

ORDINANCE NO. 8788-30

AN ORDINANCE
APPROVING AND AUTHORIZING
THE EXECUTION OF AN ANNEXATION AGREEMENT

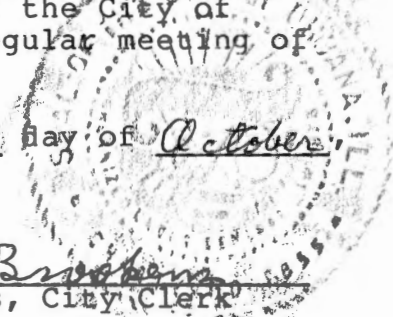
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. That an Annexation Agreement by and among the City of Urbana, Illinois, Jack O. Snyder, Peoples Bank of Bloomington Land Trust D-161, Peoples Bank of Bloomington Land Trust HF-48, and Mabel F. Reinhold now Mabel F. Lindeman, a copy of which said Annexation Agreement is attached hereto and hereby incorporated by reference, be and the same is hereby authorized and approved.

Section 2. That the Mayor of the City of Urbana, Illinois, be and the same is hereby authorized to execute and deliver and the City Clerk of the City of Urbana, Illinois, be and the same is hereby authorized to attest to said execution of said Annexation Agreement for and on behalf of the City of Urbana, Illinois.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of two-thirds (2/3rds) of the members of the corporate authorities of the City of Urbana, Illinois, then holding office, at a regular meeting of said Council.

1987. PASSED by the City Council this 5th day of October, 1987.


Ruth S. Brookens
Ruth S. Brookens, City Clerk

1987. APPROVED by the Mayor this 14th day of October, 1987.

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8788-30 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brockens
Ruth S. Brockens, City Clerk

November 24, 1987
Date



ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of October, 1987, by and between the City of Urbana, Illinois (hereinafter referred to collectively as the "Corporate Authorities"), and Jack O. Snyder, Peoples Bank of Bloomington Land Trust D-161, Peoples Bank of Bloomington Land Trust HF-48, (hereinafter referred to jointly as the "Owners"), and Mabel F. Reinhold/^{now Mabel F. Lindeman} (hereinafter referred to as "Consenting Party").

W I T N E S S E T H:

WHEREAS, Jack O. Snyder, aforesaid is the owner of record of certain real estate commonly known for reference as 2010 and 2008 N. Willow Road, Tax Parcel Numbers 30-21-04-301-006 and 30-21-04-301-007 for lots 6 and 7, respectively, the legal description of which is set forth below:

TRACT 3: LOTS 6 AND 7 REINHOLD ACRES IN CHAMPAIGN COUNTY, ILLINOIS, AS PER PLAT RECORDED IN PLAT BOOK "M" AT PAGE 34, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, ENCOMPASSING 0.77 ACRES, MORE OR LESS; AND

WHEREAS, Peoples Bank of Bloomington Land Trust D-161, aforesaid is the owner of record of certain real estate commonly

known for reference as 1905 N. Cunningham Avenue, part of Tax Parcel Number 30-21-04-301-014 (Johnson apartments, partially on Tracts 1 and 2), 1809 N. Cunningham Avenue, part of Tax Parcel Number 30-21-04-301-014 (Skinner's Interstate Shell Service Station on Tract 2), 2001 N. Cunningham Avenue, Tax parcel Number 30-21-04-301-013 and part of 30-21-04-301-014 (Pro-Tech Motors on Tract 4), and 1907 N. Cunningham Avenue, part of Tax Parcel Number 30-21-04-301-014 (Howard Johnson Restaurant on and Motel partially on Tracts 6 and 4), the legal descriptions of which are set forth below:

TRACT 1: A PORTION OF LOT 2 OF A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 88.1 FEET SOUTH OF A STONE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4 RUNNING THENCE EAST 493.7 FEET, THENCE SOUTH 73.7 FEET, THENCE WEST 492.6 FEET, THENCE NORTH 73.7 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 175 FEET THEREOF, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS;

