BETHALTO BUSINESS DISTRICT IV
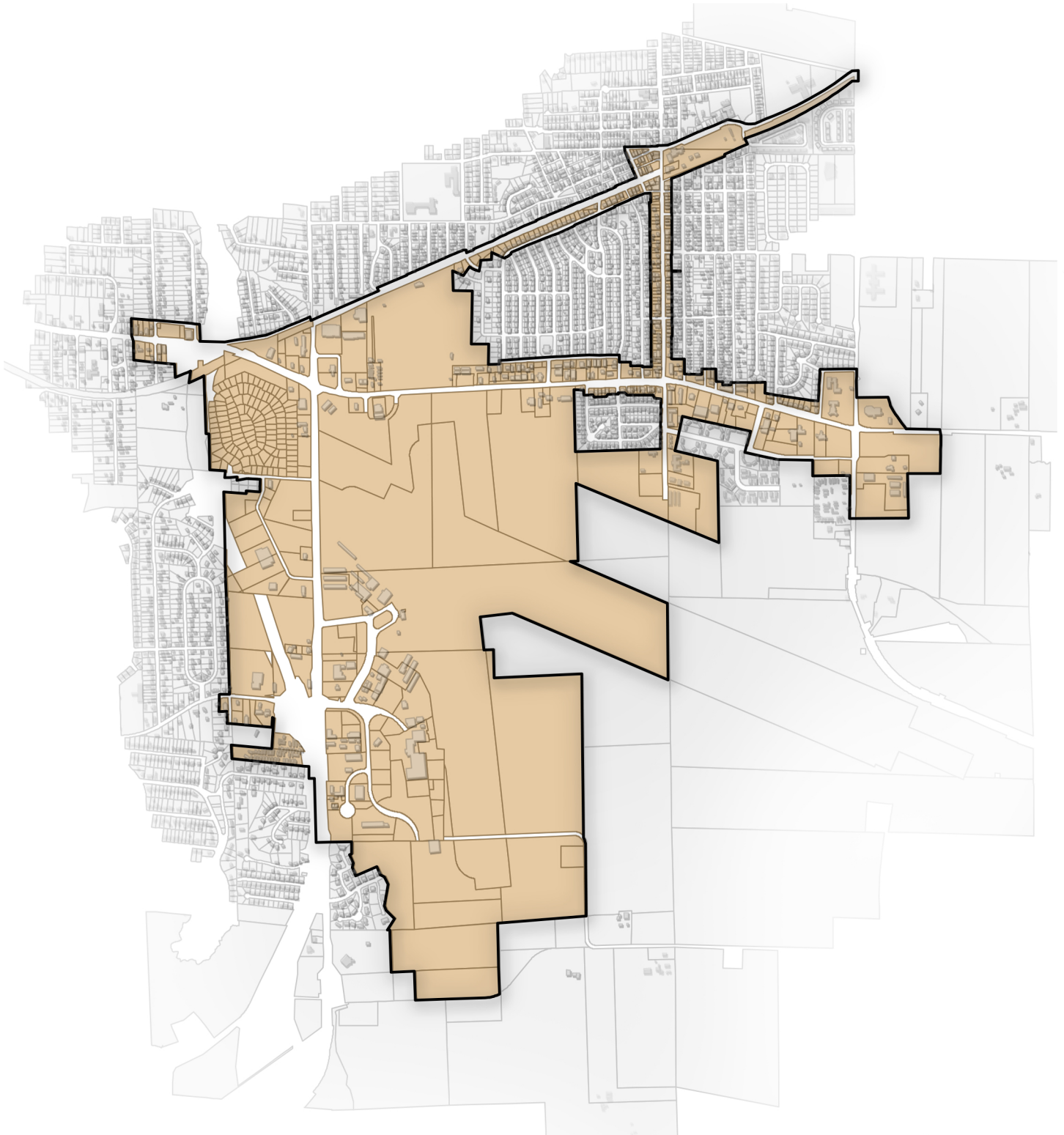## BUSINESS DISTRICT REDEVELOPMENT
PLAN & PROJECT

THE VILLAGE OF
BETHALTO, ILLINOIS
January 8, 2024

MORAN
ECONOMIC DEVELOPMENT

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SECTION I.   INTRODUCTION

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. ("Act"). The Act sets forth the requirements and procedures for establishing a Business District ("District") and a Business District Plan ("Plan"). The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the Village, and assist in the development and redevelopment of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales taxes raised within the District to pay for certain eligible District costs.

The Village of Bethalto ("Village") desires to pursue the establishment of the Business District Redevelopment IV Project Area ("Area") to facilitate the redevelopment of properties in these portions of the Village. Utilizing economic development programs to assist with redevelopment activities and the recruitment of new businesses to the community is one of the priority economic development goals of the Village's Comprehensive Plan, which cites the use of Business Districts specifically as a means to achieve these goals. On September 17, 2017, the Village adopted ordinances establishing the Route 140 Business District Redevelopment Project Area and the Prairie Street Downtown Business District Redevelopment Project Area. On March 12, 2018, the Village adopted an ordinance establishing the Route 111 Business District Redevelopment Project Area. The proposed Business District IV Redevelopment Project Area would encompass the existing three districts to allow the Village to utilize revenues for redevelopment projects throughout the three existing Project Areas, maximizing the potential of the economic development tool for future projects. As part of the establishment process the existing Project Areas are proposed to be dissolved, with the new Business District IV being established to serve the properties in these areas. Some of the objectives of the Business District IV Redevelopment Plan include, but are not limited to, the following:

- Upgrade the utilities and infrastructure throughout the Area, including repair or replacement of aged and undersized utility lines, stormwater management improvements, replacement of overhead utilities with buried lines in road right-of-way and other public easements, construction of new infrastructure and utilities to serve development, and other related projects.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions, construction of sidewalks in areas currently without, and upgrading areas to be in compliance with the Americans with Disabilities Act ("ADA") and improve accessibility.
- Resurfacing roadways, constructing curb and gutter, and other improvements to the interior and exterior street network within the Area.
- Redevelopment of those properties exhibiting deteriorated conditions, including the repair, renovation, and remodeling of existing buildings, and other general site improvements.
- Enhance the sales tax base of the District and recruit new commercial and retail businesses to promote future sales tax growth.
- Retain existing businesses and promote business growth and expansion.
- Development of multi-use trails in appropriate areas throughout the District.
- Provide for façade and streetscape improvements, including lighting, banners, signage, and other associated improvements.
- Development and maintenance of public parking areas to serve commercial and downtown properties.
- Facilitate private investment with the District to enhance the property and sales tax base of the Village.

The proposed Business District IV Area encompasses 570 parcels of property and rights-of-way in the Village. Generally, the Area includes property along IL-140, IL-111, Bethalto Expressway, and Prairie Street. Parcels near the intersection of Main and Prairie Street make up the northernmost portion of the Area. The boundary extends south taking in property adjacent to Prairie Street to IL-140, and southwest along Bethalto Expressway to Old Bethalto Road. At the intersection of Prairie Street and IL-140 the Area extends east to take in property adjacent to Moreland Road, and west to property west of the IL-255 interchange. Along IL-111 the Area extends south, and property adjacent to East Airline Drive makes up

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the southernmost portion of the boundary. The boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 "the Act". The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*

- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*

- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*

- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*

- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*

- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

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The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as "blighted", and to carry out development and redevelopment projects that serve this end. The Act allows a municipality to accomplish development, redevelopment, and rehabilitation activities on a locally controlled basis. Development, redevelopment, and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain "Business District Costs" as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *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 (11)) 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.*

- *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. To acquire property by eminent domain in accordance with the Eminent Domain Act.*

- *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.*

- *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.*

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

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

- *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.*

- *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.

- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*

- *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.*

- *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.*

- *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.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the 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;
- The name of the proposed District;
- The estimated Business District project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.

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SECTION III.   BLIGHT ANALYSIS

A.   Introduction
Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan.   The Village has deemed such action desirable to facilitate economic development activities in this portion of the Village. The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district are outlined on the following pages.

B.   Statutory Qualifications
The definitions for qualifying the District as "blighted" are defined in the Act as follows:

"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.

C.   Investigation and Analysis of Blighting Conditions
In determining whether the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- Examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with Village officials and other individuals knowledgeable about Area conditions and history, the age and condition of site improvements, utility and infrastructure improvements, and related items.
- Examination of maps, aerial photographs, and historic data related to the proposed Area.
- Research of Madison County property tax records and equalized assessed value ("EAV") information.
- Research of Consumer Price Index ("CPI") for All Urban Consumers data published by the U.S. Department of Labor Bureau of Labor Statistics.
- Use of Claritas, LLC ("Claritas") data, which is sourced from Environics Analytics, the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and Data Axle.
- Use of Illinois Department of Transportation ("IDOT") average annual daily traffic ("AADT") count data.
- Review of the Madison County Multi-Hazard Mitigation Plan ("Hazard Plan").
- Use of Illinois State Geological Survey ("ISGS") coal mine maps and data.
- Review of the findings and determinations established by the Act in creating business districts. These findings include:

  - That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
  - That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
  - That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

D.   The Proposed District

The proposed Business District encompasses 570 parcels of property and rights-of-way in the Village. Generally, the Area includes property along IL-140, IL-111, Bethalto Expressway, and Prairie Street. Parcels near the intersection of Main and Prairie Street make up the northernmost portion of the Area. The boundary extends south taking in property adjacent to Prairie Street to IL-140, and southwest along Bethalto Expressway to Old Bethalto Road. At the intersection of Prairie Street and IL-140 the Area extends east to take in property adjacent to Moreland Road, and west to property west of the IL-255 interchange. Along IL-111 the Area extends south, and property adjacent to East Airline Drive makes up the southernmost portion of the boundary.

E.   Review of Findings & Qualifications of the District

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings.

Portions of the Area exhibits deteriorated site improvements in some form, both in structural and surface improvements. Approximately 62% of the 502 structures in the Area show some sort of notable defects in the structural components, which were common in foundations, exterior walls, roofs, doors, windows, gutters, downspouts, siding, and other fascia materials. Generally, much of the deteriorated conditions could be attributed to the age of the structures, as per Madison County property tax records the median year of construction for the structures in the Area is 1972.

Additionally, 74% of the parcels exhibit deteriorated surface improvements. Common forms of this type of deterioration found were unkempt gravel areas, cracked and deteriorated roadway surfacing, potholes, crumbling asphalt, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, alleyways, and driveways lack proper pavement and exhibit signs of deterioration. Similarly to the structural deterioration much of the surface deterioration can be attributed to general age, as over time vehicular wear and exposure to the elements degrades the improvements. Conditions such as these were present in 414 of the 570 parcels which make up the Area.

