

Newspaper Notice for Public Hearing

City of Troy, Illinois Business District Plan for the Proposed Troy Business Improvement District

The City of Troy is considering adopting a Business District Plan for the proposed Troy Business Improvement District (pursuant to the Business District Development and Redevelopment Law constituting Section 65 ILCS 5/11-74.3-1, et seq., as amended).

This notice also includes the following information:

1. A public hearing will be held at 6:30 p.m. on September 7, 2021, at the Troy City Hall, 116 E. Market St., Troy, Illinois 62294.
2. In order to implement the activities covered by the Troy Business Improvement District, the Business District Plan must be adopted.
3. The geographical boundaries of the Troy Business Improvement District are as follows:

The proposed Troy Business District (the "District") encompasses 316 parcels of property and rights-of-way in the City. Generally, the Proposed Business District Area includes the primary commercial corridor of the City, including the downtown and interstate interchange areas. Parcels near I-55 and the I-55/IL-162 interchange make up the westernmost portion of the boundary, with parcels in the downtown portion of the City near South Ash Street making up the easternmost. The Area is legally described in Exhibit A.
4. The Troy Business Improvement District Plan provides for public and private investment in infrastructure and site work along with other statutory eligible activities. A copy of the Business District Plan, which includes a boundary map of the Business District, is available for public inspection at the City Clerk's office located at 116 E. Market St., Troy, Illinois 62294.
5. Within the District a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act. Such tax shall be imposed for up to, but no more than, 23 years.
6. Any person is invited to submit alternate proposals or bids for any proposed conveyance, lease, mortgage, or other disposition by the municipality of land or rights in land owned by the municipality and located within the proposed business district.
7. All interested persons will be given an opportunity to be heard at the public hearing.

We are interested in any comments you may have regarding this proposed plan.

David Nonn, Mayor

EXHIBIT A – LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 4, SECTION 5, THE EAST HALF OF SECTION 6, THE EAST HALF OF SECTION 7, SECTION 8, AND THE NORTH HALF OF SECTION 9, ALL IN TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 162 WITH THE WEST LINE OF "CARROLWOOD 3RD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 51 ON PAGE 93; THENCE NORTHWESTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 2 IN THE DEED YIU KAI CHIU AND YEE HING CHIU, TRUSTEES IN BOOK 3782 ON PAGE 1200 IN SAID RECORDER'S OFFICE; THENCE NORTHERLY ON SAID WEST LINE AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID CHIU TRACT; THENCE EASTERLY ON SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE WEST LINE OF "WILDROSE ACRES – FIRST ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 66 ON PAGE 13; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "WILDROSE ACRES – FIRST ADDITION"; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF FORMOSA ROAD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF "WATERFORD PLACE INDUSTRIAL PARK", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 66 ON PAGE 71; THENCE WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF SAID "WATERFORD PLACE INDUSTRIAL PARK"; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "WATERFORD PLACE INDUSTRIAL PARK"; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO JAMES D. KROTZ AND LISA JO KROTZ IN BOOK 3498 ON PAGE 1844; THENCE SOUTHERLY ON SAID WEST LINE TO THE SOUTH LINE OF SAID KROTZ TRACT; THENCE EASTERLY ON SAID SOUTH LINE TO THE WEST RIGHT OF WAY LINE OF FORMOSA ROAD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO CHRIST BROTHERS PROPERTIES L.L.C. SERIES III AS DOCUMENT NUMBER 2011R06832 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE 55 / FEDERAL AID INTERSTATE 70; THENCE SOUTHERLY ON SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTH LINE OF "TROY TOWN CENTRE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 65 ON PAGE 242; THENCE EASTERLY ON SAID NORTH LINE TO THE EASTERLY LINE OF SAID "TROY TOWN CENTRE"; THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WESTERLY LINE OF "PRAIRIELAND IV", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 52 ON PAGE 63; THENCE NORTHERLY ON SAID WESTERLY LINE AND THE WESTERLY LINE OF LOT 109 OF "PRAIRIELAND VI", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 18 TO THE NORTH LINE OF SAID LOT 109; THENCE EASTERLY ON SAID NORTH LINE TO THE WESTERLY RIGHT OF WAY LINE OF BARGRAVES BOULEVARD; THENCE NORTHERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF "TROY PLAZA – PHASE ONE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 57; THENCE EASTERLY ON SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE EAST LINE OF SAID "TROY PLAZA – PHASE ONE"; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID "TROY PLAZA – PHASE ONE"; THENCE WESTERLY ON SAID SOUTH LINE TO THE EAST LINE OF "TROY PLAZA – PHASE 3", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 25; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 2 OF "TROY PLAZA – PHASE 5", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 60 ON PAGE 16; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 2; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF LOT 3 OF SAID "TROY PLAZA – PHASE 5"; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ON SAID NORTH LINE AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF BUCKEYE DRIVE; THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 43 OF "PRAIRIELAND II", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 54 ON PAGE 163; THENCE EASTERLY ON SAID NORTH LINE AND THE NORTH LINE OF LOT 44 OF SAID "PRAIRIELAND II" AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF RIGGINS ROAD; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED AS PARCEL 8 IN THE DEED TO APOLLO PROPERTIES, LLC AS DOCUMENT NUMBER 2020R31631 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID NORTH LINE TO THE WESTERLY LINE OF "ACKERMAN'S THIRD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 56; THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTH LINE OF SAID "ACKERMAN'S THIRD ADDITION"; THENCE EASTERLY ON SAID SOUTH LINE AND THE NORTH LINE OF "ORCHARD COURTS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 56 ON PAGE 129 TO THE WEST LINE OF "TROY PROFESSIONAL PARK CONDOMINIUM" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 64 ON PAGE 246; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID "TROY PROFESSIONAL PARK CONDOMINIUM"; THENCE EASTERLY ON SAID NORTH LINE TO THE EAST LINE OF SAID "TROY PROFESSIONAL PARK CONDOMINIUM"; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 162; THENCE SOUTHEASTERLY ON SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE WEST LINE OF LOT 17 OF "JARVIS PLACE", REFERENCE BEING HAD TO

THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 63 ON PAGE 290; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF SAID LOT 17; THENCE EASTERLY ON SAID NORTH LINE AND THE NORTH LINE OF LOT 16 OF SAID "JARVIS PLACE" TO THE EAST LINE OF SAID LOT 16; THENCE SOUTHERLY ON SAID EAST LINE TO THE NORTHERLY RIGHT OF WAY LINE OF JARVIS COURT; THENCE EASTERLY ON SAID NORTHERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 OF SAID "JARVIS COURT"; THENCE SOUTHEASTERLY ON SAID WESTERLY LINE AND ITS NORTHWESTERLY EXTENSION TO THE SOUTH LINE OF SAID LOT 2; THENCE EASTERLY ON SAID SOUTH LINE TO THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO KIMBERLY K. ALLEN AND MICHAEL D. ALLEN AS DOCUMENT NUMBER 2014R14672 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTH RIGHT OF WAY LINE OF CLAY STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF MAIN STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTH LINE OF "JOHN G. JARVIS'S ADDITION TO TROY", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 15 ON PAGE 23; THENCE EASTERLY ON SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO THOMAS F. MOUSER AS DOCUMENT NUMBER 2011R23143 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON THE EAST LINE OF SAID MOUSER TRACT TO THE NORTH RIGHT OF WAY LINE OF MARKET STREET; THENCE EASTERLY ON SAID NORTH RIGHT OF WAY LINE TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF ASH STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE AND ITS NORTHERLY EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF CHARTER STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF KIMBERLIN STREET; THENCE SOUTHERLY ON SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF OAK STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE ORIGINAL TOWN OF TROY, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 19 ON PAGE 39; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF LOT 3 OF BLOCK 10 OF SAID ORIGINAL TOWN OF TROY; THENCE EASTERLY ON SAID NORTH LINE TO THE WEST LINE OF LOT 1 OF SAID BLOCK 10; THENCE NORTHERLY ON THE WEST LINES AND NORTHERLY EXTENSIONS OF LOTS 1 OF BLOCKS 10, 7 AND 6 OF SAID ORIGINAL TOWN OF TROY TO THE SOUTH RIGHT OF WAY LINE OF CHARTER STREET; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHEASTERLY RIGHT OF WAY LINE COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); THENCE NORTHWESTERLY PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COLLINSVILLE ROAD; THENCE NORTHEASTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO ECR PROPERTIES INC AS DOCUMENT NUMBER 2019R09985 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ON SAID SOUTH LINE AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO CRAIG A. BRANDT AND MEGAN H. BRANDT AS DOCUMENT NUMBER 2015R05028 IN SAID RECORDER'S OFFICE, AND ITS WESTERLY EXTENSION TO THE EAST LINE OF "COOK'S SECOND ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 6 ON PAGE 21; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF WICKLIFFE AVENUE; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SARAH STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE NORTH LINE OF BLOCK 1 OF "FAIRVIEW ADDITION TO TROY", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 6 ON PAGE 45; THENCE WESTERLY ON SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF LAUNDRY STREET; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE CENTER OF MCKINLEY STREET, NOW VACATED; THENCE WESTERLY ON THE CENTER OF MCKINLEY STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF "COOK'S THIRD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 7 ON PAGE 78; THENCE NORTHERLY ON SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF "PARKSIDE ESTATES", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 41 ON PAGE 99; THENCE WESTERLY ON SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF RIGGIN ROAD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO A LINE BEING NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO TRI-TOWNSHIP PARK DISTRICT AS DOCUMENT NUMBER 2012R18477 IN SAID RECORDER'S OFFICE; THENCE WESTERLY ON SAID LINE TO THE EAST WALL OF THE EXISTING BUILDING ON SAID TRI-TOWNSHIP PARK DISTRICT TRACT; THENCE SOUTHERLY ON SAID EAST WALL 10 FEET TO THE SOUTHEAST CORNER OF SAID EXISTING BUILDING; THENCE WESTERLY ON THE SOUTH WALL OF SAID EXISTING BUILDING TO THE SOUTHWEST CORNER OF SAID EXISTING BUILDING; THENCE NORTHERLY ON THE WEST WALL OF SAID EXISTING BUILDING AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF SAID TRI-TOWNSHIP PARK DISTRICT TRACT; THENCE WESTERLY ON SAID NORTH LINE TO THE EAST LINE OF LOT 2B OF "162 COMMONS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 65 ON PAGE 82; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF ROUTE 162; THENCE WESTERLY ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF "TOM UNGER CONDOMINIUM", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 61 ON PAGE 99; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID "TOM UNGER CONDOMINIUM"; THENCE WESTERLY ON SAID SOUTH LINE TO THE WESTERLY LINE OF SAID "TOM UNGER CONDOMINIUM"; THENCE NORTHERLY ON SAID WESTERLY LINE TO THE SOUTH LINE OF "PARKSIDE SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 40 ON PAGE 48; THENCE WESTERLY ON SAID SOUTH LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO LOUIS BUESKING, JR IN BOOK 3639 ON PAGE 800 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF SAID BUESKING TRACT; THENCE WESTERLY ON SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY ON SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); THENCE SOUTHWESTERLY ON SAID NORTHWESTERLY RIGHT OF WAY LINE TO A LINE BEING 20 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE NORTHERLY ON SAID LINE TO THE SOUTH