TRACT 2: COMMENCING AT THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4, 180 FEET

TO A TRUE POINT OF BEGINNING, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH WEST 1/4 OF THE SOUTH WEST 1/4, 618.70 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF F.A. ROUTE 39 (U.S. ROUTE 45), THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 379.15 FEET, THENCE WEST 483.25 FEET MORE OR LESS TO A POINT 155 FEET EAST OF THE WEST LINE OF SECTION 4, THENCE NORTH PARALLEL WITH THE WEST LINE OF SECTION 4 AND 155 FEET EAST THEREFROM, 182.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 4 AND 161.80 FEET SOUTH THEREFROM, 337.60 FEET, THENCE NORTH 73.70 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 4 AND 88.10 FEET SOUTH THEREFROM, 313.70 FEET TO A POINT 180 FEET EAST OF THE WEST LINE OF SAID SECTION 4, THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 4 AND 180 FEET EAST THEREFROM, TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS;

TRACT 4: THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP

19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE PUBLIC HIGHWAY IN TOWNSHIP 19 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS; ALSO

BEGINNING AT A POINT ON THE WEST LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS, 200 FEET SOUTH OF THE NORTH WEST CORNER OF SAID WEST 1/2, ETC., THENCE NORTH ALONG SAID WEST LINE 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2, ETC., TO THE WEST RIGHT OF WAY LINE OF U.S. ROUTE NO. 45, THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 125 FEET, THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS;

TRACT 6: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4; PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4 LYING WEST OF THE RIGHT OF WAY OF THE PUBLIC HIGHWAY, IN TOWNSHIP 19 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 100 FEET AND PART DEEDED TO THE STATE OF ILLINOIS FOR RIGHT OF WAY PURPOSES, AND EXCEPT COMMENCING ON THE WEST LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE

SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN 200 FEET SOUTH OF THE NORTH WEST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH ALONG THE WEST LINE 100 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST RIGHT OF WAY LINE OF U. S. ROUTE 45, THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE A DISTANCE OF 125 FEET, THENCE NORTH 85 DEGREES 43 MINUTES (191.3 FEET) TO THE POINT OF BEGINNING, IN CHAMPAIGN COUNTY, ILLINOIS, ENCOMPASSING 5.97 ACRES, MORE OR LESS; AND

WHEREAS, Peoples Bank of Bloomington Land Trust HF-48, aforesaid is the owner of record of certain real estate commonly known for reference as 2005 N. Kenyon Road, Tax Parcel Number 30-21-04-301-015 (Bombay Bicycle Club Restaurant on Tract 7), the legal description of which is set forth below:

TRACT 7: COMMENCING AT AN IRON PIPE MONUMENT, SAID MONUMENT BEING 468.58 FEET NORTH AND 193.18 FEET EAST OF THE SOUTH WEST CORNER OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST, 393.00 FEET

TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST ALONG SAID LINE 240.00 FEET; THENCE SOUTH 0 DEGREES, 53 MINUTES, 03 SECONDS EAST 136.67 FEET, THENCE NORTH 89 DEGREES, 45 MINUTES, 08 SECONDS EAST 117.75 FEET TO A POINT, BEING ON THE WEST RIGHT OF WAY OF U.S. ROUTE 45, SAID COURSE BEING THE NORTH LINE OF THE SOUTH 1/2, SOUTH EAST 1/4, NORTH WEST 1/4, SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 168.50 FEET AND A RADIUS OF 200 FEET SAID COURSE BEING THE WEST RIGHT OF WAY OF U.S. ROUTE 45; THENCE NORTH 35 DEGREES, 03 MINUTES, 00 SECONDS WEST 317.50 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 54 DEGREES, 57 MINUTES, 00 SECONDS WEST 177.82 FEET; THENCE SOUTH 00 DEGREES, 19 MINUTES, 10 SECONDS EAST 182.00 FEET TO THE TRUE POINT OF BEGINNING, AND LYING IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, ENCOMPASSING 1.75 ACRES, MORE OR LESS; AND

