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A02241259

MICHAEL T. COSTELLO
RECORDER OF DEEDS
ST. CLAIR COUNTY
BELLEVILLE, IL

11/17/2010 02:10:00PM

TOTAL FEE: \$30.00

PAGES: 9

CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF ST. CLAIR) ss.
CITY OF O'FALLON)

I, PHILIP A. GOODWIN, City Clerk for said City of O'Fallon, duly elected, qualified, and acting, and keeper of the records and seals thereof, do hereby certify the attached to be a true, complete, and correct copy of Ordinance No. 3682 duly passed by the City Council of the City of O'Fallon at a Regular meeting of said City Council on the 16th day of August 2010, as the said matter appears on file and of record in this office.

I do further certify that prior to the execution of this certificate by me, the said Ordinance has been spread at length upon the permanent records of said City, where it now appears and remains in the book of Ordinances of the City kept by myself, a book labeled Ordinances 3653 - .



IN WITNESS WHEREOF, I have hereunto set my hand and seal of said City at my office in the City of O'Fallon, Illinois, this 17th day of November 2010.

Philip A. Goodwin
PHILIP A. GOODWIN, *by*
City Clerk *Maryanne Fair*
City of O'Fallon *Deputy City Clerk*
St. Clair County, Illinois

ORDINANCE 3682**ORDINANCE AMENDING THE
DESIGNATION OF THE O'FALLON
TIF #1 TAX INCREMENT FINANCING
PROJECT AREA**

WHEREAS, the City of O'Fallon has heretofore, on June 19, 1995, in Ordinance No. 1766, adopted and approved the original O'Fallon TIF #1 Redevelopment Plan and Redevelopment Project with respect to which a public hearing was held;

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Mayor and City Council originally caused a public hearing to be held relative to the Redevelopment Plan and Project, and a designation of a Redevelopment Project Area on May 1, 1995, in the City Hall, City of O'Fallon.

WHEREAS, due notice in respect to such original hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on March 14, 1995, by publication on April 4, 1995, and April 11, 1995, and by certified mail to taxpayers on April 20, 1995.

WHEREAS, pursuant to Section 11-74.4-5(c) of the Act, the Mayor and City Council caused a public hearing to be held relative to the Amended Redevelopment Plan and Project, and a designation of an Amended Redevelopment Project Area on August 2, 2010, in the City Hall, City of O'Fallon.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on June 9, 2010, by publication on July 15, 2010, and July 22, 2010, and by certified mail to taxpayers on July 21, 2010.

WHEREAS, the City Council has heretofore, on June 19, 1995, in Ordinance No. 1767, also adopted and approved the original O'Fallon TIF #1 Redevelopment Project Area as listed in attached **Exhibit A** which is incorporated herein as if set out in full by this reference;

WHEREAS, it is now necessary and desirable to amend the Area referred to in Ordinance No. 1767 as the O'Fallon #1 Redevelopment Project Area to continue economic and physical development in that portion of the City;

WHEREAS, all statutory requirements of the Tax Increment Allocation Redevelopment Act continue to be satisfied by the Amended Area, and all statutory procedural requirements

[illegible]

EXHIBIT A
LEGAL DESCRIPTION
ORIGINAL REDEVELOPMENT AREA

SHERBUT - CARSON & ASSOCIATES, P.C.
CIVIL ENGINEERS - LAND SURVEYORS
LAND DEVELOPMENT CONSULTANTS

J.G. Sherbut, P.E., L.S.
Keith G. Carson, L.S.

4 Meadow Heights Professional Park
Collinsville, Illinois 62234
(618) 345-5454
FAX 345-3017

Michael J. Graminski, L.S.
David B. Claxton, E.I.T., S.I.T.
Gary W. Graminski, S.I.T.

Land Description for the City of O'Fallon
T.I.F. Boundary

Part of Sections 27, 28, 33 and 34, Township 2 North, Range 7 West of the Third Principal Meridian and part of Sections 3 and 4, Township 1 North, Range 7 West of the Third Principal Meridian, all in St. Clair County, Illinois, and being more particularly described as follows:

Beginning at the northwest corner of Lot 13B of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 13B to the southeast corner of Lot 14A; thence West along the south line of Lot 14A, a distance of 375.92 feet to a point 160 feet east of the southwest corner of Lot 14A; thence South along the west line of a tract described in Deed Book 1624 on Page 136, a distance of 129.8 feet; thence East, along the south line of said tract, a distance of 508.6 feet; thence South, 207 feet; thence East to the west line of Lot 3A of the Northeast Quarter of Section 4, Township 1 North, Range 7 West of the Third Principal Meridian; thence South along the west line of Lot 3A to the southerly right of way line of Wherry Housing Road; thence East along said southerly right of way line to a point on the southerly prolongation of the east line of Lot 10A of the Northwest Quarter of Section 3, Township 1 North, Range 7 West of the Third Principal Meridian; thence North along said east line to the northeast corner of said Lot 10A; thence West along the south line of Lot 11 of the Northwest Quarter of Section 3 to the easterly right of way line of Old Illinois Route 158; thence North along said right of way line to the south line of Lot 1 of the Northwest Quarter of Section 3; thence East along the south line of Lot 1 to the southeast corner of Lot 1; thence North along the east line of Lot 1 to the south line of the Southwest Quarter of Section 34, Township 2 North, Range 7 West of the Third Principal Meridian; thence East along said south line to the southeast corner of Lot 8 of the Southwest Quarter of Section 34; thence North along the east line of Lot 8 to the northeast corner of Lot 8; thence West along the north line of Lot 8 to the northerly right of way line of F.A.I. Route 64; thence Northwesterly along said right of way line to the west line of Lot 13 of the Southwest Quarter of Section 34; thence North along the west line of Lot 13 to the northwest corner of said Lot 13; thence West along the south line of the Northwest Quarter of Section 34 to the easterly right of way line of Illinois Route 158 (F.A.P. Route 55); thence Northeasterly along said right of way line to the east line of Lot 3 in the Northwest

