Administrator, and may receive technical and professional support from professionals as approved by the Management Organization.

Pursuant to 20 ILCS 655/8.2 (c), the Zone Administrator is hereby authorized to charge no more than 0.5% of the cost of building materials of any project associated with the Enterprise Zone, with a maximum fee of no more than $50,000. By April 1 of each year, each Zone Administrator shall file a copy of its fee schedule with the Department, and the Department shall post the fee schedule on its website."

(5) The County and Municipalities hereby approve, subject to the approval of the Illinois Department of Commerce and Economic Opportunity, that Section 8 of the Original Ordinance be amended as follows:

"**SECTION 8: Incentives:**

(a) State Enterprise Zone Incentives: The County and the Municipalities authorize the extension and utilization of any and all state incentives, tax exemptions and other inducements authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency by and for all residential, commercial, industrial and manufacturing projects located within the Enterprise Zone Area. If the term of any state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency has not

expired as of December 31, 2016 on any qualified residential, commercial, industrial or manufacturing project located in the Original Riverbend Enterprise Zone, then such state incentive, tax exemption and other inducement shall not terminate, but shall instead continue in full force and effect until the natural termination of such state incentive, tax exemption or other inducement authorized under applicable Illinois law, the Act and/or the rules and regulations of the Department or other applicable state agency.

(b) Sales Tax: Each retailer in Illinois who makes a sale of building materials to be permanently affixed and incorporated into real estate located within the Enterprise Zone Area, as amended from time to time, by remodeling, reconstruction or new construction may deduct receipts from such sales when calculating the retail sales tax imposed by the State of Illinois under and pursuant to the Illinois Retailer's Occupation Tax Act. The deduction allowed hereby shall be limited to and shall only apply to any remodeling, rehabilitation or new construction of a qualified residential, commercial, industrial or manufacturing project which complies with the following conditions:

1. The claimant must obtain an Applicant I.D. Number from the IDOR website www.tax.illinois.gov.
2. The claimant must file with the Zone Administrator the following information on the form provided by the Zone Administrator:
   a. the name and address of the contractor(s), subcontractor or other entity(s);
   b. the name and number of the enterprise zone;
   c. the name and location or address of the building project in the enterprise zone;
   d. the estimated amount of the exemption for the claimant or claimant's contractor, subcontractor or other entity for which a request for Exemption Certificate is made, based on a stated estimated average tax rate and the percentage of the contract that consists of building materials;
   e. the period of time over which building materials for the project are expected to be purchased; and,
   f. other reasonable information as the Zone Administrator may require.
3. The Zone Administrator will then request (by providing the above information on the IDOR website) IDOR to issue an Enterprise Zone Building Materials Exemption Certificate for the claimant or claimant's contractor, subcontractor or other entity identified by the Zone Administrator.
4. IDOR shall issue the Enterprise Zone Building Materials Exemption Certificate directly to the claimant or claimant's contractor, subcontractor or other entity. IDOR shall also provide the Zone Administrator with a copy of each Exemption Certificate issued. This Exemption Certificate is the evidence from IDOR that the Exemption is applicable and secures the Exemption and related tax incentive savings to the claimant.
5. As to each vendor or seller of the building materials, the claimant or claimant's contractor, subcontractor or other entity must provide to the vendor/seller of the building material a completed IDOR Form EZ-1 containing the following information:
   a. a statement that the building materials are being purchased for incorporation into real estate located in an Illinois enterprise zone;
   b. the location or address of the real estate into which the building materials will be incorporated;
   c. the name of the enterprise zone in which that real estate is located;
   d. a description of the building materials being purchased;
   e. the purchaser's Enterprise Zone Building Materials Exemption Certificate number issued by IDOR;
   f. the purchaser's signature and date of purchase.
6. IDOR may deny any entity the Enterprise Zone Building Materials Exemption Certificate if such entity owes any tax liability to the State of Illinois.

(c) Property Tax Abatement: Each unit of local government authorized by applicable law to levy ad valorem taxes upon real estate and improvements thereon located in the

Enterprise Zone Area may adopt an ordinance or resolution abating the ad valorem taxes. The County hereby authorizes and directs the County Clerk to abate the ad valorem taxes assessed and imposed upon the increase in assessed valuation resulting from the remodeling, rehabilitation or new construction of improvements or projects on real property located within the Enterprise Zone Area, as amended from time to time, subject to the following conditions:

1. The abatement shall be one hundred percent (100%) of the County's ad valorem taxes on real property or any class thereof located within the Enterprise Zone Area, as amended from time to time.
2. The abatement shall apply only to the ad valorem taxes generated by an increase in assessed valuation resulting from the remodeling, rehabilitation or new construction of the improvements or projects for commercial, industrial or manufacturing use.
3. The abatement shall apply for the assessment year in which the remodeling, rehabilitation or new construction of the improvements or projects are made, and the three assessment years immediately following the year in which the remodeling, rehabilitation or new construction of the improvements or projects are made.
4. The abatement of real estate taxes on any parcel shall not exceed the amount attributable to the construction of the improvements on the parcel of real estate, or the renovation or rehabilitation of existing improvements on such parcel of real estate.
5. While the abatement is in effect, all ad valorem taxes resulting from the equalized assessed valuation for such real property for that tax year immediately preceding the remodeling, rehabilitation or new construction of the improvements or projects for commercial, industrial or manufacturing use shall continue to be collected and shall not be abated.
6. Any real property located within the Enterprise Zone Area and also located within the boundaries of any tax increment finance redevelopment area duly and legally adopted by any unit of local government pursuant to applicable Illinois law shall not be eligible for any abatement authorized hereunder.
7. Any property used or intended to be used as a data center, defined in 20 ILCS 605/605-1025(c) as a facility whose primary services are the storage, management, and processing of digital data; and that is used to house (i) computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, (ii) systems for monitoring and managing infrastructure performance, (iii) internet-related equipment and services, (iv) data communications connections, (v) environmental controls, (vi) fire protection systems, and (vii) security systems and services, as defined in 20 ILCS 605/605-1025(c), shall not be eligible for any abatement authorized hereunder.
8. If the term of any abatement of ad valorem taxes has not expired as of December 31, 2016 on any qualified commercial, industrial or manufacturing project located in the Original Riverbend Enterprise Zone, then such abatement shall not terminate, but shall instead continue in full force and effect until the natural termination of such qualifying commercial, industrial or manufacturing project's four (4) year abatement."

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

(7) 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.

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 _____

(Signature pages to follow.)