WHEREAS, Mabel F. Reinhold is the owner of record of certain real estate, commonly known as 1909 N. Cunningham Avenue, part of Tax Parcel Number 30-21-04-301-014 (part of Howard Johnson's Motor Lodge on Tract 5), the legal description of which is set forth below:

TRACT 5: THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,

IN CHAMPAIGN COUNTY, ILLINOIS, EXCEPT THE FOLLOWING DESCRIBED TRACTS:

EXCEPT THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4; AND

EXCEPT REINHOLD ACRES AS PER PLAT RECORDED IN PLAT BOOK "M" AT PAGE 34, AND EXCEPT THAT PART CONVEYED AND DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR PUBLIC HIGHWAYS PER DEDICATION RECORDED IN BOOK 532 AT PAGE 290 OF THE RECORDS IN THE RECORDER'S OFFICE OF CHAMPAIGN COUNTY, ILLINOIS, ALL IN CHAMPAIGN COUNTY, ILLINOIS;

EXCEPT COMMENCING AT AN IRON PIPE MONUMENT, SAID MONUMENT BEING 468.58 FEET NORTH AND 193.18 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST, 393.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST ALONG SAID LINE 240.00 FEET; THENCE SOUTH 0 DEGREES, 53 MINUTES, 03 SECONDS EAST 136.67 FEET, THENCE NORTH 89 DEGREES, 45 MINUTES, 08 SECONDS EAST 117.75 FEET TO A POINT, BEING ON THE WEST RIGHT OF WAY OF U.S. ROUTE 45, SAID COURSE BEING THE NORTH LINE OF THE SOUTH 1/2, SOUTH EAST 1/4, NORTH WEST 1/4, SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG

A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 168.50 FEET AND A RADIUS OF 200 FEET SAID COURSE BEING THE WEST RIGHT OF WAY OF U.S. ROUTE 45; THENCE NORTH 35 DEGREES, 03 MINUTES, 00 SECONDS WEST 317.50 FEET ALONG SAID WEST RIGHT OF WAY; THENCE SOUTH 54 DEGREES, 57 MINUTES, 00 SECONDS WEST 177.82 FEET; THENCE SOUTH 0 DEGREES, 19 MINUTES, 10 SECONDS EAST 182.00 FEET TO THE TRUE POINT OF BEGINNING AND LYING IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4, SECTION 4, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

WHEREAS, Exhibit A, Preliminary Annexation Plat, herein attached is a true and accurate representation of said tracts to be annexed to the City of Urbana; and

WHEREAS, said tracts are so situated as to very likely be contiguous to the City of Urbana within a short time; and

WHEREAS, Owners and Corporate Authorities mutually agree that said tracts, upon the effective date of annexation, be automatically classified from the former zoning district classification under the Champaign County Zoning Ordinance, to new zoning district classification in accordance with the provisions of Article IV, Section IV-5 of the Urbana Zoning Ordinance; and

WHEREAS, Owners, to best utilize their property, find it necessary and desirous that certain real estate be included in

the Urbana Enterprise Zone; and

WHEREAS, the Corporate Authorities, after due and careful consideration, have concluded that the annexation of said real estate to the City of Urbana on the terms and conditions hereinafter set forth would further the controlled growth of the City and generally serve the best interests of the City of Urbana; and

WHEREAS, the Corporate Authorities find such annexation and rezoning reflects and promotes the goals, objectives, and policies set forth in the 1982 Urbana Comprehensive Plan; and

WHEREAS, such annexation will ensure the receipt by the City of Urbana of real estate taxes and other revenues, and will enable the City to continue to enhance its tax base; and

WHEREAS, said Tracts are the necessary link to other unincorporated territories which desire and seek annexation to the City of Urbana; and

WHEREAS, the Owners desire to have said real estate annexed to the City of Urbana upon certain terms and conditions hereinafter set forth.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE PREMISES AND OF THE MUTUAL COVENANTS AND AGREEMENT SET FORTH HEREIN, IT IS

HEREBY AGREED AS FOLLOWS:

1) This Agreement is made pursuant to and in accordance with the provisions of Section 11-15.1-1 et seq., of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1985).

