

ORDINANCE NO. 1598-2015

AN ORDINANCE ESTABLISHING AN ENTERPRISE ZONE WITHIN THE COUNTY OF MARSHALL, ILLINOIS, SAID ENTERPRISE ZONE BEING A PORTION OF A LARGER ENTERPRISE ZONE ENCOMPASSING CONTIGUOUS PORTIONS OF THE CITIES OF HENRY, LACON, TOLUCA, AND WENONA, THE VILLAGE OF SPARLAND, AND THE COUNTY OF MARSHALL, ILLINOIS.

WHEREAS, the State of Illinois has enacted the "Illinois Enterprise Zone Act" (the "Act") to alleviate distressed economic conditions in certain depressed areas; and

WHEREAS, the health, safety and welfare of the residents of the County of Marshall (hereinafter "County") are dependent, in part, upon a healthy private sector of the County's economy; and

WHEREAS, the development, growth and expansion of the private sector requires a cooperative and continuous partnership between government and the private sector; and

WHEREAS, there are certain areas in the County that require the particular attention of government, business and labor to attract private sector investment and directly aid the entire area of the Enterprise Zone and the residents thereof; and

WHEREAS, a disproportionate number of residents within the incorporated municipalities of Henry, Lacon, Sparland, Toluca, and Wenona, as well as, adjacent areas of unincorporated Marshall County for several years have suffered pervasive poverty, unemployment, and economic distress related to the prolonged national recession, shifts of industries throughout the County, and a variety of other economic factors negatively affecting said incorporated and unincorporated areas; and

WHEREAS, the members of the County Board of the County of Marshall are cognizant of the distressed conditions existing within this area and are desirous of alleviating these distressed conditions; and

WHEREAS, the Cities of Henry, Lacon, Toluca, and Wenona and the Village of Sparland have indicated their willingness and desire to cooperate in designating portions of their Cities and Villages as well as unincorporated areas in Marshall County as an Enterprise Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF MARSHALL, ILLINOIS, AS FOLLOWS:

SECTION 1: Establishment. The area described in Exhibit A, which is attached hereto and incorporated herein by reference, and any areas subsequently certified from time to time by the State of Illinois, are hereby designated as Enterprise Zone pursuant to and in accordance with the Act.

SECTION 2: Description. That the area described in Exhibit A attached hereto and made a part hereof as if fully set out herein, be and same is hereby designated an Enterprise Zone pursuant to and in accordance with said Act, subject to certification by the State as provided in the Act, and shall be known as the "Marshall County Enterprise Zone" (hereinafter referred to as the "Zone Area").

SECTION 3: Qualifications. The City hereby declares and affirms that the zone area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Illinois Enterprise Zone Act, and further affirms the following:

- (a) the zone is a contiguous area, provided that a zone area may exclude wholly surrounded territory within its boundaries;
- (b) the zone comprises a minimum of one-half square mile and not more than 12 square miles, or 15 square miles if the zone is located within the jurisdiction of 4 or more counties or municipalities, in total area, exclusive of lakes and waterways; however, in such cases where the enterprise zone is a joint effort of three or more units of government, or two or more units of government if situated in a township which is divided by a municipality of 1,000,000 or more inhabitants, and where the certification has been in effect at least one year, the total area will comprise a minimum of one-half square mile and not more than thirteen square miles in total area exclusive of lakes and waterways; and
- (c) meets at least three of the following qualifying criteria:

QUALIFYING CRITERIA

- 1) Unemployment: All or part of the Local Labor Market Area has had an annual average unemployment rate of at least 120% of the State's annual average unemployment rate for the most recent calendar year.
- 2) Employment Opportunities: Designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of \$100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the Local Labor Market Area.
- 3) Poverty: All or part of the Local Labor Market Area has a poverty rate of at least 20% according to the latest data from the U.S. Census Bureau, 50% or more of children in the Local Labor Market Area are eligible to participate in the federal free or reduced-price meals program according to reported statistics from the State Board of Education, or 20% or more households in the Local Labor Market Area receive food stamps according to the latest data from the U.S. Census Bureau.
- 4) Abandoned Coal Mine, Brownfield or Federal Disaster Area: An abandoned

coal mine or a brownfield (as defined in Section 58.2 of the Environmental Protection Act) is located in the proposed zone addition area, or all or a portion of the proposed enterprise zone was declared a federal disaster area in the 3 years preceding the date of application.