COUNTY OF MADISON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

CITY OF ALTON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF BETHALTO

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF EAST ALTON

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF HARTFORD

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF ROXANA

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

VILLAGE OF SOUTH ROXANA

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

CITY OF WOOD RIVER

BY: _____

TITLE: _____

DATE: _____

ATTEST: _____

EXHIBIT A
RIVERBEND ENTERPRISE ZONE

BOUNDARY MAP

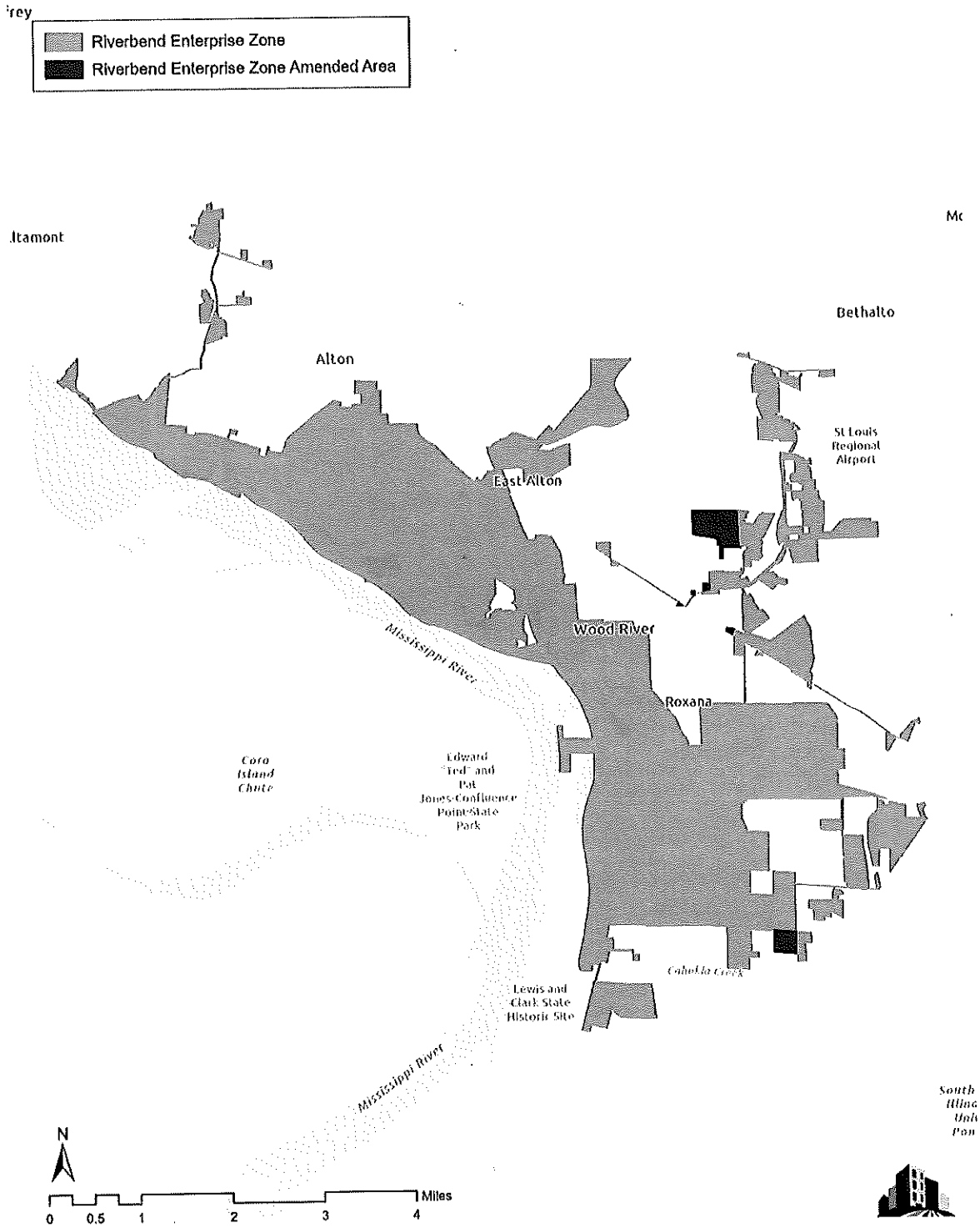


EXHIBIT B
RIVERBEND ENTERPRISE ZONE

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 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 TONSER 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; THENC 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

APPROXIMATLEY 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; THENC 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, RECOREDED 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 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 ANGEL 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 LLLINOIS 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 NORFOK & 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 ROUTH 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 OF370.91 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 2ND 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 L74 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 PENNINGS 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 PENNINGS 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.

ADDITION – NOVEMBER 2026

PARCEL 1
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, ALSO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001, AND POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,604 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 2,089 FEET TO THE NORTH LINE OF THE SOUTHERN PORTION OF SAID PARCEL; THENCE EASTERLY ALONG SAID NORTH LINE A DISTANCE OF APPROXIMATELY 131 FEET TO THE EASTERNMOST NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 61 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY A DISTANCE OF APPROXIMATELY 121 FEET AND WESTERLY A DISTANCE OF APPROXIMATELY 900 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-019; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 650 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-23-00-000-046; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 181 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.006; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 774 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF APPROXIMATELY 142 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001.013; THENCE NORTHERLY ALONG SAID EAST LINE A DISTANCE OF APPROXIMATELY 366 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,445 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, LOCATED ON THE WEST LINE OF SAID SECTION; THENCE NORTHERLY ALONG SAID WEST SECTION LINE A DISTANCE OF APPROXIMATELY 1,401 FEET TO THE NORTHWEST CORNER OF SAID SECTION, ALSO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-00-000-001, AND POINT OF BEGINNING. CONTAINING 110.1 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-23-00-000-001, 19-1-08-23-00-000-002.

PARCEL 2
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-17-301-002, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 390 FEET TO THE EAST RIGHT-OF-WAY LINE OF CHARLES AVENUE; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 384 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 392 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 351 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-23-17-301-002, LOCATED ON SAID

NORTH RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 3.2 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-23-17-301-002.

PARCEL 3
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BERRY LANE AND THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 164 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-22-20-401-003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 207 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 205 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 158 FEET TO THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD, AND POINT OF BEGINNING. CONTAINING 0.9 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 19-1-08-22-20-401-003.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BERRY LANE AND THE NORTH RIGHT-OF-WAY LINE OF VAUGHN ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 64 FEET TO THE CENTERLINE OF VAUGHN ROAD.

PARCEL 4
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 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 SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD, AND POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH SECTION LINE A DISTANCE OF APPROXIMATELY 353 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-20-401-017; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 208 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO SAID SOUTH SECTION LINE, AND POINT OF BEGINNING. CONTAINING 0.7 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-2-08-22-20-401-017, 19-2-08-22-20-401-018.

INCLUDING A SIX FOOT WIDE STRIP BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD AND THE WEST LINE OF ASSESSOR'S PARCEL WITH PIN 19-2-08-22-20-401-017; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID WEST LINE A DISTANCE OF APPROXIMATELY 36 FEET TO THE CENTERLINE OF EAST EDWARDSVILLE ROAD.

PARCEL 5
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, IL MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-10-101-002.001, LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST EDWARDSVILLE ROAD, AND POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 401 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-06-101-032; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 178 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ROCK HILL ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 441 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 343 TO THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 19-1-08-26-10-101-002.001, LOCATED ON SAID NORTH RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 2.6 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PINS: 19-1-08-26-10-101-002.001, 19-1-08-26-06-101-032.