There are issues with improper subdivision and obsolete platting throughout the Area. Some of the existing platting does not meet the needs of contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. Other smaller parcels were divided in a way that seems to have occurred on an as needed basis, but have properties in dimensions that are unusable in their current configuration. Further, many of the larger undeveloped properties are unlikely to be utilized to their highest and best use until they are subdivided. In some cases, the land uses in the Area have changed over time, such as the former Wayside Estates property, and consequently the manner in which they were platted makes little sense for future development of the available acreage. These parcels are an inefficient use of land and represent improper subdivision and obsolete platting. The Area also exhibits conditions of structures spanning several smaller fragmented parcels. These types of issues can be hurdles to the development or redevelopment of an Area, as the need for parcel combinations or splits can be difficult with multiple property owners or other stakeholders involved. Without a guided plan for redevelopment, it is unlikely the properties exhibiting these conditions will be utilized to their highest and best use.

The Area also contains conditions which could potentially endanger property. The ISGS maintains records of active and abandoned coal mines in the state. Data from the ISGS was utilized in creating Exhibit C, which shows portions of the Area that are undermined. The mined area is shown in addition to two proximity zones, per the ISGS. Zone 1 includes the land over or adjacent to the mines that, on the basis of the mapped extent and general depth of the mine, could be affected by subsidence. Zone 2 surrounds Zone 1 and represents additional land that could be affected due to uncertainty about the exact location of the mine

and the extent of its workings. Mine subsidence is the downward movement of rocks and soils triggered by a structural failure in an active or abandoned underground mine. Subsidence generally manifests in two forms, either pit or sag. Pit subsidence results in moderate depressions (six to eight feet) and ranges from 20 to 40 feet in diameter. Pit subsidence occurs when the roof of a mine collapses and the void reaches up through the bedrock to the surface, where a hole eventually forms. Sag subsidence forms a general depression over a large area, originating in places where mine pillars have failed (disintegrated, collapsed, or settled into the mine floor). Sag sites can be quite large, spanning areas of several hundred feet in diameter. Pit subsidence is generally found in shallow mines (less than 60 feet), whereas sag subsidence is found in deeper mines. These conditions pose a potential barrier to future development, as mine subsidence could threaten any structural improvements over undermined areas. The Madison County Hazard Mitigation Plan details the risks associated with the undermined area in throughout the County, and as part of the Multi-Jurisdictional Risk Assessment classifies the Village has "High" risk for subsidence, landslides, and land failures.

The presence of these factors, in combination, creates conditions which constitute an economic liability to the Village. Additionally, these factors combine to contribute to the economic underutilization of the Area.

The presence of deteriorated structures and conditions can create a perception of localized economic decline, which in turn deters future investment in the neighboring properties. When reinvestment does not occur, particularly in the older portions of the Area, then the structural and surface improvements decline and in turn property values remain stagnant or can decrease. In order to determine whether a project Area is considered to be stagnant or in decline it can be compared to the balance of the Village, which is the total EAV of Bethalto minus that of the parcels which make up the Area. This comparison is shown in Table A.

TABLE A - PROJECT AREA & VILLAGE BALANCE GROWTH RATES

YEAR	BETHALTO[1]	PROJECT AREA[2]	CHANGE %	BALANCE[3]	CHANGE %
2022	$189,363,670	$30,314,140	-3.18%	$159,049,530	9.84%
2021	$176,112,268	$31,309,300	4.60%	$144,802,968	4.84%
2020	$168,055,251	$29,933,600	4.19%	$138,121,651	4.30%
2019	$161,154,282	$28,730,040	2.14%	$132,424,242	4.80%
2018	$154,480,947	$28,127,190	10.54%	$126,353,757	3.04%
2017	$148,067,795	$25,445,870		$122,621,925	

[1]Total Village Equalized Assessed Value (EAV). Source: Madison County Clerk.
[2]Total EAV of the Parcels in the Project Area. Source: Madison County Property Tax Search.
[3]Total Village EAV Minus the EAV of the Parcels in the Project Area.

From 2017-2022 the properties in the Area had lower annual EAV growth rates than the balance of the Village for four of the five years. This meets the established threshold the State of Illinois uses in determining whether a Redevelopment Project Area can be considered to be economically underperforming when compared to the balance of a municipality.

Another metric used to analyze a Project Area's economic progress is to compare the property value growth trends to the Consumer Price Index for All Urban Consumers ("CPI") published by the United States Department of Labor. Table B shows this comparison, and that the parcels in the Area have been increasing at an annual rate that is less than the CPI for three of the last five years, also meeting the established threshold set forth by the State.

TABLE B - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA[1]	CHANGE %	CPI[2]
2022	$30,314,140	-3.18%	6.50%
2021	$31,309,300	4.60%	7.00%
2020	$29,933,600	4.19%	1.40%
2019	$28,730,040	2.14%	2.30%
2018	$28,127,190	10.54%	1.90%
2017	$25,445,870		-

[1]Total EAV of the Parcels in the Project Area. Source: Madison County Property Tax Search.
[2]Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor.

The stagnant EAV growth rates, compared to the balance of the Village and the CPI, are indications of the Area being an economic liability to the municipality. If these parcels cannot maintain growth rates on par with the rest of the Village or the CPI then the revenues being generated by these parcels for the associated taxing districts will also stagnate. The Redevelopment Project should serve to facilitate the redevelopment of and reinvestment in the parcels within the Area, which will result in significant increases in EAV growth rates.

The Area could also be considered to be economically underutilized. Retail Market Power ("RMP") Opportunity Gap data from Claritas shows an Opportunity Gap of over $86M in the Village across all retail trade sectors. The RMP Gap across all retail store types is shown in Table C. This analysis shows that residents are having to leave the Village to buy certain items as they are unavailable locally, which in turn creates lost sales tax revenues for the Village.

TABLE C - RETAIL MARKET POWER OPPORTUNITY GAP

RETAIL STORE TYPE	NAICS[1] CODE	DEMAND[2]	SUPPLY[2]	OPPORTUNITY GAP/SURPLUS
Motor Vehicle & Parts Dealers	441	$47,064,840	$37,096,118	$9,968,723
Furniture & Home Furnishings Stores	442	$3,917,568	$1,542,430	$2,375,138
Electronics & Appliance Stores	443	$3,079,342	$1,623,450	$1,455,891
Building Material & Garden Equipment & Supplies Dealers	444	$14,507,778	$11,583,933	$2,923,845
Food & Beverage Stores	445	$25,905,266	$24,116,349	$1,788,917
Health & Personal Care Stores	446	$11,380,047	$2,718,091	$8,661,956
Gasoline Stations	447	$14,636,511	$3,007,069	$11,629,442
Clothing & Clothing Accessories Stores	448	$8,619,136	$1,979,435	$6,639,702
Sporting Goods, Hobby, Musical Instrument, & Book Stores	451	$3,105,176	$1,068,665	$2,036,512
General Merchandise Stores	452	$23,438,440	$24,372,204	-$933,764
Miscellaneous Store Retailers	453	$4,034,075	$1,857,630	$2,176,445
Non-Store Retailers	454	$33,158,919	$1,693,396	$31,465,523
Special Food Services	7223	$22,612,923	$16,707,852	$5,905,071
Drinking Places (Alcoholic Beverages)	7224	$838,652	$0	$838,652
Restaurants & Other Eating Places	7225	$19,980,265	$16,627,361	$3,352,905
Total Retail Trade Including Food & Drink	44, 45, 722	$215,460,023	$129,366,621	$86,093,402

[1]North American Industry Classification System Code.
[2]2023, in dollars.
Source: Environics Analytics, US Census Bureau, US Bureau of Labor Statistics, Data Axle.

The only retail category without an opportunity gap is "General Merchandise Stores." If the Area was being utilized to its highest and best use it could potentially fill this Opportunity Gap across all retail sectors, which would in turn keep resident's expenditures local and also create additional property tax revenues through the development of new retail and commercial properties.

The Area encompasses the most trafficked areas in the Village, including the main thoroughfares of IL-255, IL-111, IL-140, in addition to the Village's downtown area. As shown in Exhibit D, IL-140 has an AADT count of 19,000-20,000, with IL-255 exceeding 20,000 as well in some areas. Along IL-111 the AADT counts in the Area range from 14,000-16,000. As noted prior, from 2017-2022 the Area failed to maintain equal growth rates to the balance of the Village and the CPI. This is an indication that the uses in the Area are failing to capitalize on the visibility of these properties, both in the form of undeveloped properties not being utilized to their highest and best uses and also existing commercial structures being underutilized.

Again, the presence of some of the aforementioned factors can inhibit reinvestment in the Area, and it is likely that only through a program of intervention and a means to achieve those ends, will these properties be utilized to their highest and best uses. In practice this could mean potential grants to provide for existing business retention and expansion, a program for new business attraction, or a revenue stream to assist with the remediation of any of the aforementioned blighting conditions.

F.   Qualification Summary & Findings
The District is found to be eligible as "blighted" due to the presence conditions representative of those outlined in the Act. These include conditions such as the deterioration of site improvements, conditions which potentially endanger property, and improper subdivision or obsolete platting. These factors, in combination, constitute an economic liability to the Village and an economic underutilization of the Area. Additional findings for the Proposed Business District IV Area include:

▪ The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.

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- The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
- The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.

SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN

The Village of Bethalto is considering the approval of the Business District IV Redevelopment Plan in order to provide an important tool for economic development in these portions of the Village. In looking to achieve this end, the Village will seek to adhere to certain objectives and policies.

A.   Objectives
The objectives of the Plan are to:

- Upgrade the utilities and infrastructure throughout the Area, including burying existing utility lines.
- Improve the sidewalks throughout the Area, including reconstructing/repairing those exhibiting deteriorated conditions, construction of sidewalks in areas currently without, and upgrading existing sidewalk areas to be in compliance with ADA standards and to increase accessibility.
- Ameliorate the blighting conditions within the District.
- Resurfacing roadways, constructing curb and gutter, parking lot improvements, and other general site improvements.
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Redevelopment of vacant structures.
- Enhance the sales tax base of the District.
- Streetscape and façade improvements.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community.
- Enhance the property tax base of the District.
- Facilitate new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

B.   Policies
The Village of Bethalto will follow certain policies to achieve the objectives outlined above. These policies include:

- Use Business District-derived revenues to implement the Plan.
- Use Business District-derived revenues to carry out public infrastructure and utility improvements.
- Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan. The Board recognizes that most revenues will be used to support public improvements but in cases where private development needs assistance the Village should consider aiding only after application to the Village is made. The Board is to further develop policies regulating the type and form of development to support. Only then can the Village consider assistance.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- Utilize the powers extended to the corporate authorities in a designated District.

These objectives and policies may be amended from time to time as determined by the Village.

