

ORDINANCE NO. 8889-74

AN ORDINANCE
ADOPTING A STATE SALES TAX BOUNDARY IN
ACCORDANCE WITH THE AMENDATORY ACT OF 1988
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the City of Urbana, Champaign County, Illinois (the "City") has heretofore designated portions of the City as "redevelopment project areas", respectively known as the Redevelopment Project Area and the Redevelopment Project Area No. 2 (collectively the "Redevelopment Project Areas") in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, as amended, of the Illinois Municipal Code (the "Act"); and

WHEREAS, the Redevelopment Project Areas were established pursuant to Section 4 of the Act and created by an Ordinance heretofore adopted by the City Council of the City on December 15, 1980, and approved by the Mayor on December 22, 1980, and entitled: Ordinance No. 8081-62, An Ordinance Designating The Tax Increment Redevelopment Project Area, and an Ordinance heretofore adopted by the City Council of the City on October 6, 1986, and approved by the Mayor on October 8, 1986, and entitled: Ordinance No. 8687-31, An Ordinance Authorizing The Illinois Department Of Revenue To Annually Certify And Cause To Be Paid To The City Of Urbana, Illinois An Amount Equal To The Increase In The Aggregate Amount Of State Sales Taxes Paid By Retailers And Servicemen On Transactions At Places Of Business Located Within The Redevelopment Project Area, and an Ordinance heretofore adopted by the City Council of the City on December 15, 1986, and approved by the Mayor on December 23, 1986, and entitled: Ordinance No. 8687-45, An Ordinance Approving A Redevelopment Plan and Redevelopment Project; Designating A Redevelopment Project Area; Adopting Tax Increment Allocation Financing; And Authorizing The Illinois Department Of Revenue To Annually Certify And Cause To Be Paid To The City Of Urbana, Illinois An Amount Equal To The Increase In The Aggregate Amount Of State Sales Taxes Paid By Retailers And Servicemen On Transactions At Places Of Business Located Within The Redevelopment Project Area (collectively the "Ordinances"), as the same may from time to time be amended or supplemented; and

WHEREAS, Public Act 85-1142, which was approved by the Governor on July 29, 1988 and which is sometimes otherwise referred to herein as the Amendatory Act of 1988 (the "Amendatory Act"), made certain amendments to the Act; and

WHEREAS, the Amendatory Act added new provisions to Section 8a of the Act, including in particular subsection (9) thereof, which establishes procedures to be followed to determine whether municipalities have complied with the Amendatory Act for the purpose of receiving distributions of the Net State Sales Tax Increment pursuant to subsection (1) of Section 8a of said Act; and

WHEREAS, pursuant to subsection (9)(a)(1) of Section 8a of the Amendatory Act, the Illinois Department of Revenue (the "Department") is required to conduct a preliminary review of the redevelopment project areas and redevelopment plans pertaining to those municipalities receiving payments from the state pursuant to subsection (1) of Section 8a of the Act for the purpose of determining compliance with the following standards, as such standards are applicable to any municipality with a population of more than 12,000 as determined by the 1980 U.S. Census:

(a) the redevelopment project area, or in the case of a municipality which has more than one redevelopment project area, each such area, must be contiguous and the total of all such areas shall not comprise more than 25% of the area within the municipal boundaries nor more than 20% of the equalized assessed value of the municipality;

(b) the aggregate amount of 1985 taxes in the redevelopment project area, or in the case of a municipality which has more than one redevelopment project area, the total of all such areas, shall be not more than 25% of the total base year taxes paid by retailers and servicemen on transactions at places of business located within the municipality under the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act;

and

WHEREAS, in connection with such preliminary review, the Department, on November 1, 1988, provided the City with a Notice of Review indicating that the City was in violation of one or more of the above legislative provisions or standards and that the Department would conduct a secondary review consisting of the following:

(i) application of the above standards contained in subsection (9)(a)(1)(a) and (b) of Section 8a of the Amendatory Act, and