5) Large Scale Business Closings: The Local Labor Market Area contains a presence of large employers that have downsized over the years, the Local Labor Market Area has experienced plant closures in the 5 years prior to the date of application affecting more 50 workers, or the Local Labor Market Area has experienced State or federal facility closures in the 5 years prior to the date of application affecting more than 50 workers.

6) Vacant Structures: Based on data from Multiple Listing information or other suitable sources, the Local Labor Market Area contains a high floor vacancy rate of industrial or commercial properties, vacant or demolished commercial and industrial structures are prevalent in the Local Labor Market Area, or industrial structures in the Local Labor Market Area are not used because of age, deterioration, relocation of the former occupants, or cessation of operation.

7) Tax Base Improvement Plan: The applicant demonstrates a substantial plan for using the designation to improve the State and local government tax base, including income, sales, and property taxes.

8) Public Infrastructure Improvement Plan: Significant public infrastructure is present in the Local Labor Market Area in addition to a plan for infrastructure development and improvement.

9) Career Skills Programs: High schools or community colleges located within the Local Labor Market Area are engaged in ACT Work Keys, Manufacturing Skills Standard Certification, or industry-based credentials that prepare students for careers.

10) Equalized Assessed Valuation: The increase in equalized assessed valuation of industrial and/or commercial properties in the 5 years prior to the date of application in the Local Labor Market Area is equal to or less than 50% of the State average increase in equalized valuation for industrial and/or commercial properties, as applicable, for the same period of time as reported by the Illinois Department of Revenue; however, if the change in equalized assessed valuation in the State of industrial and/or commercial properties in the 5 years prior to the date of application is negative, then the applicant should instead demonstrate that the decrease in equalized assessed valuation of industrial and/or commercial properties in the 5 years prior to the date of application in the Local Labor Market Area is equal to or greater than 50% of the State average decrease in equalized valuation for industrial and/or commercial properties, as applicable, for the same period of time as reported by the Department of Revenue.

(d) On the 24th of November, 2015, a public hearing was conducted within the zone area on the question of whether to create the zone, what local plans, tax incentives and other programs should be established in connection with the zone, and what the boundaries of the zone should be, and that public notice was given in at least one newspaper of general circulation within the zone area; not more than 20 days nor less than five days before the hearing; and

(e) The zone area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County.

SECTION 4: Enterprise Zone Designation. That the area described in Section 2 above, is hereby designated as an Enterprise Zone, subject to the approval of the Illinois Department of Commerce and Economic Opportunity ("DCEO"), in accordance with law.

SECTION 5: Term. This ordinance shall be and become effective for a period of fifteen (15) years, unless sooner rescinded or as otherwise amended, on the date that the area described in Section 1 of this Ordinance, is designated an Enterprise Zone by DCEO, in accordance with law.

SECTION 6: Sales Tax Credit. Each retailer who makes a sale of building materials to be incorporated into real estate located in the zone area by remodeling, rehabilitation or new construction, may file claims for credit or refund to recover the amount of tax paid under the "Municipal Retailers' Occupation Tax Act"; provided, however, that such remodeling, rehabilitation or new construction is of the nature and scope for which a building permit is required and has been obtained. The incentive provided by this Section shall commence the date the Enterprise Zone is designated and certified, and shall continue for the term of the Enterprise Zone.

