

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

Ordinance No.
2021-3

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
MT. ZION ROUTE 121 TIF DISTRICT II

CERTIFICATE

State of Illinois)
)
)
County of Macon)

I, Dawn Reynolds, duly appointed Village Clerk of the Village of Mt. Zion, Macon County, State of Illinois, and as such, custodian of all Village records, do hereby certify that the attached Ordinance No. 2021-3, is a true and correct copy of AN APPROVED ORDINANCE OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS that was adopted by the Mt. Zion Village Board on January 19, 2021.

In witness whereof, I hereby set my hand and affix the seal of the Village of Mt. Zion on this 19th day of January, 2021.



Dawn Reynolds, Village Clerk



ORDINANCE NO. 2021-3

**VILLAGE OF MT. ZION
MACON COUNTY, ILLINOIS**

**ADOPTING
TAX INCREMENT ALLOCATION FINANCING**

for the

**MT. ZION ROUTE 121
TAX INCREMENT FINANCING DISTRICT II**

**APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS
ON THE 19TH DAY OF JANUARY, 2021.**

ORDINANCE NO. 2021-3
VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE
MT. ZION ROUTE 121 TAX INCREMENT FINANCING DISTRICT II

WHEREAS, the Village of Mt. Zion, Macon County, Illinois, (the “Village”) desires to adopt Tax Increment Allocation Financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* as amended, hereinafter referred to as the “Act”; and

WHEREAS, the Village has adopted and approved a Redevelopment Plan and Projects, and designated a Redevelopment Project Area known as the “Mt. Zion Route 121 TIF District II” pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS, THAT:


1. The Village of Mt. Zion, Macon County, Illinois, hereby adopts Tax Increment Financing for: (i) the Mt. Zion Route 121 TIF District II Redevelopment Plan and Projects as approved by Ordinance No. 2021-1; and (ii) the Redevelopment Project Area as designated by Ordinance No. 2021-2 and further described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map), both of which are attached hereto and made part of this Ordinance.
2. After the equalized assessed valuation of each tract of taxable real property in the Redevelopment Project Area exceeds the initial equalized assessed value of each tract of taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in the Redevelopment Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Redevelopment Project costs and obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the lower of the current equalized assessed value or the initial equalized assessed value of each parcel of property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called the “Special Tax Allocation Fund” for the Redevelopment Project Area of the municipality for the purpose of paying the

Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Mt. Zion, Macon County, Illinois on the 19th day of January, A.D., 2021, and deposited and filed in the Office of the Village Clerk of said Village on that date.

| PRESIDENT & TRUSTEES | AYE VOTE | NAY VOTE | ABSTAIN/ABSENT |
|---------------------------|----------|----------|----------------|
| Ellen Ritchie | X | | |
| Mike Mose | | | X |
| Chris Siudyla | X | | |
| Donna Scales | X | | |
| Wendy Kernan | | | X |
| Kevin Fritzsche | X | | |
| Lucas Williams, President | | | |
| TOTAL VOTES: | 4 | | 2 |

APPROVED:  Date: 1-19-21
 Village President

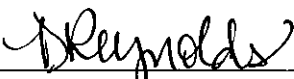
ATTEST:  Date: 1/19/2021
 Village Clerk

Exhibit (A) Attached, Mt. Zion Route 121 TIF District II Legal Description
 Exhibit (B) Attached, Mt. Zion Route 121 TIF District II Boundary Map