(ii) the definitions of blighted and conservation area provided for in Section 3 of the Act;

and

WHEREAS, upon completion of the secondary review, the Department, pursuant to subsection (9)(b) of Section 8a of the Amendatory Act, issued a Preliminary Notice of Deficiency indicating that remedial action would need to be taken to comply with the legislative standard that the Redevelopment Project Areas not account for more than 25% of the City's 1985 state sales taxes (the "Deficiencies") and that documentation be provided to demonstrate that the Redevelopment Project Areas were "blighted" or "conservation" areas within the meaning of the Act at the time they were created; and

WHEREAS, subsection (9)(b) of Section 8a of the Amendatory Act further provides that any municipality receiving such a Preliminary Notice of Deficiency may amend its Redevelopment Project Areas to meet the standards and definitions set forth in the Amendatory Act, which such amended Redevelopment Project Areas shall become the "State Sales Tax Boundary" for the purpose of determining the "State Sales Tax Increment", as such terms are so defined in the Amendatory Act and later herein; and

WHEREAS, pursuant to subsection (9)(c) of Section 8a of the Amendatory Act, the City has advised the Department of its intent to comply with the requirements as outlined in the Notice of Secondary Review and, in order to so comply, the City, within 120 days of receiving such notice from the Department, is required to submit documentation to the Department of the actions it has taken to cure the Deficiencies and to demonstrate that the Redevelopment Project Areas were "blighted" or "conservation" areas at the time they were created; and

WHEREAS, in order to cure the Deficiencies, subsections (9)(f) and (10) of Section 8a of the Amendatory Act require the City to follow the procedures and requirements pertaining to amendments as provided in Sections 5 and 6 of the Act; and

WHEREAS, pursuant to Section 5 of the Act, the City duly held a public hearing to consider amending its Redevelopment Project Areas as established by the Ordinances for the purpose of designating a "State Sales Tax Boundary" for the purposes of determining the State Sales Tax Increment, such public hearing being held at 3:00 p.m. on April 13, 1989, in the City Council Chambers, at the Urbana City Building, 400 S. Vine Street, Urbana, Illinois; and

WHEREAS, due notice in respect to said public hearing was given by the City in accordance with Sections 5 and 6 of the Act, said notice being given: by certified mail to taxing districts having property in the Redevelopment Project Areas and to the Illinois Department of Commerce and Community Affairs on March 13, 1989, a date not less than thirty (30) days prior to such date set for said public hearing; by publication in the Champaign-Urbana News-Gazette, a newspaper of general circulation within such taxing districts, on March 26 and April 2, 1989, respectively, such first publication being not more than thirty (30) nor less than ten (10) days prior to such date set for said public hearing; and by certified mail to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Redevelopment Project Areas on March 30, 1989, a date not less than ten (10) days prior to such date set for said public hearing; and

WHEREAS, the City Council of the City has determined that it is necessary and in the best interests of the City to cure the Deficiencies pursuant to the applicable provisions of Section 8a(9) and (10) of the Amendatory Act and Sections 5 and 6 of the Act by amending the Redevelopment Project Areas to adopt a

State Sales Tax Boundary for the purposes of determining the State Sales Tax Increment.

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

Section 1. Definitions. Certain words and terms used in this Amending Ordinance shall have the meanings given them above in the preambles and recitals hereto and the meanings given them in the Act, the Ordinances and this Section 1, unless the context or use clearly indicates that another or different meaning is intended. Certain definitions are as follows:

"Amending Ordinance" means this Ordinance as originally adopted and as the same may from time to time be further amended or supplemented.

"City Code" means the Code of Ordinances, City of Urbana, Illinois, as amended and supplemented from time to time.

"Fund" means the special tax allocation fund of the City established pursuant to Section 8 of the Act and the Ordinances.

"Municipal Sales Tax Increment" means an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen pursuant to the Municipal Retailers' Occupation Tax Act and the Municipal Service Occupation Tax Act for as long as the State Sales Tax Boundary exists over and above the aggregate amount of such taxes as certified by the Illinois Department of Revenue and paid under those Acts by retailers and servicemen, on transactions at places of business located in the State Sales Tax Boundary during the base year which shall be the calendar year immediately prior to the year in which the City adopted tax increment allocation financing, as further defined in Section 3(h) of the Amendatory Act.