SECTION 7: Real Estate Tax Abatement. The County and the Municipalities authorize and direct the County Clerk to abate ad valorem taxes imposed upon commercial and industrial real property only, located within the Enterprise Zone area, upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated, subject to the following conditions:

(a) Only real estate within taxing jurisdictions with abatement resolutions on file will be subject to property tax abatement;

(b) Such abatement shall be at the rate of and for the number of years determined by each taxing district, but shall not exceed 100 per cent of the value of the improvements for the year in which the assessment for the improvements is made, and the nine (9) assessment years immediately following the year in which the assessment for the improvement is made;

(c) The improvements or renovations are of the scope and nature for which a building permit is required and has been obtained, and has an estimated cost of \$20,000.00 or more.

(d) Any abatement of taxes on any parcel shall not exceed the amount attributable to the construction of the improvements and the renovation or rehabilitation of the existing improvements on such parcel;

(e) Such abatement shall be allowed only for commercial, industrial or manufacturing property located within the zone area;

(f) The abatement will apply to the assessed value at the time of approval at the then current taxing rate; if there would be increases in the taxing rate or reassessments done during the time of the abatement period which would increase the assessed value, the business or industry would be responsible for the taxes on the increases; and

(g) Such abatement shall continue and be in full force as set forth in this Section for any improvements which are completed within the term of the Enterprise Zone as specified in Section 4 of this enactment; and

(h) Existing abatements offered as an incentive under the existing Marshall County Enterprise Zone, where applicable, will continue to full term under the creation of the new zone, as may be permitted by law; and

(i) The abatement of real estate taxes shall pertain only to parcels located within the Enterprise Zone which have been improved after the designation of the Enterprise Zone; provided, however, that no abatement shall be applicable to any such improvement project located within the boundaries of a Tax Increment Redevelopment Project District, unless the abatement is existing prior to the creation of the Tax Increment Redevelopment Project District; and

SECTION 8: Zone Management. Upon designation as an Enterprise Zone by the Illinois Department of Commerce and Economic Opportunity, a Zone Management Organization comprised of the Mayor of the City of Henry, Mayor of the City of Lacon, Mayor of the City of Toulon, Mayor of the City of Wenona, Village President of the Village of Sparland and, the Chairman of the Marshall County Board will be formed. This Organization will be the governing body of the Enterprise Zone and will appoint the Zone Administrator. The Marshall County Board Chairman will be the Chairman of the Zone Management Organization. Decisions on appointment or removal of the Zone Administrator shall be made in the following manner:

(a) Nominations shall be received from the members of the Zone Management Organization for appointment of the Zone Administrator. Appointment of the Zone Administrator shall be by majority decision of the Zone Management Organization.

(b) The Zone Administrator may be removed by the majority vote of the Zone Management Organization.

The Zone Administrator shall be responsible for the day to day implementations within the zone area and will be the liaison between the Zone Management Organization, the County and Municipalities, and the DCEO.

SECTION 9: Management Organization. The Zone Administrator may recommend to the Zone Management Organization one or more organizations that qualify as Designated Zone Organizations (DZO) under the provisions of the Illinois Enterprise Zone Act. Upon approval by the Management Organization, for a term of years set by the Zone Management Organization, the DZO may:

- (a) Provide or contract for provisions of services including but not limited to: crime watch patrols within zone neighborhoods; volunteer day care centers; or, other types of public services as provided by ordinance or regulation;
- (b) Provide a forum for business, labor and government action or enterprise zone innovations;
- (c) Receive title to publicly-owned land;
- (d) Solicit and receive contributions to improve the quality of life in the zone area; and
- (e) Perform such other functions as the Municipalities and the County may deem appropriate, not inconsistent with the Illinois Enterprise Zone Act.

SECTION 10: Zone Administrator. The Zone Administrator shall have the following powers, duties and responsibilities:

- (a) Supervise the implementation of the provisions of this Intergovernmental agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the County of Marshall, Illinois, the Cities of Henry, Lacon, Toluca, and Wenona, the Village of Sparland, the Illinois Department of Commerce and Community Development, the Illinois Department of Revenue, designated zone organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the enterprise zone program and submit such evaluative reports on at least an annual basis to the Zone Management Organization.
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the enterprise zone.
- (e) Recommend qualified designated zone organizations to the Management Organization.
- (f) Have other such duties as specified by the Zone Management Organization, to appoint personnel as appropriate to assure the smooth operation of the Enterprise Zone.