C.   Components of the Business District Plan

1.   Boundary Delineation
A number of factors were taken into consideration in establishing the boundary of the District. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan. Discussions with Village officials and review of the physical conditions in the Area largely determined the proposed Business District Boundary.   Based upon these investigations, the eligibility requirements for establishing and enabling taxes, the determination of

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redevelopment needs within the Village, the location of requisite infrastructure and utility improvements, and the location of the blighting factors found, the boundaries of the District were determined. The proposed Business District encompasses 615 parcels of property and rights-of-way in the Village.   Generally, the Area includes property along IL-140, IL-111, Bethalto Expressway, and Prairie Street. Parcels near the intersection of Main and Prairie Street make up the northernmost portion of the Area. The boundary extends south taking in property adjacent to Prairie Street to IL-140, and southwest along Bethalto Expressway to Old Bethalto Road. At the intersection of Prairie Street and IL-140 the Area extends east to take in property adjacent to Moreland Road, and west to property west of the IL-255 interchange. Along IL-111 the Area extends south, and property adjacent to East Airline Drive makes up the southernmost portion of the boundary.

2.   The Development Project

The development goals of the Village of Bethalto for the Business District envision a program resulting in the ability to provide for the development and redevelopment of the properties which make up the Area. The satisfaction of these needs will ultimately increase the sales and property tax revenues generated in the Area for the Village, as well as provide a revenue source for the Village to make necessary infrastructure improvements throughout the Area. Additionally, the Village wishes to promote and enhance the existing commercial properties in the Village, including the downtown portion as well as those properties adjacent to the IL-255 interchange, the IL-140 corridor, and the IL-111 corridor. These goals will be accomplished through both public and private projects to encourage economic growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the Village itself.

The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the Village. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the Village. The Village may provide economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table D on the following page. Table D should not be construed to limit the ability of the Village 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 Village and any developer(s).

3.   Name of Business District

The name of the District is Business District IV.

4.   Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the Village ("Pledged Revenues") as discussed below, is presented in Table A - Estimated Business District Project Costs.   The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table A are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, debt service and expenses associated with issuance bonds, or other obligations, are in addition to costs stated in Table A. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the Village.

TABLE D - ESTIMATED REDEVELOPMENT PROJECT COSTS

DESCRIPTION	ESTIMATED COSTS
Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning, and other services.	$2,625,000
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.	$7,525,000
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.	$6,975,000
Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures.	$6,125,000
General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations.	$1,250,000
TOTAL ESTIMATED BUDGET	$24,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed $24,500,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District IV Redevelopment Area (collectively, the "Pledged Revenues").

6. Anticipated Type and Terms of Any Obligations to be Issued

To expedite the implementation of the Business District Plan, The Village of Bethalto, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act. Such loans or obligations may be issued pursuant to the Business District Plan. The Village anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the Business District Tax Allocation Fund to fund eligible District costs. When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then by distributed to the municipal treasurer for deposit into the municipal general corporate fund.

7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

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SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS

A.   Formal Findings

The Village of Bethalto makes the following formal findings with respect to establishing the Business District Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the Village limits of Bethalto, Illinois.

The Village's exercise of the powers provided in the Act 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 Village of Bethalto, Illinois.

The Business District is a blighted area; the presence of deterioration of site improvements, improper subdivision or obsolete platting, conditions which potentially endanger property, and other existing conditions contribute to the properties in the Area being an economic liability to the Village, as well as the properties being economic underutilized.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the Village Board.

B.   Completion of Business District Projects / Retirement of Obligations

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

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APPENDIX A
LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

THE AREA AS DESCRIBED BELOW INCLUDES PARTS OF SECTIONS 6 AND 7 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, AND SECTIONS 1, 2, 11, 12, 13, 14, AND 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ERWIN PLEGGE BOULEVARD AND ASHBROOK STREET; THENC17; THENCE EASTERLY ALONG THE NORTHWESTERLY LINE OF ERWIN PLEGGE BOULEVARD / WEST MAIN STREET TO THE SOUTHWESTERLY LINE OF OAK STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTH LINE OF MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHWESTERLY LINE OF EAST CENTRAL STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND OWNED BY THE VILLAGE OF BETHALTO (TAX PARCEL ID NO. 15-2-09-06-13-304-033.002); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHERNMOST CORNER OF SAID VILLAGE OF BETHALTO TRACT; THENCE SOUTHERLY TO THE NORTHWESTERLY CORNER OF ANOTHER TRACT OF LAND OWNED BY THE VILLAGE OF BETHALTO (TAX PARCEL ID NO. 15-1-09-06-00-000-014); THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID VILLAGE OF BETHALTO TRACT TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF ANOTHER TRACT OF LAND OWNED BY THE VILLAGE OF BETHALTO (TAX PARCEL ID NO. 15-1-09-06-13-304-034); THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHEAST LINE OF SAID VILLAGE OF BETHALTO TRACT; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE AND THE SOUTHWESTERLY PROLONGATION THEREOF TO THE NORTHEAST CORNER OF SHERIDAN STREET AND EAST MAIN STREET; THENCE SOUTH ALONG THE EAST LINE OF SHERIDAN STREET TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF EAST MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE THE NORTHEASTERLY PROLONGATION THEREOF TO EAST LINE OF A NORTH-SOUTH ALLEY, JUST EAST OF AND PARALLEL WITH SOUTH PRAIRIE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ROOSEVELT STREET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 OF "ISAAC COX'S ADDITION" (TAX PARCEL ID NO. 15-2-09-07-05-101-001); THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOTS 2 THROUGH 5 OF SAID "ISAAC COX'S ADDITION" TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF LOT 6 OF SAID "ISAAC COX'S ADDITION TO THE WEST LINE OF PARK STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 1 OF "BALSTER'S GREEN ACRES"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 27 TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOTS 2 THROUGH 14 IN SAID BLOCK 1 TO THE NORTH LINE OF EAST GRACE STREET; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 2 OF "BALSTERS GREEN ACRES"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOTS 2, 3 AND 4 IN SAID BLOCK 2 TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED IN TRUST BY JANICE K. HINES (TAX PARCEL ID NO. 15-1-09-07-05-105-005); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID HINES PARCEL TO THE WEST LINE OF A NORTH-SOUTH ALLEY; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF A PARCEL OF LAND OWNED BY THE BANK OF EDWARDSVILLE (TAX PARCEL ID NO. 15-1-09-07-09-101-003); THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SOUTH PRAIRIE STREET; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 27 OF "COTRELL FIRST ADDITION"; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 27 TO THE WEST LINE OF SAID LOT 27; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 27 AND LOTS 26 THROUGH 1 OF SAID "COTTRELL FIRST ADDITION" TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY DANIEL L. PERKHISER AND VIOLET M. PERKHISER (TAX PARCEL ID NO. 19-1-08-12-08-204-025); THENCE NORTH ALONG THE WEST LINE OF SAID PERKHISER TRACT AND A TRACT OF LAND OWNED BY BRENDAN JAMES SHREVE (TAX PARCEL ID NO. 19-1-08-12-08-204-026) TO THE SOUTHWEST CORNER OF LOT 16 OF "JESSE STARKEY'S ADDITION"; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 16 AND LOTS 15 THROUGH 1 OF SAID "JESSE STARKEY'S ADDITION" TO THE SOUTH LINE OF LOT 14 OF "VILLAGE OF BETHALTO" (TAX PARCEL ID NO. 19-2-08-01-20-404-021); THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 14; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF WEST SHERMAN STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF LOT 366 OF "ALJETS & KUTTERS 10TH ADDITION"; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY PROLONGATION THEREOF TO THE WEST LINE OF SAID LOT 366; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 23 OF "KUTTER ALJETS PLACE"; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 22 OF SAID "KUTTER ALJETS PLACE" TO THE WEST LINE OF SAID LOT 22; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWESTERLY LINE OF ASHBROOK STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST NORTHERLY CORNER OF LOT 19 OF SAID "KUTTER ALJETS PLACE"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 AND THE SOUTHWESTERLY PROLONGATION THEREOF TO THE CENTER OF THE CUL-DE-SAC ON DELAWARE COURT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 17 OF SAID "KUTTER ALJETS PLACE" AND THE SOUTHEASTERLY PROLONGATION THEREOF TO THE WEST LINE OF SAID LOT 17; THENCE NORTH ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF TO THE NORTHWESTERLY LINE OF ERWIN PLEGGE BOULEVARD / FILLMORE STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE EAST LINE OF ASHBROOK STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