"State Sales Tax Boundary" means the amended Redevelopment Project Areas which are determined pursuant to Section 8a(9) and (10) of the Act as adopted in Section 3 of this Amending Ordinance.

"State Sales Tax Increment" means an amount equal to the increase in the aggregate amount of taxes paid by retailers and servicemen on transactions at places of business located within the State Sales Tax Boundary pursuant to the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act, except retailers subject to the Public Utilities Tax Act, for as long as State participation exists, over and above the Initial Sales Tax Amounts, Adjusted Initial Sales Tax Amounts or the Revised Initial Sales Tax Amounts for such taxes as certified by the Department and paid under those Acts by retailers and servicemen on transactions at places of business located within the State Sales Tax Boundary during the base year which shall be the calendar year immediately prior to the year in which the municipality adopted tax increment

allocation financing, less 3.0% of such amounts generated under the Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax Act and the Service Occupation Tax Act, which sum shall be appropriated to the Department to cover its costs of administering and enforcing such section, as further defined in Section 3(s) of the Amendatory Act.

Section 2. Findings. The City Council of the City hereby specifically finds and determines as follows:

(a) That the matters set forth in the preambles and recitals hereto in this Amending Ordinance are true and correct.

(b) That the earlier findings and determinations of this City Council to the effect that conditions existed which qualified the Redevelopment Project Areas as "Conservation areas" within the meaning of Section 3b of the Act are hereby specifically ratified and confirmed.

(c) That prior to this Amending Ordinance, no changes have been made in the Redevelopment Plans or Redevelopment Projects as authorized and approved by the Ordinances or in the Redevelopment Project Areas altering the exterior boundaries of such Redevelopment Project Areas, which substantially affect the general land uses established in the Redevelopment Plans, or which substantially change the nature of the Redevelopment Projects.

(d) That the Redevelopment Project Areas are contiguous and that the total of all such areas do not comprise more than 25% of the area within the boundaries of the City nor more than 20% of the equalized assessed valuations of the City.

(e) That the aggregate amount of 1985 taxes in the area within the proposed State Sales Tax Boundary is not more than 25% of the total base year taxes paid by retailers and servicemen on transactions at places of business located within the City under the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act.

(f) That the area within the proposed State Sales Tax Boundary would not reasonably be developed without the use of the State Sales Tax Increment as authorized pursuant to Section 8a(1) of the Act and Section 3 of this Amending Ordinance.

(g) That the State Sales Tax Increment will be exclusively utilized for the development of the area within the State Sales Tax Boundary pursuant to Section 8a(10) of the Act and Section 4 of this Amending Ordinance.

(h) That the City imposes the maximum tax allowed by law under each of the following:

(1) the Municipal Retailers' Occupation Tax Act of the State of Illinois pursuant to Section 22-16, Article II of Chapter 22 of the City Code;

(2) the Municipal Use Tax Act of the State of Illinois pursuant to Section 22-82, Article IV of Chapter 22 of the City Code; and

(3) the Municipal Service Occupation Tax Act of the State of Illinois pursuant to Section 22-30, Article III of Chapter 22 of the City Code.

(i) That this Amending Ordinance was introduced within fourteen (14) to ninety (90) days from completion of the public hearing specified in Section 5 of the Act.

Section 3. Adoption of State Sales Tax Boundary. In accordance with the provisions of Section 8a(9) of the Amending Act, the Redevelopment Project Areas are hereby amended for the purpose of adopting a State Sales Tax Boundary, which such State Sales Tax Boundary is more particularly described in Exhibit A and depicted on Exhibit B, both of which are attached hereto and hereby incorporated by reference. The State Sales Tax Boundary shall subsequently be utilized by the Department to determine the Revised Initial Sales Tax Amounts as defined in Section 3(g-1) of the Amending Act and the Net State Sales Tax Increment as defined in Section 3(i) of the Amending Act; provided, however, that such State Sales Tax Boundary shall not have any effect upon the boundaries of the Redevelopment Project Areas established by the Ordinances for the purposes of determining the ad valorem taxes on real property pursuant to Sections 7 and 8 of the Act or upon the City's authority to implement the Redevelopment Plans for the Redevelopment Project Areas pursuant to the Ordinances.