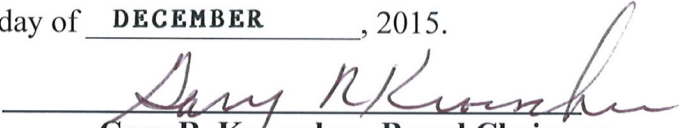
SECTION 11: Intergovernmental Agreement. The Board Chairman of Marshall County shall have and is given authority to execute an Intergovernmental Agreement between the Cities of Henry, Lacon, Toluca, and Wenona, the Village of Sparland, and the County of Marshall which will indicate their willingness and desire to participate in the Enterprise Zone Program and which will set out the criteria for cooperation, participation and management of said Enterprise Zone.

SECTION 12: Severability. This Ordinance, and every provision thereof, shall be considered separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 13: Repeal. All Ordinances and/or Resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 14: Effective. This Ordinance shall be effective immediately upon its passage and approval, and publication, if required by law.

Passed and Approved this 10 day of DECEMBER, 2015.


Gary R. Kroeschen, Board Chairman

ATTEST:


Melody Weber, County Clerk

MARSHALL COUNTY ENTERPRISE ZONE

Exhibit A

LASALLE

PUTNAM

MARSHALL

BUREAU

HENRY AREA

SPARLAND-LACON AREA

WENDONA-TOLUCA AREA



Legend

- Marshall County Enterprise Zone
- County Boundaries



NOV 10 2000
North Carolina Office of State Planning

Ex A-1

Attachment A - Legal Description
Legal Description of Marshall County Enterprise Zone

Henry, Illinois

Beginning at the intersection of County Roads 1500E and 1450N; thence east .2 miles; thence north .35 miles; thence east to the west bank of the Illinois River, thence south .7 mile; thence due west to the east right of way of County Roads 1500E thence north to the intersection of County Roads N and 1500E; thence west on County Road 1450N incorporating three feet to the south side of County Road 1450N to the intersection of IL Route 29, thence south along the east right of way of IL Route 29 to the intersection of Indian Town Road, thence due east 600 feet, thence due north to the south right of way of County Road 1450 North then east incorporating three feet to the south side of said county road to its intersection with County Road 1500E thence south along the west side of County road 1500 E to the crossing of the Chessie Railroad spur, thence due west along the Chessie Railroad spur approximately .5 mile to a point where the Chessie Railroad spur turns south, thence south continuing along the Chessie spur approximately .2 mile to the north eastern corporate limits of the City of Henry thence due east .5 miles to the intersection with County Road 1500E thence due north to the intersection with the Chessie Railroad Spur then south on County Road 1500E incorporating three feet to the west of county road 1500E to the intersection of Richard Street; thence southwest on Richard St. to the intersection of Main Street; thence southeast on Main Street to the intersection of Third Street; thence northeast on Third St. to the intersection of School St.; thence south east on School Street to intersection of Second St.; thence north east on Second St. to include two tracts of land in Sections 15 and 16. all in Township 13 North, Range 10 East of the Fourth Principal Meridian, Marshall County, Illinois, said tracts being more particularly described as follows: Tract #1- part of the Northeast quarter of said Section 16, all in Township and Range aforesaid, being more particularly described as follows: Commencing at the Southeast Corner of the Northwest Quarter of said Section 16, thence N00°-35'-14" W along the east line of the Northeast Quarter of Section 16 330.02 feet to the point of beginning; thence continuing N00° -35' -14" W, 5.33 feet; thence S66° -04' -03" W, 538.48 feet, thence N29° -23' -29" W, 407.15 feet; thence N60° -27' -00" E, 233.24 feet; thence N29° -21' -26" W, 74.53 feet; thence N88° -19' -04" E, 522.46 feet; thence S 00° -35' -14" E, 340 feet to the point of beginning. Tract #2 - Part of the Northwest Quarter of said Section 15, all in Township and Range aforesaid, being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of said Section 15, thence N 00° -35' -14" W along the west line of the Northwest Quarter of said Section 15 330.02 feet to the point of beginning; thence continuing N 00° -35' -14" W, 407.16 feet; thence N 89° -24' -46" E, 660.00 feet; thence S 00° -35' -14" E, 735.16 feet, thence S 89° -24' -46" W, 528.00 feet; thence N 00° -35' -14" W, 119.51 feet; thence N 56° -10' -46" E, 41.97 feet, thence N 22° -23' -19" W, 201.99