INCLUDING: BEGINNING AT THE NORTHEAST CORNER OF BELLVIEW STREET AND SOUTH MORELAND ROAD; THENCE SOUTH ALONG THE EAST LINE OF SOUTH MORELAND ROAD TO THE NORTH LINE OF THE BETHALTO CHURCH OF GOD PROPERTY (TAX PARCEL ID NO. 15-1-09-07-00-000-003.002) (6 ACRE); THENCE EAST ALONG SAID NORTH LINE TO THE EASTERLY LINE OF SAID BETHALTO CHURCH OF GOD PARCEL; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTH LINE OF EAST BETHALTO DRIVE; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF A PARCEL OF LAND OWNED BY MONIGER EXCAVATING (TAX PARCEL ID NO. 15-1-09-07-00-000-008.002) (12.4 ACRE); THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY RLP DEVELOPMENT COMPANY, INC. (TAX PARCEL ID NO. 15-1-09-07-00-000-008) (38.68 ACRE); THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID RLP DEVELOPMENT COMPANY, INC. PARCEL; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID RLP DEVELOPMENT COMPANY, INC. PARCEL; THENCE WEST ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF TO THE WEST LINE OF SOUTH MORELAND ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND OWNED BY QUALITY HOMES BY DESIGN LLC (TAX PARCEL ID NO. 15-2-09-07-00-000-018); THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF SOUTH SIDE PARK (TAX PARCEL ID NO. 15-1-09-07-14-301-006) (8.26 ACRE); THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF ROU DE CHATEAUX; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHWESTERLY LINE OF NORTH BEAU CHATEAU; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF LOT 6 OF "CHATEAU DES FLEURS"; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF LOTS 4 & 2 OF SAID "CHATEAU DES FLEURS"; TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND OWNED BY UNION PLANTERS TRUST (TAX PARCEL ID NO. 15-2-09-07-105-005.003); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF A PARCEL OF LAND OWNED BY SEBASTIANO AND JOSEPHINE PIZZO (TAX PARCEL ID NO. 15-2-09-07-09-105-011); THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY HALIT JUSUFI (TAX PARCEL ID NO. 15-2-09-07-09-105-003); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND THE WESTERLY PROLONGATION THEREOF TO WEST LINE OF SOUTH PRAIRIE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 2 OF "BETHALTO GREEN ACRES"; THENCE WEST ALONG SAID NORTH LINE AND SOUTHWEST ALONG THE NORTHWEST LINE OF SAID LOT 2 TO THE NORTH LINE OF LOT 4 OF SAID "BETHALTO GREEN ACRES"; THENCE WEST ALONG SAID NORTH LINE AND CONTINUING WEST ALONG THE NORTH LINE OF LOTS 5 THROUGH 10 OF SAID "BETHALTO GREEN ACRES" TO THE NORTHEAST LINE OF LOT 12 OF SAID "BETHALTO GREEN ACRES"; THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE AND WEST ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE WESTERLY TO THE NORTHEAST CORNER OF LOT 20 OF SAID "BETHALTO GREEN ACRES"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 20 AND SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT 20 TO THE NORTH LINE OF LOT 22 OF SAID "BETHALTO GREEN ACRES"; THENCE WEST ALONG SAID NORTH LINE AND CONTINUING WEST ALONG THE NORTH LINE OF LOTS 23, 24 AND 25 OF SAID "BETHALTO GREEN ACRES" TO THE NORTHEAST LINE OF LOT 27 OF SAID "BETHALTO GREEN ACRES"; THENCE NORTHWESTERLY ALONG SAID NORTHEAST LINE AND WEST ALONG THE NORTH LINE OF SAID LOT 27 AND THE WESTERLY PROLONGATION THEREOF TO THE WEST LINE OF HOMM STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 29 OF SAID "BETHALTO GREEN ACRES"; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 29; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 29 AND LOTS 30, 31 AND 32 OF SAID "BETHALTO GREEN ACRES" TO THE SOUTH LINE OF SAID LOT 32; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE TO THE EAST LINE OF A PARCEL OF LAND OWNED BY JAMES FERANDO (TAX PARCEL ID NO. 19-1-08-12-00-000-007); THENCE SOUTH ALONG SAID EAST LINE, WEST ALONG THE SOUTH LINE OF SAID PARCEL AND NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE ST. LOUIS REGIONAL AIRPORT (TAX PARCEL ID NO. 19-1-08-12-00-000-009.006); THENCE WEST ALONG SAID SOUTH LINE AND NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF WEST BETHALTO DRIVE (ILLINOIS ROUTE 140); THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST LINE OF NORTHWEST DRIVE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE TO THE EAST LINE OF OUTLOT B OF "NORTHWEST BUSINESS PARK"; THENCE SOUTH ALONG SAID EAST LINE OF SAID OUTLOT B AND NORTHWEST ALONG THE SOUTHWEST LINE OF SAID OUTLOT B TO THE EAST LINE OF BELLWOOD DRIVE (ILLINOIS ROUTE 111); THENCE SOUTH ALONG SAID EAST LINE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BENDER AVENUE; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 8 OF "WAYSIDE ESTATES"; THENCE NORTH ALONG SAID EAST LINE AND THE SOUTHERLY PROLONGATION THEREOF AND CONTINUING NORTH ALONG THE EAST LINE OF LOTS 9 THROUGH 21 OF SAID "WAYSIDE ESTATES" TO THE NORTH LINE OF SAID LOT 21; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 22 OF SAID "WAYSIDE ESTATES" TO THE EAST LINE OF SAID LOT 22; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF LOT 23 OF SAID "WAYSIDE ESTATES" TO THE NORTHEASTERLY LINE OF SAID LOT 23: THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE AND CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 24 THROUGH 30 OF SAID "WAYSIDE ESTATES" TO THE NORTHWESTERLY LINE OF SAID LOT 30; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 31 THROUGH 35 TO THE EASTERLY LINE OF ILLINOIS ROUTE 255; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHEASTERLY LINE OF A PARCEL OF LAND OWNED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (TAX PARCEL ID NO. 19-1-08-11-11-202-028.001;

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THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SAID PARCEL;   THENCE NORTH ALONG SAID WEST LINE TO THE NORTHWESTERLY LINE OF A PARCEL OF LAND OWNED BY THE VILLAGE OF BETHALTO (TAX PARCEL ID NO. 19-1-08-11-11-202-028); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE TO THE EAST LINE OF TRACT NO. 19 OF "FAIRFIELD SUBDIVISION";   THENCE NORTH ALONG SAID EAST LINE AND CONTINUING NORTH ALONG THE EAST LINE OF TRACT NOS. 20 AND 21 OF SAID "FAIRFIELD SUBDIVISION" TO THE NORTHEASTERLY LINE OF SAID TRACT NO. 21;   THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, THE NORTHWESTERLY EXTENSION THEREOF AND THE NORTHEASTERLY LINE OF TRACT NO. 5 OF SAID "FAIRFIELD SUBDIVISION"; TO THE WEST LINE OF TRACT NO. 1 OF SAID "FAIRFIELD SUBDIVISION"; THENCE NORTH ALONG SAID WEST LINE, THE NORTHERLY EXTENSION THEREOF AND THE WEST LINE OF LOT 27 OF "FAIRFIELD ANNEX" TO THE NORTHEASTERLY LINE OF SAID LOT 27;   THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE AND CONTINUING ALONG THE NORTH LINE OF LOTS 28, 29 AND 30 OF SAID "FAIRFIELD ANNEX" AND THE SOUTHEASTERLY PROLONGATION THEREOF TO THE NORTHEASTERLY LINE OF LOT 53 OF "FIRST ADDITION TO FAIRFIELD ANNEX"; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 54 THROUGH 60 AND THE SOUTHEASTERLY PROLONGATION THEREOF TO THE NORTHEASTERLY LINE OF LOT 85 OF SAID "FIRST ADDITION TO FAIRFIELD ANNEX";   THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE EAST LINE OF SAID LOT 85; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHERLY LINE OF OLD BETHALTO ROAD;   THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EAST LINE OF NORTH OLD BETHALTO ROAD;   THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWESTERLY LINE OF ERWIN PLEGGE BOULEVARD;   THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ERWIN PLEGGE BOULEVARD / FILLMORE STREET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 17 OF "KUTTER ALJETS PLACE"; THENCE SOUTH ALONG SAID WEST LINE AND THE NORTHERLY PROLONGATION THEREOF AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 16 AND 15 OF SAID "KUTTER ALJETS PLACE" TO THE SOUTH LINE OF SAID LOT 15;   THENCE EAST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF LOTS 14 AND 13 TO THE WEST LINE OF LOT 11 OF SAID "KUTTER ALJETS PLACE"; THENCE SOUTH ALONG SAID WEST LINE AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 10 THROUGH 3 OF SAID "KUTTER ALJETS PLACE" TO THE SOUTH LINE OF SAID LOT 3;   THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3 AND CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 2 AND 1 OF SAID "KUTTER ALJETS PLACE" TO THE WEST LINE OF LOT 351 OF "ALJETS AND KUTTER'S 10TH ADDITION"; THENCE SOUTH ALONG SAID WEST LINE AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 350, 349 AND 348 OF SAID "ALJETS AND KUTTER'S 10TH ADDITION TO THE SOUTH LINE OF SAID LOT 348; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 348; THENCE NORTH ALONG SAID EAST LINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF KANSAS STREET;   THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SANDERS STREET;   THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 31 OF "ALJETS AND KUTTER'S SUBDIVISION";   THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF TRACT NO. 35 OF "RICHLAND GARDENS";   THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID TRACT NO. 35;   THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERLY PROLONGATION THEREOF AND CONTINUING EAST ALONG THE SOUTH LINE OF TRACT NO. 65 TO THE EAST LINE OF SAID TRACT NO. 65;   THENCE NORTH ALONG SAID EAST LINE AND CONTINUING NORTH ALONG THE EAST LINE OF TRACT NO. 64 TO THE NORTH LINE OF LOT 28 OF "COTTRELL FIRST ADDITION";   THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF SOUTH PRAIRIE STREET;   THENCE EASTERLY TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE BANK OF EDWARDSVILLE (TAX PARCEL ID NO. 15-1-09-07-09-101-003);   THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF PARK STREET;   THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 17 IN BLOCK 3 OF "BALSTER'S GREEN ACRES";   THENCE EAST ALONG SAID SOUTH LINE AND CONTINUING EAST ALONG THE SOUTH LINE OF LOT 4 IN BLOCK 5 OF "BALSTER'S GREEN ACRES FIRST ADDITION" TO THE WEST LINE OF LOGAN STREET;   THENCE NORTH ALONG SAID WEST LINE TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF A PARCEL OF LAND OWNED BY RICKY W. AND JOLENE D. HARSHBARGER (TAX PARCEL ID NO. 15-2-09-07-09-103-008);   THENCE EAST ALONG SAID SOUTH LINE AND THE WESTERLY PROLONGATION THEREOF TO THE EAST LINE OF SHERIDAN STREET;   THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 16 IN BLOCK 2 OF "BALSTER'S GREEN ACRES FIRST ADDITION";   THENCE EAST ALONG SAID NORTH LINE AND CONTINUING SOUTH ALONG THE WEST LINE OF SAID LOT 16 TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 OF SAID "BALSTER'S GREEN ACRES FIRST ADDITION";   THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF SHELLVIEW STREET;   THENCE NORTH ALONG SAID WEST LINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 IN BLOCK 1 OF SAID "BALSTER'S GREEN ACRES FIRST ADDITION;   THENCE EAST ALONG SAID NORTH LINE AND THE WESTERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF LOT 9 OF "THE MEADOWS";   THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 9 AND CONTINUING EAST ALONG THE SOUTH LINE OF LOT 8 OF SAID "THE MEADOWS TO THE WEST LINE OF LOT 5 OF "COUNTRY AIRE";   THENCE SOUTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF LOT 3 OF SAID "COUNTRY AIRE";   THENCE EASTERLY ALONG SAID NORTHERLY LINE AND THE EASTERLY PROLONGATION THEREOF AND CONTINUING EASTERLY ALONG THE NORTHERLY LINE OF LOTS 57 THROUGH 52 AND 50 OF SAID "COUNTRY AIRE" TO THE WEST LINE OF CHURCH STREET;   THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF BELLVIEW STREET;   THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND BEING A PART OF SECTIONS 11, 12, 13, 14 AND 24 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTHWEST DRIVE WITH THE SOUTH RIGHT OF WAY LINE OF WEST BETHALTO DRIVE (IL. ROUTE 140); THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF WEST BETHALTO DRIVE TO THE NORTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-12-00-000-009.006; THENCE SOUTH ALONG THE WEST LINE AND EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE WEST LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-12-00-000-007; THENCE SOUTH ALONG THE WEST LINE, EAST ALONG THE SOUTH LINE AND NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 IN BETHALTO GREEN ACRES SUBDIVISION (P.B. 23, PG.138); THENCE EAST ALONG SAID WESTERLY EXTENSION TO THE SOUTHWEST CORNER OF SAID LOT 32 BEING LOCATED ON THE EAST LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-12-00-000-009.004; THENCE SOUTH ALONG THE EAST LINE AND WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-13-00-000-001.003; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE, SOUTH ALONG THE EAST LINE, AND NORTHWESTERLY, WEST, AND SOUTH ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE NORTHWESTERLY MOST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-13-00-000-001.006; THENCE EAST, SOUTH AND EAST ALONG THE NORTHERLY LINE AND SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE EAST RIGHT OF WAY LINE OF SUESSEN LANE; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF SAID SUESSEN LANE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER TO THE SOUTH RIGHT OF WAY LINE OF BUCHTA ROAD; THENCE WEST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BUCHTA ROAD TO THE WEST RIGHT OF WAY LINE OF EAST AIRLINE DRIVE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID EAST AIRLINE DRIVE TO THE SOUTH LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-24-00-000-002; THENCE WEST ALONG THE SOUTH LINE AND NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 42 IN AUDUBON ACRES NO. 3 SUBDIVISION (P.B. 35, PAGE 111); THENCE NORTHERLY ALONG THE EASTERLY LINE AND WESTERLY ALONG THE NORTHERLY LINE OF SAID AUDUBON ACRES NO. 3 AND IT'S WESTERLY EXTENSION TO THE MOST EASTERLY CORNER OF LOT 36 IN AUDUBON ACRES NO. 2 SUBDIVISION (P.B. 34, PAGE 94); THENCE NORTHERLY ALONG THE EASTERLY LINE AND WESTERLY ALONG THE NORTHERLY LINE OF SAID AUDUBON ACRES NO. 2 AND IT'S WESTERLY EXTENSION TO THE FORMER WEST RIGHT OF WAY LINE OF IL STATE ROUTE 111 (BELLWOOD DRIVE); THENCE NORTH ON SAID WEST RIGHT OF WAY LINE OF IL ROUTE 111 TO THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF OLD OAK ROAD; THENCE WEST ON SAID EASTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 2 IN GEORGE KLOPMEIER ADDITION (P.B. 18, PAGE 40); THENCE NORTH ON THE EAST LINE OF SAID LOT 2 TO THE NORTH LINE OF SAID GEORGE KLOPMEIER ADDITION; THENCE WEST ALONG THE NORTH LINE AND NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID GEORGE KLOPMEIER ADDITION TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-205-018.001; THENCE EAST ALONG THE SOUTH LINE AND NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE EAST LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-205-018; THENCE SOUTH ALONG THE EAST LINE AND WEST ALONG THE SOUTH LINE OF SAID PARCEL AND IT'S WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID PARK AVENUE TO THE SOUTHEAST CORNER OF LOT 255 IN HALE'S THIRD SUBDIVISION (P.B. 18, PAGE 35); THENCE WEST ALONG THE SOUTH LINE AND NORTH ALONG THE WEST LINE OF LOT 255 AND IT'S NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF AIRLINE DRIVE; THENCE EAST ON THE NORTH RIGHT OF WAY LINE OF SAID AIRLINE DRIVE TO THE EAST LINE OF EAST ROSEWOOD HEIGHTS SUBDIVISION (P.B. 18, PAGE 102); THENCE NORTH ON SAID EAST LINE TO THE SOUTH LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-204-025; THENCE EAST, NORTH, AND EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE WEST RIGHT OF WAY LINE OF SAID IL STATE ROUTE 111; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID IL STATE ROUTE 111 TO THE SOUTH LINE OF BETHALTO BUSINESS PARK (P. C. 60, PAGE 169); THENCE WEST ALONG THE SOUTH LINE, NORTH ALONG THE WEST LINE AND EASTERLY ALONG THE NORTHERLY LINE OF SAID BETHALTO BUSINESS PARK TO THE WEST RIGHT OF WAY LINE OF MECHANICAL DRIVE; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID MECHANICAL DRIVE AND IT'S NORTHERLY EXTENSION TO THE NORTH RIGHT OF WAY LINE OF BENDER AVENUE; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID BENDER AVENUE TO THE SOUTHEAST CORNER OF THE FORMER WAYSIDE ESTATES SUBDIVISION (P.B. 32, PAGE 83); THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 8 TO THE SOUTH RIGHT OF WAY LINE OF SAID BENDER AVENUE; THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BENDER AVENUE AND ITS EASTERLY EXTENSION TO THE EAST RIGHT OF WAY LINE OF SAID IL STATE ROUTE 111; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SAID IL STATE ROUTE 111 TO THE SOUTHWEST CORNER OF OUTPARCEL "B" IN ST. LOUIS REGIONAL AIRPORT NORTHWEST BUSINESS PARK (P.C. 57, PAGE 50); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE AND NORTH AND NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID OUTPARCEL "B" TO THE EAST RIGHT OF WAY LINE OF NORTHWEST DRIVE; THENCE NORTH AND NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTHWEST DRIVE TO THE SOUTH RIGHT OF WAY LINE OF WEST BETHALTO DRIVE AND THE POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND BEING A PART OF SECTION 11 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE BENDER AVENUE AND THE SOUTHEAST CORNER OF WAYSIDE ESTATES LOT 8, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-16-405-001; THENCE NORTH ALONG THE EAST LINE OF SAID