Section 4. Deposit to Fund. With the area within the State Sales Tax Boundary, as established by Section 3 of this Amending Ordinance, being an area smaller than the Redevelopment Project Areas, the City may annually elect to deposit the Municipal Sales Tax Increment for the Redevelopment Project Areas in the Fund and shall certify the amount to the Department prior to receipt of the Net State Sales Tax Increment. Any Net State Sales Tax Increment produced within the State Sales Tax Boundary shall be spent only within that area. However, expenditures of all property tax increment and Municipal Sales Tax Increment in the Redevelopment Project Areas which are deposited in the Fund pursuant to the Ordinances shall not be required to be spent within the smaller State Sales Tax Boundary but may be spent within the larger Redevelopment Project Areas.

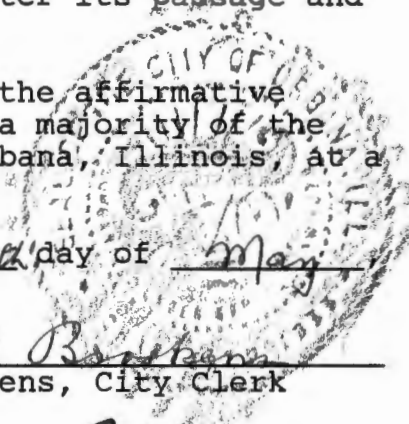
Section 5. Further Authorization. From and after the effective date of this Amending Ordinance, the proper officials, agents and employees of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out the intent and accomplish the purposes of this Amending Ordinance, including, without limitation, the submission of all necessary documentation and information required by the Department concerning: (i) the State Sales Tax Boundary and the retailers therein and (ii) the factors which established the Redevelopment Project Areas as a "Conservation area" within the meaning of the Act.

Section 6. Prior Ordinances Repealed. Any parts of the Ordinances inconsistent with the provisions of this Amending Ordinance are, to the extent of such conflict, hereby repealed.

Section 7. Effective Date. This Amending Ordinance shall be in full force and effect from and after its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said City Council.

1989. PASSED by the City Council this 15th day of May


Ruth S. Brookens
Ruth S. Brookens, City Clerk

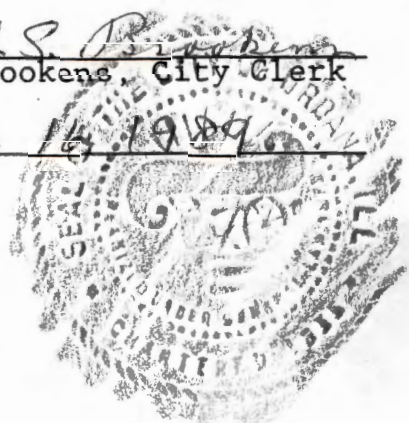
1989. APPROVED by the Mayor this 16th day of May,

Jeffrey T. Markland
Jeffrey T. Markland, Mayor

THIS IS THE ATTACHMENT WHICH IS REFERRED TO IN
ORDINANCE NO. 8889-74 AND IS INCORPORATED
THEREIN BY REFERENCE.