(1)

feet, thence S 89° -24' -46" W, 92 feet to the point of beginning thence southwest on Second St incorporating a three foot section to the intersection with School Street thence Northeast to the bank of the Illinois River; thence southwest along the west bank of the Illinois River to Edward Street; thence north west on Edward Street to the intersection of Front Street; thence south west on Front Street to the intersection of Main Street; thence north west on Main Street to the intersection of Second Street; thence northeast on Second Street to the intersection of East Park Row; thence northwest on East Park Row to the intersection of Third Street; then southeast on Third Street incorporating three feet to the north west of Third Street to the intersection of east right of way of the L & S Railroad; thence south following the railroad right-of-way .2 mile; thence west to University Street (IL RTE 29); thence south on University Street to the south Corporate Limits of the City of Henry; thence west to Jackson Street; thence north to a point .1 mile north of County Road 1200N (Western Ave.); thence east to a point .1 mile east of University Street; thence south to Third Street; thence west to University Street; thence south on University Street (Illinois Route 29) incorporating three feet on the southwest side of Illinois Route 29 to the intersection of County Road 1150N; thence west on 1150N .1 mile, thence north .1 mile, thence east to Illinois Route 29; thence southwest on Illinois Route 29 incorporating three feet on the southwest side of Illinois Route 29 to the Corporate limits of the Village of Sparland;

Sparland, Illinois

Beginning at the intersection of Illinois Route 29 and a point on the north corporate boundary of the Village of Sparland; thence incorporating the entire Village of Sparland plus a roughly six acre tract described as follows: all that part of the Southeast Quarter of Section 10 in Township 12 North, Range Nine East of the 4th Principal Meridian which lies north of a public road running easterly and westerly through the Quarter Section, excepting a strip of land thirty six rods in width off the east side thereof, also excepting a tract described as follows: Beginning at the northwest corner of the Southeast Quarter of said Section 10, running thence easterly along the north line of the Southeast Quarter of said Section 10, 2093.00 feet to a point in the west property line of the Louis Ehle property; thence deflecting to the right 90 degrees 43.5' and running southerly along said property line 62.44 feet; thence deflecting to the right 89 degrees 16.5' and running westerly parallel with the north line of the Southeast Quarter of said Section 10, 2093.27 feet to the west line of the Southeast Quarter of said Section 10; thence northerly 62.44 feet to the point of beginning. The said tract contains 3.00 acres, more or less, and is subject to the right of way of the public road along its west end; also excepting a parcel described as follows: Commencing at the intersection of the existing Centerline of State Bond Issued Route 90 (marked IL Route 17) with the easterly property line of the Carl Hancher property, thence northerly along said property line,

400.00 feet; thence deflecting to the left 90 degrees 34' and running westerly, 460.00 feet; thence deflecting to the left 89 degrees 26' and running southerly, 357.59 feet, to the Centerline of said Route 90; thence deflecting to the left 85 degrees 17'40" and running easterly along said Centerline 461.54 feet to the point of beginning. The said tract of land is subject to the right of way of said Route 90 and contains an area, including said right of way, of 4.00 acres, more or less, in Section Ten (10), Township 12 North, Range Nine (9) East of the 4th principal Meridian, being that parcel conveyed to FIRST BAPTIST CHURCH, SPARLAND, ILLINOIS by a deed recorded on October 31, 1975, in Book 353, Page 233, in the Office of the Marshall County Recorder, situated in Marshall County, Illinois. Thence east from the east corporate boundary of the Village of Sparland on Illinois Route 17 incorporating three feet on the north side of Illinois Route 17 to the intersection of North Riverside Drive in the City of Lacon;