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LOT AND PARCEL TO THE NORTHEAST CORNER OF WAYSIDE ESTATES LOT 21, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-16-405-014; THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND PARCEL TO THE EAST LINE OF WAYSIDE ESTATES LOT 22, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-12-202-011; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF WAYSIDE STATES LOT 23, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-12-202-012; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL TO THE NORTHERNMOST CORNER OF WAYSIDE ESTATES LOT 30, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-12-202-019; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-11-11-202-029; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTH LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-11-11-202-028.001; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-11-11-202-033.001; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-11-15-401-024.002; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF WAYSIDE ESTATES LOT 44; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF WAYSIDE ESTATES LOT 49, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-15-401-011; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND PARCEL TO THE SOUTHEAST CORNER OF WAYSIDE ESTATES LOT 50, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-15-401-010; THENCE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF BENDER AVENUE; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF MECHANICAL DRIVE; THENCE NORTH TO THE NORTH RIGHT-OF-WAY LINE OF BENDER AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF WAYSIDE ESTATES LOT 8, MADISON COUNTY TAX PARCEL NO. 19-2-08-11-16-405-001, AND POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND BEING A PART OF SECTION 14 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-204-025 AND THE WEST RIGHT-OF-WAY LINE OF NORTH BELLWOOD DRIVE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF EAST ROSEWOOD HEIGHTS LOT 163, MADISON COUNTY TAX PARCEL NO. 19-2-08-14-02-204-019; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT AND PARCEL TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-204-025.002; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-14-02-204-026; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF NORTH BELLWOOD DRIVE, AND POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND BEING A PART OF SECTION 6 IN TOWNSHIP 5 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF EAST MAIN STREET AND THE NORTH RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-1-09-06-00-000-014; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE WEST RIGHT-OF-WAY LINE OF NORTH MORELAND ROAD; THENCE EASTERLY TO THE EAST RIGHT-OF-WAY LINE OF NORTH MORELAND ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE WESTERLY TO THE NORTH RIGHT-OF-WAY LINE OF EAST CENTRAL STREET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF EAST MAIN STREET, AND POINT OF BEGINNING.

ALSO INCLUDING: A TRACT OF LAND BEING PART OF SECTION 7 IN TOWNSHIP 5 NORTH, RANGE 8 WEST, AND SECTION 12 IN TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN IN MADISON COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANTERBURY STREET AND WEST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-12-00-000-011; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 19-1-08-12-00-000-010; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-00-000-021; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-13-301-004; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-09-105-004; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-09-105-005.003; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-09-105-011; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF MADISON COUNTY TAX PARCEL NO. 15-2-09-07-09-105-003; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CANTERBURY STREET AND WEST RIGHT-OF-WAY LINE OF SOUTH PRAIRIE STREET, AND POINT OF BEGINNING.