Ruth S. Brookens
Ruth S. Brookens, City Clerk

May 14, 1989
Date



STATE SALES TAX BOUNDARY
LEGAL DESCRIPTION

That portion of Sections 8 and 17, Township 19 North, Range 9 East of the Third Principal Meridian situated in the City of Urbana, Champaign County, State of Illinois, further described as follows:

Beginning at the intersection of the West right-of-way (R.O.W.) line of Broadway Avenue with the extension of the South line of Crystal Lake Park Addition; thence Easterly along said South line 524.37 feet to a property line; thence Southerly along said property line approximately 495 feet to the Southwest corner of the parcel lying East of said property line; thence Easterly 83 feet to the Northeast corner of Lot 5 of Belle Barr Survey; thence Southerly 133.68 feet to the Southeast corner of said Lot 5; thence Southeasterly to the intersection of the East R.O.W. line of Vine Street with the South R.O.W. line of Courtesy Road (closed); thence Southerly along the East R.O.W. line of Vine Street to a property line located 140.0 feet North of the North line of Outlot 4 of the Original Town Outlots in the Town of Urbana; thence along a curve concave to the South having a chord bearing of S57°20'16" E (relative to said R.O.W. line) and a radius of 1,375 feet for an arc distance of 668.76 feet to a monument at the West line of the E 1/2 E 1/2 SE 1/4 of said Section 8; thence along a curve concave to the South having a chord bearing of S43°35'51" E (relative to Grid North in the Illinois Coordinate System, East Zone) and a radius of 1,660 feet for an arc distance of 117.35 feet to another monument; thence N02°04'25" W 6.36 feet to another monument on the West R.O.W. line of Maple Street; thence S39°42'15" E 291.54 feet along said R.O.W. line to the South R.O.W. line of Main Street; thence Southwesterly along the South R.O.W. line of Main Street 666.48 feet to the extension of a property line lying 16.5 feet West of Lot 20 of the Subdivision of Outlots to Urbana (also known as William T. Webber's Subdivision); thence Northerly along said property line 230.5 feet to the South R.O.W. line of Goose Alley; thence Westerly along said R.O.W. line 193.5 feet to the East R.O.W. line of Vine Street; thence Southerly along the East R.O.W. line of Vine Street approximately 231 feet to the South R.O.W. line of Main Street; thence Westerly along the South R.O.W. line of Main Street approximately 210 feet to the East R.O.W. line of Bennett Avenue; thence Southerly along the East R.O.W. line of Bennett Avenue 225.5 feet to a property line; thence Easterly along said property line 206.25 feet to the west line of Lot 8 of said Subdivision; thence Southerly along the east R.O.W. line of Vine Street 326.50 feet to the North R.O.W. line of Green Street; thence Easterly along said R.O.W. line 336 feet to the East R.O.W. line of Urbana Avenue; thence Southerly along the East R.O.W. line of Urbana Avenue 892 feet to the South R.O.W. line of California Avenue; thence Westerly along the South R.O.W. line of California Avenue 198 feet to the center of an alley; thence Northerly along the centerline of a vacated alley 229.19 feet to a property line; thence Westerly along said property line 6 feet to the Southeast corner of Lot 2 of Block 3 of George G. Webber's 1st Addition; thence Northerly 59.73 feet to the Northeast corner of said Lot 2; thence Westerly 132 feet to the Northwest corner of said Lot 2; thence Southerly along the West line of said Lot 2, 6 feet; thence Westerly along a line parallel with and 36 feet South of the North line of Myers and Besore's Addition 178.17 feet to a property line; thence Southerly along said property line 287 feet to the South R.O.W. line of California Avenue; thence Westerly along said R.O.W. line 248.85 feet to the West R.O.W. line of Walnut Street; thence Northerly along the West line of vacated Walnut Street 177.42 feet to the North R.O.W. line of Cedar Alley; thence Easterly approximately 39 feet to the Southwest corner of Lot 4