2) Owners covenant and agree to promptly file with the City of Urbana, Illinois, proper petitions to annex the real estate described above as soon as said real estate becomes contiguous to the City, but no later than ninety (90) days from the date the Owners receive notice of contiguity from the City.

3) It is understood and agreed that following annexation of the afore described territory, said tracts shall be automatically classified from their present zoning district classifications under the Champaign County Zoning Ordinance, to zoning district classifications prescribed in accordance with the provisions of Article IV, Section IV-5 of the Urbana Zoning Ordinance.

4) Upon execution and approval of the annexation petitions, and provided the Owners provide the Corporate Authorities with proper documentation within thirty (30) days from the date of annexation necessary to demonstrate a serious intent to proceed with a significant development or redevelopment project, said Corporate Authorities shall apply for an amendment to the

Urbana Enterprise Zone boundaries, to include only those areas of real estate described above in this Agreement which the Owners desire to be included in said Enterprise Zone. Building permit fees shall be waived for Enterprise Zone-eligible projects.

5) It is understood and agreed that the Corporate Authorities shall approve without delay the disconnection of the territory described herein if the Illinois Department of Commerce and Community Affairs fails to approve an amendment to the boundaries of the Urbana Enterprise Zone within one hundred twenty (120) days from the effective date of annexation, and provided the owners have submitted the proper documentation within the above prescribed period and file a proper petition for disconnection with the Corporate Authorities within ninety (90) days thereafter.

gm 6) It is agreed that if a petition for annexation is filed prior to ^{JANUARY 1, 1988} ~~October 1, 1987~~, and and previously described Tracts are annexed, and if on said Tracts new construction having an estimated market value of over \$2,000,000 begins on commercial projects before April 15, 1988, as described in paragraph number seven below, then the City of Urbana shall pay to the undersigned (designated below as the PRIMARY OWNER) unless written notice is given by said Owner authorizing the City of Urbana Comptroller to assign payment to another party, a rebate in the amount of Eighteen Thousand, Two Hundred Fifty-Four Dollars and Eighty-Four Cents (\$18,254.84) on or before October 1, 1988, and shall pay

the same amount of Eighteen Thousand, Two Hundred Fifty-Four Dollars and Eighty-Four Cents (\$18,254.84) to said undersigned Owner (designated below as the PRIMARY OWNER) or the new assignee authorized as described above on or before October 1st of each subsequent year thereafter for four (4) consecutive years. It is understood that said rebate amount represents the approximate difference between the 1986 tax rate payable 1987 applicable to Tracts 1, 2, 3, 4, 5, 6 and 7 before and after annexation, based on the 1986 equalized assessed value of Tracts 1, 2, 3, 4, 5, 6 and 7. It is further understood that said rebate amount is offered by the Corporate Authorities in consideration of the following facts:

a) Annexation of said Tracts is necessary in order to achieve contiguity with other tracts of land, which owners of said tracts desire and seek annexation to the City of Urbana.

b) Annexation of said Tracts is necessary in order to achieve contiguity with several tracts of land, the annexation of which will have a significant positive impact on the City of Urbana tax base.

c) Annexation of said Tracts is necessary to annex other tracts of unincorporated territory in order to promote the orderly, planned and controlled growth of the

community and further, to promote the safety, health and general welfare of the public.

7) It is understood that the estimated value of construction referred to in paragraph number 6 above shall be based on Table 1, entitled "Square Foot Construction Costs", as such Table 1 may be revised and published from time to time by the Building Officials and Code Administrators, International, Incorporated in its publication entitled "Building Officials and Code Administrators Magazine" as calculated by the Building Safety Manager.

8) Contingent upon the Owners providing providing all necessary documentation necessary to meet the UDAG application deadline of November 30, 1987, the City of Urbana agrees to prepare and submit an application for an Urban Development Action Grant (UDAG).