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APPENDIX B
PARCEL ID LIST

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15-1-09-06-00-000-014	15-2-09-07-05-101-007	15-2-09-07-13-301-004	19-1-08-13-00-000-002
15-1-09-06-13-304-034	15-2-09-07-05-101-008	15-2-09-07-13-302-002	19-1-08-13-00-000-004
15-1-09-06-17-301-001	15-2-09-07-05-101-008.001	15-2-09-07-14-301-001	19-1-08-13-00-000-006
15-1-09-06-17-301-002	15-2-09-07-05-101-009	15-2-09-07-14-301-002.001	19-1-08-13-03-301-020
15-1-09-07-00-000-003.002	15-2-09-07-05-101-010	15-2-09-07-14-301-002.002	19-1-08-14-02-204-025
15-1-09-07-00-000-007	15-2-09-07-05-101-011	15-2-09-07-14-301-007	19-1-08-14-02-204-025.002
15-1-09-07-00-000-008.001	15-2-09-07-05-101-012	15-2-09-07-14-302-001	19-1-08-14-02-204-026
15-1-09-07-00-000-008.002	15-2-09-07-05-101-013	19-1-08-11-11-202-028.001	19-1-08-14-02-204-027
15-1-09-07-00-000-008.003	15-2-09-07-05-101-014	19-1-08-11-11-202-029	19-1-08-14-02-204-027.001
15-1-09-07-00-000-008.004	15-2-09-07-05-101-028	19-1-08-11-12-202-001	19-1-08-14-02-204-028
15-1-09-07-05-105-005	15-2-09-07-05-105-001	19-1-08-11-12-202-002	19-1-08-14-02-204-029
15-1-09-07-09-101-001	15-2-09-07-05-105-002	19-1-08-11-12-202-007	19-1-08-14-02-205-017
15-1-09-07-09-101-002	15-2-09-07-05-105-003	19-1-08-11-12-202-008	19-1-08-14-02-205-018
15-1-09-07-09-101-003	15-2-09-07-05-105-004	19-1-08-11-12-202-009	19-1-08-14-02-205-018.002
15-1-09-07-09-105-001	15-2-09-07-09-101-004	19-1-08-11-16-405-019	19-1-08-14-02-205-018.003
15-1-09-07-09-105-005.001	15-2-09-07-09-101-005	19-1-08-11-20-401-006.001	19-1-08-14-02-205-021
15-1-09-07-09-105-005.002	15-2-09-07-09-102-012	19-1-08-11-20-401-007	19-1-08-14-04-401-017
15-1-09-07-10-101-022	15-2-09-07-09-103-009	19-1-08-11-20-401-008	19-1-08-24-00-000-002
15-1-09-07-13-302-001	15-2-09-07-09-103-009.001	19-1-08-12-00-000-002	19-1-08-24-00-000-003.003
15-2-09-06-17-301-004	15-2-09-07-09-103-010	19-1-08-12-00-000-003	19-2-08-01-20-402-019
15-2-09-06-17-301-005	15-2-09-07-09-103-011	19-1-08-12-00-000-004	19-2-08-01-20-402-020
15-2-09-06-17-302-001	15-2-09-07-09-104-009	19-1-08-12-00-000-004.001	19-2-08-01-20-402-021
15-2-09-06-17-302-002	15-2-09-07-09-104-010	19-1-08-12-00-000-004.002	19-2-08-01-20-402-022
15-2-09-06-17-302-003	15-2-09-07-09-105-003	19-1-08-12-00-000-005.002	19-2-08-01-20-402-023
15-2-09-06-17-302-004	15-2-09-07-09-105-005	19-1-08-12-00-000-007	19-2-08-01-20-403-014
15-2-09-06-17-302-005	15-2-09-07-09-105-005.003	19-1-08-12-00-000-007.001	19-2-08-01-20-403-015
15-2-09-06-17-302-006	15-2-09-07-09-105-005.004	19-1-08-12-00-000-008	19-2-08-01-20-403-016
15-2-09-06-17-302-007	15-2-09-07-09-105-008	19-1-08-12-00-000-009	19-2-08-01-20-403-017
15-2-09-06-17-302-008	15-2-09-07-09-105-010	19-1-08-12-00-000-009.001	19-2-08-01-20-403-018
15-2-09-06-17-302-009	15-2-09-07-09-105-011	19-1-08-12-00-000-009.002	19-2-08-01-20-403-019
15-2-09-06-17-302-010	15-2-09-07-09-105-012	19-1-08-12-00-000-009.004	19-2-08-01-20-403-020
15-2-09-06-17-302-011	15-2-09-07-09-105-013	19-1-08-12-00-000-009.005	19-2-08-01-20-403-022
15-2-09-06-17-302-012	15-2-09-07-09-105-014	19-1-08-12-00-000-009.006	19-2-08-01-20-403-023
15-2-09-06-17-302-013	15-2-09-07-10-101-012	19-1-08-12-00-000-010	19-2-08-01-20-403-024
15-2-09-06-17-302-014	15-2-09-07-10-101-013	19-1-08-12-00-000-010.002	19-2-08-01-20-403-025
15-2-09-06-17-302-015	15-2-09-07-10-103-010	19-1-08-12-00-000-011	19-2-08-01-20-403-026
15-2-09-06-17-302-015.001	15-2-09-07-10-103-011	19-1-08-12-08-204-025	19-2-08-01-20-403-027
15-2-09-07-00-000-011	15-2-09-07-10-103-012	19-1-08-12-08-204-026	19-2-08-01-20-404-001
15-2-09-07-00-000-012	15-2-09-07-10-103-013	19-1-08-12-12-201-013	19-2-08-01-20-404-002
15-2-09-07-00-000-014	15-2-09-07-10-103-014	19-1-08-12-12-201-015	19-2-08-01-20-404-003
15-2-09-07-00-000-021	15-2-09-07-10-103-015	19-1-08-12-12-203-014	19-2-08-01-20-404-004
15-2-09-07-00-000-022	15-2-09-07-10-103-016	19-1-08-13-00-000-001.001	19-2-08-01-20-404-005
15-2-09-07-05-101-001	15-2-09-07-10-103-017	19-1-08-13-00-000-001.003	19-2-08-01-20-404-006
15-2-09-07-05-101-001.003	15-2-09-07-10-104-017	19-1-08-13-00-000-001.005	19-2-08-01-20-404-007
15-2-09-07-05-101-002	15-2-09-07-10-105-001	19-1-08-13-00-000-001.006	19-2-08-01-20-404-008
15-2-09-07-05-101-003	15-2-09-07-10-105-002	19-1-08-13-00-000-001.007	19-2-08-01-20-404-009
15-2-09-07-05-101-004	15-2-09-07-10-105-004	19-1-08-13-00-000-001.011	19-2-08-01-20-404-010
15-2-09-07-05-101-006	15-2-09-07-10-105-005	19-1-08-13-00-000-001.013	19-2-08-01-20-404-011

APPENDIX C - ADDRESS LIST (CONT.)

19-2-08-01-20-404-012	19-2-08-11-12-202-025	19-2-08-11-16-401-019	19-2-08-11-16-404-015
19-2-08-01-20-404-013	19-2-08-11-12-202-026	19-2-08-11-16-401-019.001	19-2-08-11-16-404-016
19-2-08-01-20-404-014	19-2-08-11-12-202-027	19-2-08-11-16-402-006	19-2-08-11-16-404-017
19-2-08-01-20-404-015	19-2-08-11-12-202-028	19-2-08-11-16-402-006.001	19-2-08-11-16-404-018
19-2-08-01-20-404-017	19-2-08-11-12-202-029	19-2-08-11-16-402-007	19-2-08-11-16-404-019
19-2-08-01-20-404-018	19-2-08-11-12-202-030	19-2-08-11-16-402-008	19-2-08-11-16-404-020
19-2-08-01-20-404-019	19-2-08-11-12-202-031	19-2-08-11-16-402-009	19-2-08-11-16-404-021
19-2-08-01-20-404-020	19-2-08-11-12-202-032	19-2-08-11-16-402-010	19-2-08-11-16-404-022
19-2-08-01-20-404-026.01C	19-2-08-11-12-202-033	19-2-08-11-16-402-011	19-2-08-11-16-404-023
19-2-08-01-20-404-026.02C	19-2-08-11-15-401-001	19-2-08-11-16-402-012	19-2-08-11-16-404-024
19-2-08-01-20-404-026.03C	19-2-08-11-15-401-002	19-2-08-11-16-402-013	19-2-08-11-16-404-025
19-2-08-01-20-404-026.04C	19-2-08-11-15-401-003	19-2-08-11-16-402-014	19-2-08-11-16-404-026
19-2-08-11-11-201-005	19-2-08-11-15-401-004	19-2-08-11-16-402-015	19-2-08-11-16-405-001
19-2-08-11-11-201-006	19-2-08-11-15-401-005	19-2-08-11-16-402-016	19-2-08-11-16-405-002
19-2-08-11-11-201-007	19-2-08-11-15-401-006	19-2-08-11-16-402-017	19-2-08-11-16-405-003
19-2-08-11-11-201-008.001	19-2-08-11-15-401-007	19-2-08-11-16-402-018	19-2-08-11-16-405-004
19-2-08-11-11-201-024.001	19-2-08-11-15-401-008	19-2-08-11-16-402-019	19-2-08-11-16-405-005
19-2-08-11-11-201-025	19-2-08-11-15-401-009	19-2-08-11-16-403-001	19-2-08-11-16-405-006
19-2-08-11-11-201-027	19-2-08-11-15-401-010	19-2-08-11-16-403-002	19-2-08-11-16-405-007
19-2-08-11-11-201-034	19-2-08-11-15-401-011	19-2-08-11-16-403-003	19-2-08-11-16-405-008
19-2-08-11-11-201-035	19-2-08-11-15-401-012	19-2-08-11-16-403-004	19-2-08-11-16-405-009
19-2-08-11-11-201-036	19-2-08-11-15-401-013	19-2-08-11-16-403-005	19-2-08-11-16-405-010
19-2-08-11-11-202-012	19-2-08-11-15-401-014	19-2-08-11-16-403-006	19-2-08-11-16-405-011
19-2-08-11-11-202-013	19-2-08-11-15-401-015	19-2-08-11-16-403-007	19-2-08-11-16-405-012
19-2-08-11-11-202-014	19-2-08-11-15-401-016	19-2-08-11-16-403-008	19-2-08-11-16-405-013
19-2-08-11-11-202-015	19-2-08-11-15-401-017	19-2-08-11-16-403-008.001	19-2-08-11-16-405-014
19-2-08-11-11-202-016	19-2-08-11-15-401-018	19-2-08-11-16-403-009	19-2-08-11-16-405-015
19-2-08-11-11-202-016.001	19-2-08-11-15-401-019	19-2-08-11-16-403-010	19-2-08-11-16-405-017
19-2-08-11-11-202-017	19-2-08-11-15-401-020	19-2-08-11-16-403-011	19-2-08-11-16-405-018
19-2-08-11-11-202-030	19-2-08-11-15-401-021	19-2-08-11-16-403-012	19-2-08-11-20-401-010.001
19-2-08-11-11-202-031	19-2-08-11-15-401-022	19-2-08-11-16-403-013	19-2-08-11-20-401-010.002
19-2-08-11-12-202-003	19-2-08-11-16-401-001	19-2-08-11-16-403-014	19-2-08-11-20-401-011.001
19-2-08-11-12-202-004	19-2-08-11-16-401-002	19-2-08-11-16-403-015	19-2-08-11-20-401-012.001
19-2-08-11-12-202-006	19-2-08-11-16-401-003	19-2-08-11-16-403-016	19-2-08-11-20-401-014
19-2-08-11-12-202-011	19-2-08-11-16-401-004	19-2-08-11-16-404-001	19-2-08-11-20-401-015
19-2-08-11-12-202-012	19-2-08-11-16-401-005	19-2-08-11-16-404-002	19-2-08-11-20-401-016
19-2-08-11-12-202-013	19-2-08-11-16-401-006	19-2-08-11-16-404-003	19-2-08-11-20-401-017
19-2-08-11-12-202-014	19-2-08-11-16-401-007	19-2-08-11-16-404-004	19-2-08-11-20-401-018
19-2-08-11-12-202-015	19-2-08-11-16-401-008	19-2-08-11-16-404-005	19-2-08-11-20-401-019
19-2-08-11-12-202-016	19-2-08-11-16-401-009	19-2-08-11-16-404-006	19-2-08-12-00-000-012
19-2-08-11-12-202-017	19-2-08-11-16-401-010	19-2-08-11-16-404-007	19-2-08-12-00-000-013
19-2-08-11-12-202-018	19-2-08-11-16-401-011	19-2-08-11-16-404-008	19-2-08-12-00-000-014
19-2-08-11-12-202-019	19-2-08-11-16-401-012	19-2-08-11-16-404-009	19-2-08-12-00-000-015
19-2-08-11-12-202-020	19-2-08-11-16-401-013	19-2-08-11-16-404-010	19-2-08-12-00-000-016
19-2-08-11-12-202-021	19-2-08-11-16-401-014	19-2-08-11-16-404-011	19-2-08-12-00-000-017
19-2-08-11-12-202-022	19-2-08-11-16-401-015	19-2-08-11-16-404-012	19-2-08-12-01-101-017
19-2-08-11-12-202-023	19-2-08-11-16-401-016	19-2-08-11-16-404-013	19-2-08-12-01-101-018
19-2-08-11-12-202-024	19-2-08-11-16-401-017	19-2-08-11-16-404-014	19-2-08-12-01-101-021

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APPENDIX C - ADDRESS LIST (CONT.)