of Myers and Besore's Addition; thence Northerly along the West line of said Lot 4, 114 feet to the South R.O.W. line of Illinois Street; thence Westerly along said R.O.W. line approximately 38.5 feet to the West R.O.W. line of Walnut Street; thence Northerly along the West R.O.W. line of Walnut Street 198.9 feet to a property line; thence Westerly along said property line 242.9 feet to the Southwest corner of Lot 5 of Thomas Lindsey's Addition; thence Northerly 60 feet to the Northwest corner of said Lot 5; thence Westerly 198 feet to the Northwest corner of Lot 2 of James T. Roe's 3rd Addition; thence S01°05'18" E (relative to True North) 58.08 feet to a property line; thence N 88°38'31" E 115.50 feet to the West R.O.W. line of Broadway Avenue; thence S01°04'20" E 132.96 feet to the North R.O.W. line of Illinois Street; thence N88°59'43" E 210.0 feet to the East line of vacated Thorn Alley; thence Southerly along said East line 187.50 feet to the Northwest corner of Lot 5 of Beck's Addition; thence Westerly 127.5 feet to the Northwest corner of Lot 6 of Beck's Addition; thence Southerly along the East R.O.W. line of Broadway Avenue 165.50 feet to the South R.O.W. line of California Avenue; thence Westerly along the South R.O.W. line of California Avenue 623.00 feet to the extension of the property line lying 16.50 feet West of Lot 29 of James S. Busey's Addition; thence Northerly along said property line 165.5 feet to the South R.O.W. line of Cedar Alley; thence Westerly along said R.O.W. line 103 feet, more or less, to the extension of a property line lying 8 feet east of Lot 11 of said Addition; thence Northerly along said property line 127.5 feet to the South R.O.W. line of Illinois Street; thence Westerly along said R.O.W. line 8 feet to the Northwest corner of said Lot 10; thence Northerly 249.6 feet to the Northwest corner of Lot 10 of James T. Roe's 3rd Addition; thence Westerly along the South R.O.W. line of High Street 28.875 feet to the extension of a property line lying 28.875 feet West of Lot 53; thence Northerly along said property line 187.5 feet to the North R.O.W. line of High Alley; thence Easterly along said R.O.W. line 92.625 feet to the Centerline of vacated Church Alley; thence along said centerline to the South line of Lot 11 of Roe's Addition; thence Easterly along the South line of said Lot 11, 170 feet, more or less, to the West R.O.W. line of Race Street; thence Northerly along said R.O.W. line 414 feet to the South R.O.W. line of Elm Street; thence Westerly along the South R.O.W. line of Elm Street 390.50 feet to the West R.O.W. line of Cedar Street; thence Northerly along the West R.O.W. line of Cedar Street 175.5 feet to the Northeast corner of Lot 14 of Roe's 2nd Addition; thence Westerly 57.75 feet to the Northwest corner of said Lot 14; thence Southerly 175.5 feet to the Northeast corner of Lot 22 of said Addition; thence Westerly along the South R.O.W. line of Elm Street 340.75 feet to the West R.O.W. line of Birch Street; thence Northerly along the West R.O.W. line of Birch Street 175.5 feet to the Northeast corner of Lot 12 of Roe's 4th Addition; thence Westerly along the South R.O.W. line of Fish Alley 395.49 feet to the West R.O.W. line of McCullough Street; thence Northerly along the West R.O.W. line of McCullough Street 331.24 feet to the North line of said Section 17; thence Easterly along said North line 488 feet to a property line lying 90 feet East of Porter Replat; thence Southerly along said property line 163.1 feet to the North R.O.W. line of Springfield Avenue; thence Easterly along said R.O.W. line 500 feet, more or less, to the East line of the W 1/2 of said Section 17; thence Northerly along said East line 15 feet, more or less, to the South R.O.W. line of Main Street; thence Northwesterly along said R.O.W. line 245 feet, more or less, to a property line; thence Northerly to the South corner of Lot 7 of Worthy's Addition; thence Northeasterly approximately 90 feet to the