Lacon, Illinois

Beginning at the intersection of Illinois Route 17 and Riverside Drive; thence south on Riverside Drive to the intersection of 4th Street; thence west on 4th Street to the western corporate boundary of the City of Lacon; thence south along the western corporate boundary of the City of Lacon to South Street; thence east on South Street to the intersection of Main Street; thence north on Main Street to the intersection of 4th Street; thence east on 4th Street to the intersection of Prairie Street; thence north on Prairie Street to the intersection of 6th Street; thence west on 6th Street to the intersection of Riverside Drive; thence north on Riverside Drive to 7th Street; thence west to the western corporate boundary of the City of Lacon; then south along the western corporate boundary of the City of Lacon to the intersection of Illinois Route 17; then east on Illinois Route 17; thence north on Ida Street to northern most corporate boundaries of the City of Lacon; thence follow the northern boundary of the City of Lacon east to the eastern most corporate boundaries of the City of Lacon; thence south to Illinois Route 17; thence west on Illinois Route 17 to the intersection of Ida Street; thence east on Illinois Route 17 incorporating three feet on the south edge of Illinois Route 17 to the intersection of Illinois Route 117; thence south on Illinois Route 117 incorporating three feet on the east edge of Route 117 to the Corporate boundaries of the City of Toluca, Illinois;

Toluca, Illinois

Beginning at the Intersection of Illinois Route 117 and the corporate limits of the City of Toluca; thence east along the corporate limits of the City of Toluca .2 miles; thence south .2 miles; thence west to the intersection of Illinois Route 117; thence south on Illinois Route 117 incorporating three feet of the west edge of Illinois Route 117 to the intersection of County Road 600N; thence west on County Road 600N Incorporating three feet on the south edge of County Road

600N .2 miles; thence south 500 feet; thence west 500 feet; thence north 500 feet to the intersection of County Road 600N; thence 500 feet east on County Road 600N; thence east on County Road 600N to the intersection of Illinois Route 117; thence south on Illinois Route 117 to the intersection of Third Street; thence west on Third Street .1 mile; thence north .1 mile; thence west .1 mile; thence south .1 mile to the intersection of Third Street; thence east on Third Street to the intersection of Illinois Route 117; thence south on Illinois Route 117 to the intersection of Second Street; thence east on Second Street to the intersection of Olive Street; thence south on Olive Street to the intersection of Topeka Ave.; thence east on Topeka Ave. to the intersection of Linden Street; thence south on Linden Street to the intersection of Santa Fe Ave.; thence east on Santa Fe Ave. to the intersection of Hickory Street; thence south on Hickory Street to the intersection of the Atchinson, Topeka and Santa Fe Rail Road right of way; thence west along the A.T. & Santa Fe Rail Road right of way to the intersection of the North Branch Crow Creek; thence north along the North Branch Crow Creek to the intersection of Peck Street; thence north on Peck Street to the intersection of Santa Fe Street; then east on Santa Fe Street to the intersection of Grant Street; thence south on Grant Street to the intersection of Bennington Street; thence east on Bennington Street to the intersection of Cedar Street; thence north on Cedar Street to the intersection of Atchinson Street; thence east on Atchinson Street to the intersection of Main Street; thence north on Main Street (Illinois Route 117) to the intersection of Route 17; thence east on Route 17 incorporating three feet on the south side of Illinois Route 17 to the intersection of Illinois Route 251;