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Quarter of Section 34; thence North along said east line to the northeast corner of Lot 3; thence West along the north line of Lot 3 to the westerly right of way line of said Illinois Route 158; thence North along said right of way line to the easterly prolongation of a 0.91 acre tract at the southwest corner of the intersection of Illinois Route 158 and U.S. Route 50; thence West along the south line of said 0.91 acre tract to the southwest corner of said 0.91 acre tract; thence North along the west line of said 0.91 acre tract to the southerly right of way line of U.S. Route 50; thence Northeasterly along the southerly right of way line of U.S. Route 50 to the southerly prolongation of the east line of a 2.74 acre tract; thence North along the east line of said 2.74 acre tract to the northeast corner of said tract; thence Southwesterly along the northerly line of said tract to the east right of way line of County Highway 61; thence North along said east right of way line to the southerly right of way line of the B & O Railroad; thence Southwesterly along said right of way line to the west right of way line of said County Highway 61; thence South along said right of way line to the north line of Lot 21A of the Southeast Quarter of Section 28, Township 2 North, Range 7 West of the Third Principal Meridian; thence West along the north line of Lot 21A to the northwest corner of said Lot 21A; thence in a Southwesterly direction along a line being the southerly line of a 15.0 acre tract in the Southeast Quarter of Section 28 to a concrete monument at the northwest corner of a tract described in Deed Book 2930 on Page 1036; thence South 0 degrees 01 minute 22 seconds East, along the west line of said tract, a distance of 275.00 feet; thence South 52 degrees 11 minutes 05 seconds West, a distance of 764.05 feet; thence South 68 degrees 50 minutes 17 seconds West, a distance of 342.93 feet to the west line of the Northeast Quarter of Section 33, Township 2 North, Range 7 West of the Third Principal Meridian; thence South along the west line of the Northeast Quarter of Section 33 to the southerly right of way line of U.S. Route 50; thence East along the south right of way line of U.S. Route 50 to the northerly prolongation of the west line of "East Gate", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats 86 on Page 35; thence South along the west line of "East Gate" to the south line of the Southeast Quarter of Section 33; thence East along said south line to the Point of Beginning.

MJG

2/3/95 Rev. 3-1-95

Job No. 1661 (des1661)

[Handwritten signature/initials]

EXHIBIT B
LEGAL DESCRIPTION
O'FALLON TIF #1 REDEVELOPMENT AREA
AS AMENDED

TIF DISTRICT ADDITION:

Part of the South Half of Section 32 and part of the West Half of Section 33, all in Township 2 North, Range 7 West of the 3rd P.M., St. Clair County, Illinois, described as follows:

Beginning at the Northwest corner of Lot 60 of Timber Creek Estates 4th Addition as recorded in Plat Book 84, page 99 of the St. Clair County, Illinois records; thence, S.00°10'34"W. (bearing assumed) collinear with the West line of said Lot 60 Timber Creek Estates 4th Addition, 428.00 feet to the Southwest corner of Lot 72 of said Timber Creek Estates 4th Addition; thence, S.88°57'38"E. collinear with the South line of said Lot 72 of Timber Creek Estates 4th Addition, 1331.84 feet to the Southeast corner of Lot 100 of Timber Creek Estates 6th Addition as recorded in Plat Book 86, page 75 of the St. Clair County, Illinois records, said point being on the West line of Lot 107 of Timber Creek Estates 7th Addition as recorded in Plat Book 87, page 98 of the St. Clair County, Illinois records; thence, along said West line of Lot 107 of Timber Creek Estates 7th Addition, N.00°37'40"W., 8.81 feet; thence, N.77°49'48"E., 208.02 feet; thence, S.88°24'57"E., 215.95 feet; thence, S.73°39'40"E., 209.43 feet; thence, along a curve having a radius point to the Southwest, a radial distance of 12477.67 feet, a chord bearing, S.85°07'26"E., and a chord distance of 800.00 feet to the Southeast corner of Lot 44 of The Manors of Timber Creek 2nd Addition as recorded in Plat Book 90, page 34 of the St. Clair County, Illinois records; thence, N.00°38'28"W. collinear with the East line of said Lot 44 of The Manors of Timber Creek 2nd Addition, 730.12 feet to the North R.O.W. line of Edgewood Drive; thence, collinear with said North R.O.W. line of Edgewood Drive, N.89°21'31"E., 327.75 feet; thence, N.00°01'12"W., 1094.64 feet to the South R.O.W. line of S.B.I. Route 12 (Old U.S. Route 50); thence, along said South R.O.W. line of S.B.I. Route 12 (Old U.S. Route 50), N.89°58'48"E., 509.86 feet to the Southerly extension of the West line of Kensington Woods Subdivision as recorded in Plat Book 90, page 4 of the St. Clair County, Illinois records; thence, collinear with said West line of Kensington Woods Subdivision, N.00°18'47"W., 503.98 feet to the South R.O.W. line of Oak Meadow Drive; thence, along said South R.O.W. line of Oak Meadow Drive, S.89°54'56"E., 386.31 feet to the West line of the Northeast 1/4 of said Section 33; thence, S.00°19'03"E., 824.44 feet to the centerline of the old former Shiloh Road; thence, along said centerline of the old former Shiloh Road, S.13°46'00"W., 274.93 feet; thence, S.35°25'16"W., 410.40 feet; thence, S.54°34'47"E., 249.84 feet to the Northwesterly R.O.W. line of County Highway 44 (Shiloh Road); thence, continuing along said Northwesterly R.O.W. line of County Highway 44 (Shiloh Road), S.35°24'20"W., 324.84 feet; thence, continuing along said Northwesterly R.O.W. line of County Highway 44 (Shiloh Road), S.52°19'55"W., 109.70 feet; thence, continuing along said Northwesterly R.O.W. line of County Highway 44 (Shiloh Road), S.38°48'07"W., 241.25 feet; thence, continuing along said Northwesterly R.O.W. line of County Highway 44 (Shiloh Road), S.38°46'01"W., 445.70 feet to the North R.O.W. line of F.A.I. Route 64; thence, along a curve on said North R.O.W. line of F.A.I. Route 64 having a radius point to the Southwest, a radial distance of 12427.67 feet, a chord bearing, N.84°09'54"W., and a chord distance of 1224.10 feet; thence, continuing along said North R.O.W. line of F.A.I. Route 64 as follows: N.73°39'40"W., 208.79 feet; thence, N.88°24'57"W., 203.45 feet; thence, S.77°49'48"W., 296.22 feet; thence, along a curve having a radius point to the South, a radial distance of 12412.67 feet, a chord bearing, S.88°44'11"W., and a chord distance of 425.11 feet; thence, S.87°45'18"W., 281.54 feet; thence, S.02°14'42"E., 10.00 feet; thence, S.87°45'18"W., 1200.00 feet; thence, N.84°16'31"W., 252.44 feet; thence, S.87°45'18"W., 850.00 feet; thence, S.81°06'03"W., 302.03 feet; thence, S.87°45'18"W., 400.00 feet; thence, N.89°22'57"W., 700.87 feet; thence, S.87°45'18"W., 200.00 feet; thence, S.87°45'27"W., 79.64 feet to the Northeast R.O.W. line of North Lincoln Avenue; thence, N.23°52'26"W., 160.37 feet to the South Line of the existing Kinder Limited Partnership tract as recorded in Deed Book 3354, page 1246 of the St. Clair County, Illinois records; thence, along said South Line of the existing Kinder Limited Partnership tract, S.89°03'11"E., 14.74 feet to the Southeast corner of said Kinder Limited

Partnership tract; thence, along the East line of said existing Kinder Limited Partnership tract, N.04°01'54"E., 72.01 feet; thence, S.67°59'58"W., 50.14 feet to said Northeast R.O.W. line of South Lincoln Avenue; thence, along said Northeast R.O.W. line of South Lincoln Avenue, N.26°48'58"W., 44.21 feet; thence, continuing along said Northeast R.O.W. line of South Lincoln Avenue, N.22°45'05"W., 526.65 feet to the Westerly extension of South line of Southview Gardens 1st Addition as recorded in Plat Book 56, page 51 of the St. Clair County, Illinois records; thence, collinear with said South line of Southview Gardens 1st Addition, S.89°04'54"E., 2430.69 to the Southwest corner of the existing Community Consolidated School District Number 90 tract as recorded in Deed Book 2849, page 1186 of the St. Clair County, Illinois records; thence, S.89°01'04"E., 779.84 feet to the Southeast corner of said existing Community Consolidated School District Number 90 tract; thence, S.89°03'42"E., 540.44 feet to the point of beginning, containing 96.71 acres, more or less.

PARCELS INCLUDED:

04-32-0-301-001
04-32-0-301-002
04-32-0-300-034
04-32-0-400-005
04-33-0-107-001
04-33-0-107-002
04-33-0-107-003
04-33-0-107-004
04-33-0-107-011
04-33-0-301-006
04-33-0-100-070
04-33-0-100-065
04-33-0-100-016
04-33-0-100-017
04-33-0-100-018
04-33-0-100-037