19-2-08-12-01-101-036	19-2-08-12-09-101-008	19-2-08-12-12-204-021	19-2-08-13-01-101-012
19-2-08-12-01-101-037	19-2-08-12-09-101-009	19-2-08-12-12-204-022	19-2-08-13-01-101-014
19-2-08-12-07-201-005	19-2-08-12-11-201-031	19-2-08-12-12-204-023	19-2-08-13-01-101-015
19-2-08-12-07-201-006	19-2-08-12-11-201-032	19-2-08-12-12-204-024	19-2-08-13-01-101-016
19-2-08-12-07-201-007	19-2-08-12-11-201-033	19-2-08-12-12-204-025	19-2-08-13-01-101-017
19-2-08-12-07-201-008	19-2-08-12-11-201-034	19-2-08-12-12-204-026	19-2-08-13-01-101-018
19-2-08-12-07-201-009	19-2-08-12-11-201-035	19-2-08-12-12-204-027	19-2-08-13-01-101-019
19-2-08-12-07-201-010	19-2-08-12-11-201-036.01C	19-2-08-12-12-204-028	19-2-08-13-01-101-020
19-2-08-12-07-201-011	19-2-08-12-11-201-036.02C	19-2-08-12-12-204-029	19-2-08-13-01-101-021
19-2-08-12-07-201-012	19-2-08-12-11-201-036.03C	19-2-08-12-12-204-030	19-2-08-13-01-101-022
19-2-08-12-07-201-013	19-2-08-12-11-201-036.04C	19-2-08-12-12-204-031	19-2-08-13-01-101-023
19-2-08-12-07-201-014	19-2-08-12-11-201-037	19-2-08-12-12-204-032	19-2-08-13-03-303-001
19-2-08-12-07-201-015	19-2-08-12-11-201-037.001	19-2-08-12-12-204-033	19-2-08-13-03-303-002
19-2-08-12-07-201-016	19-2-08-12-11-201-038	19-2-08-12-12-204-034	19-2-08-13-03-303-003
19-2-08-12-07-201-017	19-2-08-12-11-201-039	19-2-08-12-12-204-035	19-2-08-13-03-303-004
19-2-08-12-07-201-018	19-2-08-12-11-201-040	19-2-08-12-16-401-001	19-2-08-13-03-303-006
19-2-08-12-07-201-019	19-2-08-12-11-201-041	19-2-08-12-16-402-001	19-2-08-13-03-303-006.001
19-2-08-12-07-201-020	19-2-08-12-11-201-042	19-2-08-12-16-402-002	19-2-08-13-03-303-007
19-2-08-12-07-201-021	19-2-08-12-11-201-043	19-2-08-12-16-402-003	19-2-08-13-03-303-008
19-2-08-12-07-201-022	19-2-08-12-11-201-044	19-2-08-12-16-402-004	19-2-08-13-03-303-009
19-2-08-12-08-201-001	19-2-08-12-11-201-045	19-2-08-12-16-402-005	19-2-08-13-03-303-010
19-2-08-12-08-201-002	19-2-08-12-11-201-046	19-2-08-12-16-402-006	19-2-08-13-03-303-012
19-2-08-12-08-201-003	19-2-08-12-11-203-031	19-2-08-12-16-403-001	19-2-08-13-03-303-013
19-2-08-12-08-204-019	19-2-08-12-11-203-032	19-2-08-12-16-403-002	19-2-08-13-03-303-014
19-2-08-12-08-204-020	19-2-08-12-11-203-033	19-2-08-12-16-403-002.001	19-2-08-13-03-303-018
19-2-08-12-08-204-021	19-2-08-12-11-203-033.001	19-2-08-12-16-403-003	19-2-08-13-03-303-019
19-2-08-12-08-204-022	19-2-08-12-11-203-034	19-2-08-12-16-403-004	19-2-08-13-03-303-020
19-2-08-12-08-204-023	19-2-08-12-11-203-035	19-2-08-12-16-403-005	19-2-08-13-03-303-021
19-2-08-12-08-204-024	19-2-08-12-12-201-012	19-2-08-12-16-403-005.001	19-2-08-13-03-303-022
19-2-08-12-08-204-027	19-2-08-12-12-201-014	19-2-08-12-16-403-005.002	19-2-08-13-03-303-023
19-2-08-12-08-204-028	19-2-08-12-12-201-014.001	19-2-08-12-16-403-006	19-2-08-13-03-303-024
19-2-08-12-08-204-029	19-2-08-12-12-201-014.002	19-2-08-12-16-403-007	19-2-08-13-03-303-025
19-2-08-12-08-204-030	19-2-08-12-12-201-016	19-2-08-12-16-403-008	19-2-08-13-03-303-026
19-2-08-12-08-204-031	19-2-08-12-12-201-017	19-2-08-13-00-000-029	19-2-08-13-03-303-027
19-2-08-12-08-204-032	19-2-08-12-12-201-018	19-2-08-13-00-000-030	19-2-08-13-03-303-028
19-2-08-12-08-204-033	19-2-08-12-12-201-019	19-2-08-13-00-000-031	19-2-08-14-02-204-030
19-2-08-12-08-204-034	19-2-08-12-12-201-020	19-2-08-13-00-000-032	19-2-08-14-02-204-031
19-2-08-12-08-204-035	19-2-08-12-12-201-021	19-2-08-13-01-101-001	19-2-08-14-02-204-031.001
19-2-08-12-08-204-036	19-2-08-12-12-203-015	19-2-08-13-01-101-002	19-2-08-14-02-204-032
19-2-08-12-08-204-037	19-2-08-12-12-203-016.001	19-2-08-13-01-101-003	19-2-08-14-02-204-032.001
19-2-08-12-08-204-038	19-2-08-12-12-204-014	19-2-08-13-01-101-004	19-2-08-14-02-205-011
19-2-08-12-08-204-039	19-2-08-12-12-204-015	19-2-08-13-01-101-005	19-2-08-14-02-205-023
19-2-08-12-09-101-001	19-2-08-12-12-204-016	19-2-08-13-01-101-006	
19-2-08-12-09-101-002	19-2-08-12-12-204-016.001	19-2-08-13-01-101-007	
19-2-08-12-09-101-002.001	19-2-08-12-12-204-017	19-2-08-13-01-101-008	
19-2-08-12-09-101-003	19-2-08-12-12-204-018	19-2-08-13-01-101-009	
19-2-08-12-09-101-005	19-2-08-12-12-204-019	19-2-08-13-01-101-010	
19-2-08-12-09-101-006	19-2-08-12-12-204-020	19-2-08-13-01-101-011	

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APPENDIX C
ADDRESS LIST

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APPENDIX C - ADDRESS LIST

1 AIRLINE CT	120 STOLZE DR	2 AIRWAY CT
1 AIRWAY CT	120 W BETHALTO DR	2 PLAZA DR
1 MECHANICAL DR	120 W CENTRAL ST	2 TERMINAL DR
1 PLAZA DR	1200 E AIRLINE DR	2 WESLEY DR
1 SPRUCE CT	121 E BETHALTO DR	20 S WILLIAMS ST
1 TERMINAL DR	122 W BETHALTO DR	20 TERMINAL DR
10 E MACARTHUR DR	122 W CENTRAL ST	200 E BETHALTO DR
10 ERWIN PLEGGE BLVD	124 S PRAIRIE ST	200 N BELLWOOD DR
100 S WALNUT ST	125 CRESTMOOR CT	200 W CENTRAL ST
100 S WESLEY DR	125 W CENTRAL ST	201 S PRAIRIE ST
1001 KANSAS ST	126 S PRAIRIE ST	203 OAK ST
1003 KANSAS ST	127 W CENTRAL ST	203 UTAH PL
1005 KANSAS ST	128 W BETHALTO DR	203 W MAIN ST
1005 S MORELAND RD	128 W CENTRAL ST	204 E CENTRAL ST
1007 KANSAS ST	13 DELAWARE CT	204 SPENCER ST
101 N BELLWOOD DR	130 SKYWAY CT	204 W BETHALTO DR
102 E BETHALTO DR	130 W BETHALTO DR	206 W BETHALTO DR
102 E GRACE ST	130 W CENTRAL ST	207 W MAIN ST
102 W BETHALTO DR	131 E BETHALTO DR	208 W BETHALTO DR
103 E MACARTHUR DR	131 N BELLWOOD DR	209 OAK ST
103 W BETHALTO DR	132 W BETHALTO DR	21 S WILLIAMS ST
106 SPENCER ST	133 E BETHALTO DR	210 S PRAIRIE ST
108 S PRAIRIE ST	133 S BELLWOOD DR	210 W BETHALTO DR
108 W BETHALTO DR	134 W CENTRAL ST	211 E CENTRAL ST
109 QUAIL RUN	135 E BETHALTO DR	211 S PRAIRIE ST
109 S PRAIRIE ST	136 W BETHALTO DR	211 W MAIN ST
109 VALLEYWOOD CT	138 W BETHALTO DR	212 MINE ST
11 W MACARTHUR DR	139 E BETHALTO DR	212 N PRAIRIE ST
111 W CENTRAL ST	14 E MACARTHUR DR	212 S PRAIRIE ST
111 W MAIN ST	141 S BELLWOOD DR	212 W BETHALTO DR
112 S PRAIRIE ST	143 E BETHALTO DR	213 N PRAIRIE ST
112 W BETHALTO DR	1445 10TH ST	214 W BETHALTO DR
112 W MAIN ST	145 ROU DES CHATEAUX	215 OLD BETHALTO RD
113 E BETHALTO DR	146 W CIRCLE DR	215 S PRAIRIE ST
1133 E AIRLINE DR	147 E BETHALTO DR	215 W MAIN ST
1136 E AIRLINE DR	15 W MACARTHUR DR	216 S PRAIRIE ST
1137 E AIRLINE DR	150 S BELLWOOD DR	218 S PRAIRIE ST
114 S PRAIRIE ST	1512 AIRPORT PLAZA DR	218 W BETHALTO DR
1141 E AIRLINE DR	156 CRESTMOOR CT	219 S PRAIRIE ST
1145 E AIRLINE DR	159 E MCARTHUR DR	220 N PRAIRIE ST
115 S BELLWOOD DR	159 N OLD BETHALTO RD	220 S PRAIRIE ST
115 W CENTRAL ST	159 STATE ROUTE 140	220 W BETHALTO DR
116 CANTERBURY ST	16 N WILLIAMS ST	223 N BELLWOOD DR
116 S PRAIRIE ST	16 TERMINAL DR	223 S PRAIRIE ST
116 W BETHALTO DR	160 E MCARTHUR DR	23 W MACARTHUR DR
116 W MAIN ST	160 S BELLWOOD DR	237 N BELLWOOD DR
117 E BETHALTO DR	160 SKYWAY CT	24 MECHANICAL DR
117 S PRAIRIE ST	161 N BELLWOOD DR	28 MECHANICAL DR
118 SKYWAY CT	164 E MCARTHUR DR	3 AIRLINE CT
118 W CENTRAL ST	167 E MCARTHUR DR	3 AIRPORT PLAZA DR
118 W SHERMAN AVE	171 E MACARTHUR DR	3 W MACARTHUR DR
118 W SHERMAN ST	171 E MCARTHUR DR	30 PARK AVE
119 S PRAIRIE ST	172 AIRPORT RD	300 E BETHALTO DR
119 W MAIN ST	172 E MCARTHUR DR	300 MECHANICAL DR
12 E MACARTHUR DR	18 TERMINAL DR	300 ROU DES CHATEAUX
120 E BETHALTO DR	2 AIRLINE CT	300 S PRAIRIE ST

APPENDIX C - ADDRESS LIST (CONT.)