PARCEL 6
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, 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 RIGHT-OF-WAY LINE OF WAGON WHEEL ROAD AND THE WEST RIGHT-OF-WAY LINE OF CEMETERY ROAD, AND POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,248 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 18-1-14-11-00-000-008; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,277 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF APPROXIMATELY 1,239 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 1,271 FEET TO SAID WEST RIGHT-OF-WAY LINE, AND POINT OF BEGINNING. CONTAINING 36.3 ACRES, MORE OR LESS, AND THE FOLLOWING ASSESSOR'S PARCEL WITH PIN: 18-1-14-11-00-000-008.

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, 2026.

RESOLUTION NO.

RESOLUTION APPROVING CHANGE ORDER NUMBER TWO TO INCREASE THE SCOPE OF THE CONTRACT WITH KAMEX INC. FOR CONCRETE SIDEWALKS AT VARIOUS LOCATIONS THROUGHOUT THE CITY.

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 previously contracted with Kamex Inc. for concrete sidewalks at various locations throughout the City; and

WHEREAS, City has determined a change order should be accepted and approved for concrete sidewalks at various locations throughout the City ("Project") based on the following:

1. Remove and Replace Additional Sidewalk as required to meet ADA requirements, as Directed by the Director of Public Services.
2. Remove and Replace Additional Concrete Curb, as directed by the Director of Public Services.
3. Remove and Replace Additional locations marked in field, but not noted on the Bid Documents, as directed by Director of Public Services.

and

WHEREAS, the Director of Public Works has informed the City Council that Change Order Number Two is necessary because it has been determined that additional concrete sidewalks are needed throughout the City; and

WHEREAS, City has determined that Change Order Number Two has increased the scope of the existing contract to include additional concrete sidewalks for an amount not to exceed $75,000.00. (*See* **Exhibit A**); and

WHEREAS, the Director of Public Works has informed City Council that funds are available for Change Order Number Two; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare and economic welfare to approve Change Order Number Two as stated herein (*See* **Exhibit A**); and

WHEREAS, City Council finds that the Mayor and/or City Manager should be authorized and directed, on behalf of City, to execute any documents required to approve Change Order Number Two.

NOW, THEREFORE, BE IT RESOLVED, 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. Change Order Number Two (*See* **Exhibit A**) is approved.

Section 3. City Council finds that the Mayor and/or City Manager should be authorized and directed, on behalf of City, to execute any documents necessary to give effect to this Resolution and approve Change Order Number Two (*See* **Exhibit A**).

Section 4. This Resolution shall be known as Resolution No. _____and shall be effective upon its passage and approval in accordance with law.

Passed by the City Council of the City of Wood River, Illinois, and deposited and filed in the Office of the City Clerk, on the 2nd day of November 2026, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:
NOES:

APPROVED:

_____

Tom Stalcup
Mayor
City of Wood River
Madison County, Illinois

ATTEST:

_____

Danielle Sneed
City Clerk
City of Wood River
Madison County, Illinois

This authorization for Construction Services shall be considered Change Order to the original Contract and Agreement between City of Wood River and Kamex Inc.

Client:	City of Wood River 111 North Wood River Avenue Wood River, IL 62095 Attn: Mr. Michael Velloff, P.E. Director of Public Works
Contractor	Kamex Inc 4323 Hwy 162 Pontoon Beach, Il 62040
Project Name	Wood River Sidewalk Improvements Change Order Number 2
Date:	27 October 2026

Description of Basic Services Required:

1. Remove and Replace Additional Sidewalk as required to meet ADA requirements, as Directed by the Director of Public Services.
2. Remove and Replace Additional Concrete Curb, as directed by the Director of Public Services.
3. Remove and Replace Additional locations marked in field, but not noted on the Bid Documents, as directed by Director of Public Services.

Compensation of Service shall be billed as follows: $75,000.00

The General Condition terms from the original contract also apply to Change Order 2. If this Agreement is acceptable to you, please sign below and return a copy to our office.

Kamex Inc.

Accepted By:

Cody Trosley
Project Manager

_____
Signature

_____
Title

_____
Date

Danielle Sneed 10+11

From: Kristen Burns <kburns@wrbusinessalliance.org>
Sent: Monday, October 26, 2026 3:58 PM
To: Danielle Sneed; Tom Stalcup; Steve Palen
Subject: Holiday Traditions Christmas Parade

Follow Up Flag: Follow up
Flag Status: Completed

The WRBA would like to request closure for this years Holiday Tradition Santa Parade being hosted on November 27th at 5:30pm. The Route will start at the Wood River Rec Center head down Wood River Avenue, turn left on Ferguson and end on First Street.
Directly after the Parade we will host the Holiday Tradition event with Santa, Smores, Hot Chocolate, Petting Zoo and Christmas Tree lighting. We also request the closure of First Street between Madison Ave and Ferguson to hold the Holiday Traditions event.

If you have any questions please let me know.
thank you

Want to become a partner? Click here
Book a Meeting With Me. Click here to Schedule