EXHIBIT A

**MT. ZION ROUTE 121 TIF DISTRICT II
LEGAL DESCRIPTION**

Beginning at the intersection of the North line of the N.W.¼ of Section 3, Township 15 North, Range 3 East of the 3rd P.M. and the Easterly right of way line of State Route 121, said point being on the West line of Lot 1 of Mt. Zion Medical Center Addition as per plat recorded in Book 5000 on Page 327 of the records in the Recorder's Office of Macon County, Illinois; thence Southerly along the said Easterly right of way line of said State Route 121 to the Easterly extension of the South line of Lot 15 of Gustin's Subdivision as per plat recorded in Book 683 on Page 22 in said Recorder's Office; thence Westerly along the said South line of Lot 15 of Gustin's Subdivision to the Southwest corner of the East 228.33 feet of said Lot 15 of Gustin's Subdivision; thence Southerly to a point on the South line of Lot 12 of said Gustin's Subdivision, said point being 200 feet West of the Westerly right of way line of aforesaid State Route 121; thence Westerly along the South line of said Lot 12 of Gustin's Subdivision to the Southwest corner of Lot 12 of Gustin's Subdivision; thence Southerly to the Northwest corner of Lot 10 of said Gustin's Subdivision; thence Easterly along the Northerly line of said Lot 10 of Gustin's Subdivision to the Westerly right of way line of said State Route 121; thence Easterly to the Northwest corner of Lot 1 of Mt. Zion Village East 3rd Addition as per plat recorded in Book 5000 on page 158 in said Recorder's Office, said point being on the Easterly right of way line of said State Route 121; thence Southerly along said Easterly right of way line of state Route 121 to the Southwest corner of Lot 7 of New Nelson Park Acres as per plat recorded in Book 745 on Page 42 in said Recorder's Office; thence Westerly to the intersection of the South line of Lot 5 of aforesaid Gustin's Subdivision and the Westerly right of way line of State Route 121; thence Westerly to the Southwest corner of said Lot 5 of Gustin's Subdivision; thence Southerly to the Southwest corner of Lot 1 of said Gustin's Subdivision; thence Easterly along the South line of said Lot 1 of Gustin's Subdivision to the Westerly right of way of aforesaid State Route 121; thence Easterly to the intersection of the North line of the South 78 feet of the West 235 of Lot 11 of aforesaid New Nelson Park Acres and the Easterly right of way line of said State Route 121; thence Southerly to the North right of way line of Woodland Lane; thence Easterly along said North right of way line of Woodland Lane to the Southwest corner of Lot 67 of Mt. Zion Village East 2nd Addition as per plat recorded in Book 5000 on Page 131 in said Recorder's Office; thence Northerly to the Southwesterly corner of Lot 75 of said Mt. Zion Village East 2nd Addition; thence Easterly to the Southeast corner of said Lot 75 of Mt. Zion Village East 2nd Addition; thence Northeasterly along the Southeasterly line of said Lot 75 of Mt. Zion Village East 2nd Addition to the Southwesterly right of way line of Mt. Zion Parkway; thence Southeasterly to the Northwesterly corner of Lot 54 of said Mt. Zion Village East 2nd Addition; thence Southeasterly and Southerly along the Northeasterly and Easterly line of said Lot 54 of Mt. Zion Village East 2nd Addition to the Southeast corner thereof; thence Easterly to the Northwest corner of Lot 53 of said Mt. Zion Village East 2nd Addition; thence Southerly to the Southwest corner of Lot 50 of said Mt. Zion Village East 2nd Addition; thence Easterly to the Southeast corner of said Lot 50 of said Mt. Zion Village East 2nd Addition; thence Easterly to the Southwest corner of Lot 36 of Mt. Zion Village East 2nd Addition; thence Southerly to the Southwest corner of Lot 39 of said Mt. Zion Village East 2nd Addition; thence Easterly to the Southeast corner of said Lot 39 of Mt. Zion Village East 2nd Addition; thence Northerly to the Southwest corner of Lot 36 of Ashland Estates 4th Addition as per plat recorded in Book 1832 on Page 445 in said Recorder's Office; thence Easterly to the Southeast corner of said Lot 36 of Ashland Estates 4th Addition, said point being on the Westerly right of way line Ashland Avenue; thence Northerly along the said Westerly right of way line of Ashland Avenue to the intersection of the Westerly extension of the South line of Lot 31 of Ashland Estates 3rd Addition as per plat recorded in Book 1832 on Page 417 in said Recorder's Office; thence Easterly to the Southeast corner of said Lot 31 of Ashland Estates 3rd Addition; thence Northeasterly to the Southwesterly corner of Lot 24 of Ashland Estates 2nd Addition as per plat recorded in Book 1832 on Page 352 in said Recorder's Office; thence Northeasterly to the Southeast corner of Lot 21 of said Ashland Estates 2nd Addition, said point being the Northeast corner of a tract described on Book 2491 on Page 327 in said Recorder's Office; thence