Wenona, Illinois

Beginning at the intersection of Illinois Route 17 and Illinois Route 251; thence south on Illinois Route 251 700 feet; thence west to the eastern most right of way of Interstate 39, thence north to Illinois Route 17; thence west to the western most right of way of Interstate 39; thence south 700 feet; then west 2000 feet; thence north 2000 feet; thence east to the western most right of way of Interstate 39; thence south to Illinois Route 17; thence east to the eastern most right of way of Interstate 39; thence north to County Road 800N; then east .175 miles on Country Road 800N; thence north to the Fifth South Street; thence east on Fifth South Street to intersection of Walnut Street; thence north on Walnut Street to intersection of Second North Street; thence west on Second North Street the western corporate boundary of the City of Wenona; thence north along the western corporate boundary of the City of Wenona to Third North Street; thence east on Third North Street to Oak Street; thence south on Oak Street to the intersection of Fourth Street South; thence east on Oak Street South to the Corporate Boundaries of Marshall County; thence south along the Corporate Boundaries of Marshall County to the County Road 700N. Thence west on County Road 700N to the intersection of Route 251 and Route 17.

Exhibit A

CITY OF HENRY PARCEL

The North Half of fractional Section 10, Township 13 North, Range 10 East of the Fourth Principal Meridian, Marshall County, Illinois, excepting therefrom the South 1100 feet of said North Half of Fractional Section 10, Township 13 North, Range 10 East of the Fourth Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Fractional Section 10; thence due East 4,773.13 feet on the North line of said Fractional Section 10 to the thread of the Illinois River; thence South 2°25'09" West 1,538.80 feet along the thread of the Illinois River to a point on the North line of the South 1,100.00 feet of said Fractional Section 10; thence South 89°40'05" West 4,729.79 feet on the North line of the South 1,100.00 feet of said Fractional Section 10 to the West line of said Fractional Section 10; thence North 0°47'19" East 1,564.99 feet on the West line of said Fractional Section 10 to the Point of Beginning, and all being situated in Marshall County, Illinois.

AND

REMAINING ENTERPRISE ZONE PARCELS

A part of the North Half and a part of the South Half of the Fractional Section 10, Township 13 North, Range 10 East, of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00°-01'-45" East along the West line of said Section 10, a distance of 191.72 feet to the POINT OF BEGINNING of the tract to be described; thence continuing North 00°-01'-45" East along the West line of said Section 10, a distance of 2472.95 feet to the Northwest corner of the South Half of said Section 10; thence North 00°-09'-14" East along the West line of said Section 10, a distance of 1100.21 feet; thence North 89°-02'-00" East, a distance of 4729.79 feet to a point on the center thread of the Illinois River; thence South 03°-09'-25" West along the center thread of the Illinois River, a distance of 1428.15 feet; thence South 13°-11'-54" West along the center thread of the Illinois River, a distance of 2413.19 feet to a point on the South line of said Section 10; thence South 89°-02'-00" West along the South line of said Section 10, a distance of 3380.86 feet; thence North 01°-35'-00" West, a distance of 167.20 feet; thence North 89°-00'-52" West, a distance of 718.77 feet to the POINT OF BEGINNING, containing 385.706 acres, more or less, situated in Marshall County and State of Illinois.

Exhibit A

The Southerly Half of a tract of land located in a part of the Northeast Quarter of Section 17, Township 13 North, Range 10 East of the 4th Principal Meridian, Marshall County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Beginning at a brass plug at the Northeast corner of the Northeast Quarter of said Section 17; thence South 00°-21'-17" East, along the East line of the Northeast Quarter of said Section 17, a distance of 672.19 feet to the Northeast corner of an existing tract; thence S 89°-43'-01" W, along the North line of said tract, 670.85 feet to an iron rod; thence N 00°-21'-04" W, 672.17 feet to an iron rod on the North line of the Northeast Quarter of said Section 17; thence N 89°-42'-54" E, along the North line of the Northeast Quarter of said Section 17, a distance of 670.61 feet to the Place of Beginning, said total tract containing 10.35 acres, more or less, subject to the rights of way of public roads along the North and East sides of the above-described tract and also subject to all easements of record, pursuant to the Plat of Survey of Kevin R. Wallace, Illinois Registered Land Surveyor, No. 2814, dated March 25, 1999, and recorded April 14, 1999, in Plat Book 7 at Page 348 in the Recorder's Office of Marshall County, Illinois; thence South on University Street (Illinois Route 29) incorporating three feet to the West side of University Street to the intersection with Third Street.