East corner of said Lot 7; thence Easterly to the Southwest corner of Lot 18 of said Addition; thence Easterly along the South line of said Lot 18, 62 feet to the East line of Lot 19 of said Addition; thence Northerly along said East line 132 feet to the North line of said Addition; thence Easterly along said North line 120 feet to the Northeast corner of said Addition; thence Southerly along the east line of said Addition approximately 190 feet to the North R.O.W. line of a public alley; thence Easterly along said R.O.W. line 255.33 feet to the East R.O.W. line of Race Street; thence Southerly along the East R.O.W. line of Race Street 358.5 feet to a property line lying 23 feet South of Fish Alley; thence Easterly along said property line 101.5 feet to a property line; thence Northerly along said property line 35 feet to the North R.O.W. line of Fish Alley; thence Easterly along said R.O.W. line 127.75 feet to the Southeast corner of Lot 5 of the Subdivision of Lots 33, 35, 41, 43 & 45 of the Original Town of Urbana; thence Northerly along the East line of said Lot 5 197.5 feet to the North R.O.W. line of Main Street; thence Easterly along said R.O.W. line 129.24 feet to the West R.O.W. line of Broadway Avenue; thence Northerly along the West R.O.W. line of Broadway Avenue 748.1 feet to the Northeast corner of Besore Bros. Estate Replat; thence Westerly along the North line of said Replat 413 feet, more or less, to the West R.O.W. line of Race Street; thence Northerly along said R.O.W. line 238.7 feet to the Southeast corner of the Subdivision of Outlot 2 of Hooper and Park's Addition; thence Westerly along the South line of said Subdivision 207.22 feet to the Southwest corner of said Subdivision; thence Southerly 9.15 feet to the Southeast corner of Leal Park; thence Westerly 296.33 feet to the Southwest corner of Leal Park; thence Northerly along the West line of Leal Park 444 feet to the North R.O.W. line of University Avenue; thence Easterly along said R.O.W. line 296.81 feet to the East line of the SW 1/4 of said Section 8; thence Southerly along said East line 141.5 feet to the Southwest corner of Lot 1 of said Subdivision; thence Easterly along the South line of said Lot 1, 60 feet to a property line; thence Northerly 155.5 feet to the North R.O.W. line of University Avenue; thence Easterly along said R.O.W. line 200 feet to the East R.O.W. line of Race Street; thence Southerly along the East R.O.W. line of Race Street 367.1 feet to the Southwest corner of Lot 1 of the Subdivision of the South Part of Lot 1 of Hooper and Park's Addition of Outlots; thence Easterly along the South line of Lots 1, 2 and 3 of said Subdivision 188.10 feet, to the Southwest corner of Lot 4 of said Subdivision; thence Southerly along the East R.O.W. line of a public alley 65.5 feet to the South line of said Subdivision; thence Westerly along said South line 88.02 feet to a property line; thence Southwesterly 137.19 feet to a monument on the North line of the Peoria & Eastern Railroad R.O.W. located 64.15 feet East of the East R.O.W. line of Race Street, measured along said Railroad R.O.W.; thence Easterly along said Railroad R.O.W. line 295.92 feet to the West R.O.W. line of Broadway Avenue; thence Northerly along the West R.O.W. line of Broadway Avenue 158.5 feet to the Southeast corner of said Subdivision; thence Easterly approximately 83 feet to the Northwest corner of Lot H of Belle Barr 2nd Survey; thence following the North line of Lot H and the following courses, as described on the Plat of Re-Survey of a Part of Belle Barr Second Survey as recorded in Plat Book X, Page 95 at the Office of the Champaign County Recorder of Deeds:

N 82°00'38" E 57.39 feet; thence N76°20'56" E 77.12 feet; thence N66°51'02" E 84.56 feet to the North R.O.W. line of Cunningham Avenue; thence N52°25'31" W 92.94 feet; thence S82°33'46" E 85.29 feet to the North R.O.W. line of Courtesy Road; thence N 77°44'57" E 215.76 feet to the West R.O.W. line of Vine Street; thence N15°15'43" W 38.50 feet to the South R.O.W. line of University Avenue;

thence Westerly along the South R.O.W. line of University Avenue approximately 658 feet to the Southeast corner of Lot 1 of the Subdivision of the North Part of Lot 1 of Hooper and Park's Addition of Outlots; thence Northerly along the West R.O.W. line of Broadway Avenue 782.75 feet to the point of beginning, encompassing 103 Acres, more or less; all situated in the South half of Section 8 and the North half of Section 17, Township 19 North, Range 9 East of the 3rd Principal Meridian, situated in the City of Urbana, Champaign County, State of Illinois.