LINE OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO JOHN ROGENSKI AND CHARLENE ROGENSKI AS DOCUMENT NUMBER 2018R36280 IN SAID RECORDER'S OFFICE; THENCE SOUTHERLY ON SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COLLINSVILLE ROAD (ALSO KNOWN AS OLD U.S. ROUTE 40); THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF FORMOSA ROAD; THENCE NORTHERLY ON SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE WESTERLY ON SAID SOUTH LINE TO THE WESTERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE 55 / FEDERAL AID INTERSTATE 70; THENCE NORTHERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO ST. GEORGE AG. SERVICE, INC. AS DOCUMENT NUMBER 2016R14102 IN SAID RECORDER'S OFFICE; THENCE EASTERLY ON SAID SOUTH LINE AND ITS EASTERLY EXTENSION TO THE EAST LINE OF SAID ST. GEORGE AG. SERVICE, INC. TRACT; THENCE NORTHERLY ON SAID EAST LINE TO THE NORTH LINE OF SAID ST. GEORGE AG. SERVICE, INC. TRACT; THENCE WESTERLY IN SAID NORTH LINE AND ITS WESTERLY EXTENSION TO THE WESTERLY RIGHT OF WAY LINE OF FEDERAL AID INTERSTATE 55 / FEDERAL AID INTERSTATE 70; THENCE NORTHERLY ON SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF CHERRY LANE; THENCE WESTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF "CARROLWOOD FIFTH ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 59 ON PAGE 156; THENCE NORTHERLY ON SAID WESTERLY LINE AND ITS SOUTHERLY EXTENSION TO THE NORTH LINE OF SAID "CARROLWOOD FIFTH ADDITION", THENCE NORTHERLY ON THE WEST LINE OF "CARROLWOOD FOURTH ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT CABINET 51 ON PAGE 166, TO THE NORTH LINE OF SAID "CARROLWOOD FORTH ADDITION"; THENCE NORTHERLY ON THE WEST LINE OF SAID "CARROLWOOD 3RD ADDITION" TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DOROTHY DRIVE BUSINESS DISTRICT PARCELS:

PARCEL 1

LOTS NO. 10 AND 11 IN "ONE SIXTY TWO (162) WEST SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS, IN PLAT BOOK 40 ON PAGE 108. EXCEPTING THAT PART THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE OF THE DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEED (NON-FREEWAY) MADE BY NAILESH K. PATEL DATED JANUARY 14, 2004 AND RECORDED MAY 21, 2004 AS DOCUMENT 2004R30138 IN BOOK 4652 ON PAGE 4409. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 2

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 IN "ONE SIXTY-TWO WEST SUBDIVISION" AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40 ON PAGE 108, MADISON COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID SUBDIVISION, 200 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN SAID SUBDIVISION; THENCE SOUTHWARDLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 10, A DISTANCE OF 135 FEET; THENCE WESTWARDLY AND PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 200 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 11; THENCE NORTHWARDLY 135 FEET TO THE POINT OF BEGINNING. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 3

LOT 12 IN ONE SIXTY-TWO WEST SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF MADISON COUNTY, ILLINOIS IN PLAT BOOK 40 PAGE 108. EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY EXECUTOR'S DEED RECORDED JUNE 28, 2004 IN BOOK 4659 PAGE 4412. EXCEPT COAL, GAS AND OTHER MINERAL RIGHTS CONVEYED, EXCEPTED OR RESERVED BY PRIOR CONVEYANCES. SITUATED IN MADISON COUNTY, ILLINOIS.

PARCEL 4

PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF TROY JUNCTION, AS SHOWN BY PLAT RECORDED IN PLAT CABINET 52 IN PAGE 145 OF THE MADISON COUNTY RECORDS; THENCE NORTH 00 DEGREE 32 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 371.49 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO BUESKING BY DEED RECORDED IN BOOK 3588 ON PAGE 1869 OF THE MADISON COUNTY RECORDS; THENCE SOUTH 89 DEGREES 06 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE, 400.00 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREE 32 MINUTES 33 SECONDS WEST, 371.40 FEET TO AN IRON ROD IN THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 07 MINUTES 10 SECONDS WEST ALONG SAID LINE, 400.0 FEET TO THE POINT OF BEGINNING, IN MADISON COUNTY, ILLINOIS.

PARCEL 5

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN "162 WEST SUBDIVISION" AS SHOWN BY PLAT RECORDED IN PLAT BOOK 40 ON PAGE 108, MADISON COUNTY RECORDS; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID SUBDIVISION, 396.98 FEET TO THE SOUTHEAST CORNER OF LOT 12 IN SAID SUBDIVISION; THENCE SOUTHWARDLY AND PARALLEL WITH THE EAST LINE OF SAID LOT 12, DISTANCE OF 135 FEET; THENCE WESTWARDLY AND PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 396.98 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTHWARDLY ALONG SAID WEST LINE, 135 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PART FALLING WITH THE LAND CONVEYED TO MPG PARTNERSHIP BY WARRANTY DEED RECORDED FEBRUARY 14, 1996 IN BOOK 4024 PAGE 344 ALSO EXCEPTING THEREFROM THAT PART FALLING WITHIN THE LAND CONVEYED TO THE CITY OF TROY, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, BY EXECUTOR'S DEED RECORDED MAY 20, 2004 IN BOOK 4652 PAGE 2595. SITUATED IN MADISON COUNTY, ILLINOIS.