Exhibit A

LEGAL DESCRIPTION FOR PROPOSED ADDITION
TO THE MARSHALL COUNTY ENTERPRISE ZONE
OCTOBER, 2003 FOR RUFF BROS GRAIN COMPANY

CONNECTING LINK

Beginning at the intersection of Illinois Route 17 and the easternmost portion of the existing Marshall County Enterprise Zone in the NW 1/4 of Section 36 in Evans Township, a 3 foot strip on the north side of Illinois Route 17 thence westerly along Illinois Rout 17 to the intersection of County Road 3000E thence encompassing a 3 foot strip on the west side of County Road 3000E south on County Road 3000E to the intersection with the Topeka and Santa Fe Railroad in the NE 1/4 of Section 2 in Bennington Township containing .5637 acres, more or less.

PROPERTY DESCRIPTION

Part of the Southeast Quarter of Section 2 and part of the Northeast Quarter of Section 2, all in Township 29 North, Range 1 East of the Third Principal Meridian, lying South of the right-of-way of the Atchison, Topeka, and Santa Fe Railroad, all described as follows:

Commencing at the Southeast corner of said Section 2; thence North 89 degrees 57 minutes 24 seconds West, 33.01 feet along the South line of said Southeast Quarter Section to the Point of Beginning; thence continue North 89 degrees 57 minutes 24 seconds West, 1,970.37 feet along said South line of the Southeast Quarter Section; thence North 01 degree 20 minutes 07 seconds West, 2,656.65 feet to the North line of said Southeast Quarter Section; thence South 89 degrees 57 minutes 56 seconds West, 667.08 feet to the center of said Section 2; thence North 01 degree 20 minutes 07 seconds West, 595.48 feet along the West line of said Northeast Quarter Section to the South line of the Atchison, Topeka, and Santa Fe Railroad; thence North 77 degrees 59 minutes 47 seconds East, 2,711.19 feet along said South line to the West right-of-way line of Township Road 152A; thence South 00 degrees 07 minutes 55 seconds West, 1,157.58 feet along said West right-of-way line to the South line of the Northeast Quarter Section, 30.0 feet West of the Southeast corner of said Northeast Quarter, thence South 01 degree 26 minutes 36 seconds East, 1,790.63 feet along said West right-of-way line; thence South 00 degrees 52 minutes 14 seconds East, 300.02 feet along said West right-of-way line; thence South 01 degree 26 minutes 36 seconds East, 568.78 feet to the Point of Beginning, containing 172.402 Acres, more or less, situated in Bennington Township, Marshall County, Illinois.

Exhibit A

LEGAL DESCRIPTION FOR PROPOSED ADDITION
TO THE MARSHALL COUNTY ENTERPRISE ZONE
DECEMBER, 2005 FOR G & M PROPERTIES
IN THE CITY OF LACON

CONNECTING LINK

Beginning at the southwest corner of 6th Street and IL Route 26 in the City of Lacon, proceeding east across IL Route 26 to the southeast corner of 6th Street and IL Route 26 thence encompassing a three foot (3') strip running north approximately 3100 feet on the east side of IL Route 26 to the entrance to the G & M Property containing .216 acres, more or less.

PROPERTY DESCRIPTION

Fifteen and one half (15 ½) links in width off the south side of Lot Two and all of Lots Three and Four (as recorded in Book P on page 113) in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Five (25), Township Thirty (30) North, Range Three (3) West of the Third Principal Meridian, excepting therefrom one acre as per Deed recorded in Book 364 on page 97, and excepting therefrom one half acre as per Deed recorded in Book 654 on page 163, and excepting therefrom one acre as per Deed recorded in Book 450 on page 198, and excepting therefrom 0.806 acres as per Deed recorded in Book 549 on page 130, all Deeds being recorded in the Marshall County Recorder's Office, and all said Real Estate is situated in the County of Marshall, State of Illinois, containing 15.40 acres, more or less.