301 KUTTER DR	405 W BETHALTO DR	503 AUDREY PL
302 S PRAIRIE ST	408 E BETHALTO DR	504 AUDREY PL
303 S PRAIRIE ST	408 W BETHALTO DR	504 S PRAIRIE ST
306 S PRAIRIE ST	408 W SHERMAN ST	505 KANSAS ST
307 S PRAIRIE ST	41 E MACARTHUR DR	506 W SHERMAN ST
308 W BETHALTO DR	411 S PRAIRIE ST	507 S PRAIRIE ST
309 MECHANICAL DR	415 S PRAIRIE ST	508 E BETHALTO DR
310 W BETHALTO DR	416 S PRAIRIE ST	509 KANSAS ST
311 S PRAIRIE ST	416 W BETHALTO DR	510 SANDERS ST
311 W MAIN ST	419 SHELLVIEW ST	510 W SHERMAN ST
312 MECHANICAL DR	420 W BETHALTO DR	511 S PRAIRIE ST
312 W BETHALTO DR	422 STATE ROUTE 140	512 E BETHALTO DR
314 W BETHALTO DR	422 W BETHALTO DR	512 S PRAIRIE ST
315 S PRAIRIE ST	423 N BELLWOOD DR	513 KANSAS ST
316 S PRAIRIE ST	425 S PRAIRIE ST	514 S PRAIRIE ST
316 W BETHALTO DR	425 W BETHALTO DR	514 W SHERMAN ST
321 N BELLWOOD DR	426 S PRAIRIE ST	515 N BELLWOOD DR
321 PRAIRIE ST	426 STATE ROUTE 140	515 S PRAIRIE ST
321 S PRAIRIE ST	430 S PRAIRIE ST	518 S PRAIRIE ST
323 WHISPERING OAKS DR	431 S PRAIRIE ST	518 W SHERMAN ST
324 KANSAS ST	434 STATE ROUTE 140	519 S PRAIRIE ST
324 W BETHALTO DR	434 W BETHALTO DR	523 S PRAIRIE ST
325 S PRAIRIE ST	439 S PRAIRIE ST	524 S PRAIRIE ST
326 E CENTRAL ST	440 S PRAIRIE ST	527 S PRAIRIE ST
328 S PRAIRIE ST	443 S PRAIRIE ST	528 S PRAIRIE ST
33 AIRPORT PLAZA DR	444 MENSE DR	536 S PRAIRIE ST
330 MECHANICAL DR	444 S PRAIRIE ST	542 S PRAIRIE ST
331 S PRAIRIE ST	444 W BETHALTO DR	554 S PRAIRIE ST
332 W BETHALTO DR	446 MENSE DR	558 S PRAIRIE ST
333 MECHANICAL DR	447 S PRAIRIE ST	56 AIRPORT PLAZA DR
333 S WALNUT ST	448 MENSE DR	561 LOGAN ST
333 W BETHALTO DR	448 S PRAIRIE ST	562 S PRAIRIE ST
334 MECHANICAL DR	452 S PRAIRIE ST	562 SHERIDAN ST
335 S PRAIRIE ST	455 S PRAIRIE ST	564 PARK AVE
336 S PRAIRIE ST	456 S PRAIRIE ST	58 AIRPORT PLAZA DR
340 S PRAIRIE ST	460 CALIFORNIA AVE	6 E MACARTHUR DR
340 WHISPERING OAKS DR	460 S PRAIRIE ST	60 AIRPORT PLAZA DR
341 STATE ROUTE 140	4606 BUCHTA RD	601 BENDER AVE
341 W BETHALTO DR	463 S PRAIRIE ST	601 E BETHALTO DR
343 ROOSEVELT ST	466 S PRAIRIE ST	601 KANSAS ST
344 S PRAIRIE ST	467 S PRAIRIE ST	601 S PRAIRIE ST
344 TIMBERWOOD DR	469 SANDERS ST	602 BENDER AVE
345 N BELLWOOD DR	471 S PRAIRIE ST	602 MARY DR
350 S PRAIRIE ST	472 S PRAIRIE ST	602 W SHERMAN ST
353 W BETHALTO DR	475 S PRAIRIE ST	603 BENDER AVE
356 S PRAIRIE ST	476 S PRAIRIE ST	603 HOMM ST
4 E AIRLINE CT	5 AIRLINE CT	604 BENDER AVE
4 ERWIN PLEGGE BLVD	5 WILLIAMS ST	604 MARY DR
400 N BEAU CHATEAUX	500 SANDERS ST	605 KANSAS ST
400 RUE BEAU CHATEAU ST	500 W BETHALTO DR	605 MARY DR
400 W SHERMAN ST	501 AUDREY PL	605 S PRAIRIE ST
401 W BETHALTO DR	501 KANSAS ST	605 W BETHALTO DR
402 ROOSEVELT ST	501 N BELLWOOD DR	606 COURTESY LN
402 W SHERMAN ST	501 STATE ROUTE 140	606 W SHERMAN ST
403 S PRAIRIE ST	502 E BETHALTO DR	607 MARY DR
404 W BETHALTO DR	502 W SHERMAN ST	607 WHISPERING OAKS DR

MORAN
ECONOMIC DEVELOPMENT

APPENDIX C - ADDRESS LIST (CONT.)

608 BENDER AVE	667 MARY DR	727 ANN DR
609 MARY DR	668 MARY DR	727 E BETHALTO DR
610 E BETHALTO DR	669 MARY DR	729 ANN DR
610 MARY DR	670 MARY DR	731 ANN DR
610 W SHERMAN ST	671 MARY DR	731 E BETHALTO DR
611 BENDER AVE	672 MARY DR	733 ANN DR
611 MARY DR	674 MARY DR	750 S MORELAND RD
612 BROOKWOOD DR	676 MARY DR	78 AIRPORT PLAZA DR
612 MARY DR	678 MARY DR	8 TERMINAL DR
613 BENDER AVE	68 AIRPORT PLAZA DR	800 E BETHALTO DR
613 MARY DR	68 N BELLWOOD DR	801 S PRAIRIE ST
614 MARY DR	680 MARY DR	802 W SHERMAN ST
614 W SHERMAN ST	682 MARY DR	803 BURROUGHS DR
615 MARY DR	701 ANN DR	805 BURROUGHS DR
616 MARY DR	701 E BETHALTO DR	806 BURROUGHS DR
617 MARY DR	702 W SHERMAN ST	806 W SHERMAN ST
618 MARY DR	703 ANN DR	807 BURROUGHS DR
620 MARY DR	703 S PRAIRIE ST	808 BURROUGHS DR
622 CHURCH DR	704 ANN DR	808 W SHERMAN ST
622 MARY DR	704 TEXAS BLVD	809 BURROUGHS DR
624 MARY DR	705 ANN DR	810 BURROUGHS DR
625 CHURCH DR	705 E BETHALTO DR	810 S MORELAND RD
625 MARY DR	705 KANSAS ST	810 W SHERMAN ST
626 CHURCH DR	705 S MORELAND RD	811 BURROUGHS DR
626 MARY DR	705 TEXAS BLVD	812 BURROUGHS DR
627 MARY DR	706 W SHERMAN ST	813 BURROUGHS DR
629 MARY DR	708 ANN DR	814 BURROUGHS DR
635 MARY DR	708 E BETHALTO DR	815 S PRAIRIE ST
636 MARY DR	708 STATE ROUTE 140	816 BURROUGHS DR
637 MARY DR	709 ANN DR	818 BURROUGHS DR
639 MARY DR	709 E BETHALTO DR	819 BURROUGHS DR
64 AIRPORT PLAZA DR	710 ANN DR	819 S PRAIRIE ST
641 MARY DR	710 W SHERMAN ST	820 BURROUGHS DR
643 MARY DR	711 ANN DR	821 S PRAIRIE ST
645 MARY DR	711 S MORELAND RD	822 BURROUGHS DR
647 MARY DR	712 ANN DR	823 S PRAIRIE ST
649 MARY DR	713 ANN DR	826 BURROUGHS DR
650 MARY DR	713 E BETHALTO DR	9 BETHATLO EXPRESSWAY
650 S MORELAND RD	714 ANN DR	901 BARBARA DR
651 MARY DR	714 W SHERMAN ST	903 BARBARA DR
652 MARY DR	715 ANN DR	904 BARBARA DR
653 MARY DR	716 ANN DR	905 BARBARA DR
654 MARY DR	717 ANN DR	905 S MORELAND RD
655 MARY DR	717 E BETHALTO DR	906 W SHERMAN ST
656 MARY DR	718 ANN DR	909 KANSAS ST
657 MARY DR	719 ANN DR	910 W SHERMAN ST
658 MARY DR	72 AIRPORT PLAZA DR	914 W SHERMAN ST
659 MARY DR	720 ANN DR	917 KANSAS ST
66 AIRPORT PLAZA DR	721 ANN DR	918 W SHERMAN ST
660 MARY DR	721 E BETHALTO DR	935 E AIRLINE DR
661 MARY DR	722 ANN DR	960 AIRLINE DR
662 MARY DR	723 ANN DR	960 E AIRLINE DR
663 MARY DR	724 ANN DR	961 E AIRLINE DR
664 MARY DR	724 E BETHALTO DR	970 E AIRLINE DR
665 MARY DR	725 ANN DR	979 E AIRLINE DR
666 MARY DR	726 ANN DR	

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