The owners further agree to provide all documentation necessary to apply for other State and Federal funds at the City's discretion which may be utilized for project financing or infrastructure support.

In the event that the City and Owner agree to hire a third party consultant to assist in grant preparation, the cost of said consultant shall be borne equally by the City and Owner.

All reasonable efforts will be made by the City and Owners to obtain the UDAG. In the event a UDAG is not awarded by March 31, 1988, the City of Urbana agrees to participate in alternate financing contingent upon the following terms and conditions:

a) Such special financing shall be secured by first mortgage or first mortgage participation.

b) All necessary documentation shall be provided by the Owners to show compliance with all necessary State and/or Federal loan guidelines.

c) City assistance may be in the form of a participation agreement with a local lender.

d) The City agrees to secure below market rate financing of a minimum \$300,000 at an interest rate not to exceed 6% for minimum term of 10 years on the existing or new facility pursuant to its commercial loan program.

e) Where City assistance is in the form of a participation with a local lender, the City agrees that no points or origination fees will be assessed the Owners pursuant the Urbana Commercial Loan Program.

f) At the discretion of the City, it may substitute the following incentive for (d) above: \$150,000 incentive loan pursuant paragraph (a) at a rate not to exceed 4.33% for a minimum term of 10 years and to contribute \$15,000 annually for 7.5 years toward convention marketing in Urbana.

9) The City of Urbana agrees to assure that liquor licenses will be made available to all existing businesses subject to this agreement maintaining a liquor license on the effective date of this agreement. The City of Urbana further agrees to amend its liquor code, prior to issuance of a Certificate of Occupancy for the suite hotel, to allow for the retail sale of alcoholic beverages from motel/hotel suites with provisions included in said code that assures liquor shall not be available to minors through the use of locked cabinets or other similar devices under the control of hotel/motel management.

10) The City of Urbana agrees to pay all costs associated with preparing the title work necessary to prepare this annexation agreement.

11) It is agreed that the Corporate Authorities shall provide documentation to the Illinois Department of Transportation within ninety (90) days from the date of annexation requesting traffic signals at the intersection of Kenyon Road (Interstate 74 frontage road) and North Cunningham Avenue (U.S. 45). It is further agreed that, if warranted, the Corporate

Authorities shall, in cooperation with the State of Illinois, cause the necessary improvements for traffic safety.

10) This Agreement shall be binding upon the parties hereto, and their respective successors and assigns, for a full term of twenty (20) years commencing as of the date hereof, as provided by statute, and to the extent permitted thereby, it is agreed that in the event the annexation of Owner's real estate of the terms of this agreement are challenged in any court proceeding, the period of time during which such litigation is pending should not be included in calculating said twenty (20) year term.

IN WITNESS WHEREOF, the Corporate Authorities and Owner and Consenting Party have hereunto set their hands and seals, and have caused this instrument by their duly authorized officials and the corporate seal affixed hereto, all on the day and year first written above.

Dated this 14th day of October, 1987.

CITY OF URBANA, ILLINOIS
CORPORATE AUTHORITIES

BY: 

Jeffrey T. Markland

ITS: Mayor

ATTEST:

Ruth S. Brooks



OWNERS

Trustee
PEOPLES BANK OF BLOOMINGTON, a Land
Trust D-161, and Land Trust HF-48
and not individually

BY: Larnette L. Roswell

ITS: Asst. Vice Pres. and
Trust Officer

Jack O. Snyder
Jack O. Snyder (Primary Owner)

Mabel F. Lindeman
Mabel F. Reinhold now Mabel F. Lindeman
(Consenting Party)

[end of Annexation Agreement text]
[see Exhibit A: Preliminary Annexation Plat attached]

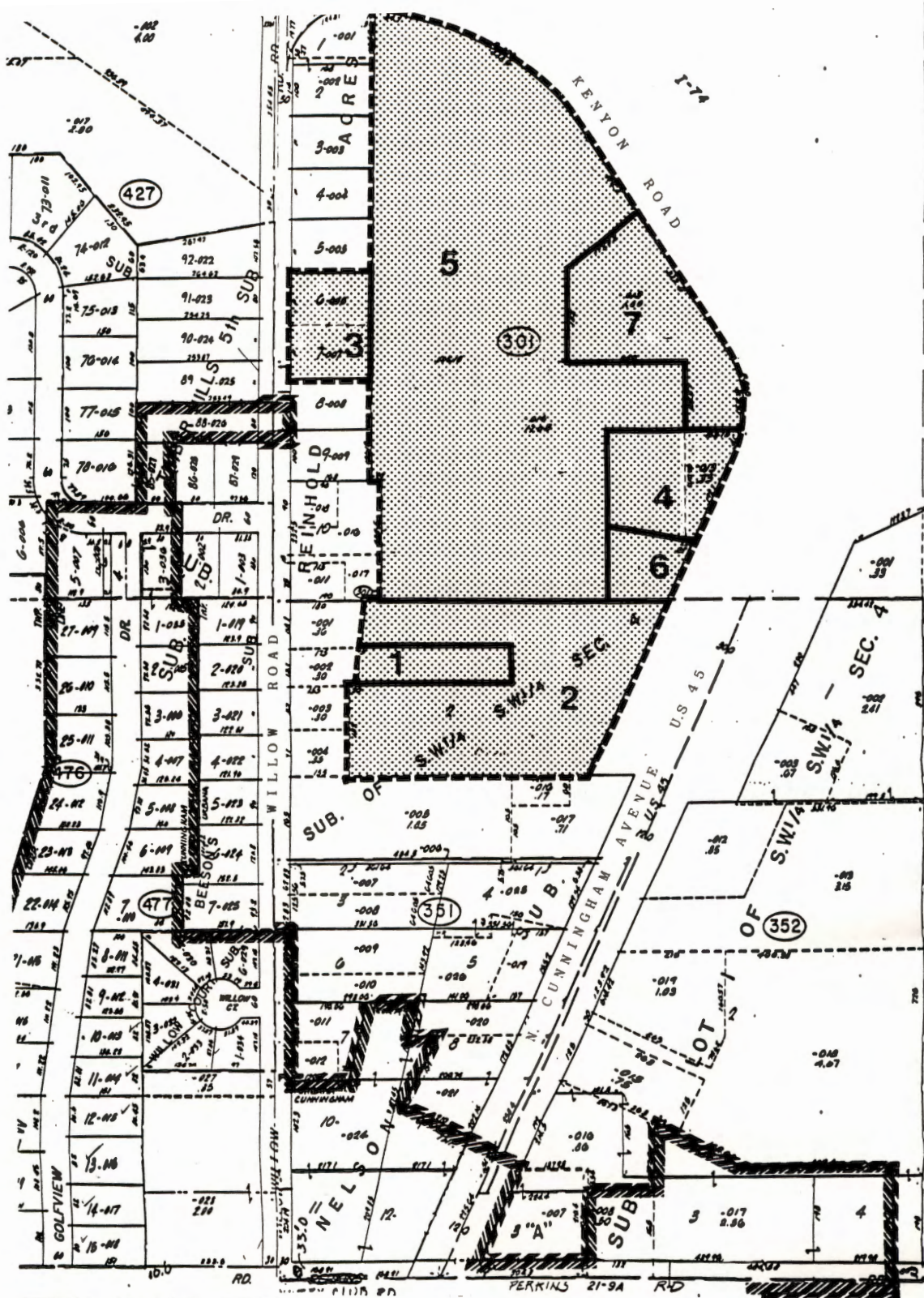


EXHIBIT A: PRELIMINARY ANNEXATION PLAT

Exhibit A ANNEXATION PARCEL MAP (1986 Tax Maps)

Prepared by Community Development Services

CITY OF URBANA, ILLINOIS APRIL 15, 1987



NORTH

LEGEND

 Urbana Corporate Limits

 AREA TO BE ANNEXED

VOTES: Right-of-way to be annexed not shown.

SCALE: Aprox. 1" = 200 ft.