Southerly along the Easterly line of said tract (2491/327) to the South line of said tract (2491/327); thence Westerly along the South line of said tract (2491/327) to the Northeast corner of the a tract described in Book 4695 on page 968 in said Recorder's Office; thence Southerly to a point being the North and East right of way corner of Douglas Drive; thence Southerly along the Easterly right of way line of said Douglas Drive to the intersection with the Easterly extension of the North line Wilcox First Addition as per plat recorded in Book 1575 on Page 54 in said Recorder's Office; thence Westerly along said North line of Wilcox First Addition to the Northwest corner of Lot 7 thereof; thence Southerly to the Southwest corner of said Lot 7 of said Wilcox First Addition; thence Easterly along the South line of said Lot 7 of Wilcox First Addition to the intersection of the Northerly extension of the East line of Lot 11 of Parkside Garden Addition as per plat recorded in Book 300 on Page 261 in said Recorder's Office; thence Southerly to the Northeast corner of Lot 10 of said Parkside Garden Addition; thence Westerly to the Northwest corner of said Lot 10 of Parkside Gardens Addition; thence Southerly to the Southwest corner of Lot 8 of said Parkside Gardens Addition; thence Westerly to the Northwest corner of Lot 2 of Robertson Gardens as per plat recorded in Book 5000 on Page 81 in said Recorder's Office; thence Southerly to the Southwest corner of said Lot 2 of said Robertson Gardens; thence Easterly to the Southeast corner of said Lot 2 Robertson Gardens; thence Southerly to the Southeast corner of Lot 4 of Baker and Cooper Addition as per plat recorded in Book 1405 on Page 96 in said Recorder's Office; thence Westerly along the South line of said Lot 4 of Baker and Cooper Addition to the intersection with the Northerly extension of the West line of Mt. Zion Park Addition as per plat recorded in Book 300 on Page 15 in said Recorder's Office; thence Southerly along the said West line of Mt. Zion Park Addition to the North line of Lot 15 of Resurvey of Lot A of McGaughey Addition as per plat recorded in Book 1405 on Page 107; thence Westerly to the Northwest corner of Lot 14 of said Resurvey of Lot A McGaughey Addition; thence Southerly to the Southwest corner of Lot 25 of McGaughey Addition as per plat recorded in Book 1405 on Page 75 in said Recorder's Office; thence Southerly to the Northeast corner of Lot 9 of Brooklawn Addition as per plat recorded in Book 802 on Page 46 in said Recorder's Office; thence Southerly to the Northeast corner of Lot 11 of said Brooklawn Addition; thence Westerly along the North line of said Lot 11 of Brooklawn Addition for 78 feet; thence Southerly 100 feet to the South line of said Lot 11 of Brooklawn Addition; thence Easterly 79.4 feet to the Southeast corner of said Lot 11 of Brooklawn Addition; thence Southerly to the Southwest corner of Lot 11 of A Resurvey of Lot B of McGaughey Addition as per plat recorded in Book 1270 on Page 58 in said Recorder's Office; thence Southeasterly to the Southwest corner of Lot 10 of said Resurvey of Lot B of McGaughey Addition; thence Easterly to the Southeast corner of Lot 3 of said Resurvey of Lot B of McGaughey Addition; thence Southerly to the Southwest corner of Lot 10 of Rolling Green Estates as per plat recorded in Book 1832 on Page 64 in said Recorder's Office; thence Easterly along the South line of said Lot 10 of Rolling Green Estates extended to the Easterly right of way line of Rolling Green Drive; thence Southerly to the Northerly right of way line of Shonna Drive; thence Southeasterly along the said Northerly right of way line of Shonna Drive to the Westerly right of way line of Burgener Drive; thence Northerly along the Westerly right of way line of said Burgener Drive to the Northeast corner of Lot 80 of said Rolling Green Estates; thence Easterly to the Northwest corner of Lot 1 of Parkside East First Addition as per plat recorded in Book 5000 on Page 92 in said Recorder's Office; thence Easterly to the Northwest corner of Lot 4 of said Parkside East First Addition; thence Southerly to the Southwest corner of said Lot 4 of Parkside East First Addition; thence Easterly to the Southeast corner of said Lot 4 of Parkside East First Addition; thence Southerly to the Northwest corner of Lot 29 of said Parkside East First Addition; thence Southerly to the Southwest corner of said Lot 29 of Parkside East First Addition; thence Easterly to the Southeast corner of Lot 18 of said Parkside East First Addition; thence Southerly to the Northeast corner of Lot 2 of Green Valley Business Park 2nd Addition as per plat recorded in Book 5000 on Page 323 in said Recorder's Office; thence Southerly along the East line of said Lot 2 of Green Valley Business Park 2nd Addition extended to the Southerly right of way of State Route 121; thence Northwesterly along the said Southerly right of way of State Route 121 to the East line of the N.W.¼ of Section 10, Township 15 North, Range 3 East of the 3rd P.M.; thence Southerly along the said East line of the N.W.¼ of Section 10 to the Southeast corner thereof; thence Westerly to the Southwest corner of said N.W.¼ of Section 10; thence Westerly along the South line of the N.E.¼ of Section 9, Township 15 North, Range 3 East of the 3rd P.M. to the intersection with the Westerly

right of way line of Henderson Street; thence Northeasterly along the said Westerly right of way of Henderson Street to the intersection with the Westerly extension of the North right of way line of Fletcher Park Boulevard; thence Easterly along the said North right of way line of Fletcher Park Boulevard to the Westerly right of way line of Braves Parkway; thence Northerly along the said Westerly right of way line of Braves Parkway to the Southerly right of way line of West Main Street; thence Northwesterly along the said Southerly right of way of West Main Street to the South line of the S.E. ¼ of Section 4, Township 15 North, Range 3 East of the 3rd P.M.; thence Westerly along the said South line of the S.E. ¼ of Section 4 to the Westerly right of way line of South Main Street; thence Northeasterly along said Westerly right of way line of South Main Street to the South right of way line of West Main Street; thence Northwesterly along the said South right of way line of West Main Street to the Northwest corner of a tract described in Book 4216 on Page 971 in said Recorder's Office; thence Southerly along the Westerly line of said tract (4216/971) to the Northeast corner of a tract described in Book 15 on Page 207 in said Recorder's Office; thence Westerly along the Northerly line of said tract (15/207) to the Southeast corner of a tract described in Book 4403 on Page 455 in said Recorder's Office; thence Southerly to the Southeast corner of said tract (4403/455); thence Westerly along the Southerly line of said tract (4403/455) to the Southeasterly right of way line of Bell Street; thence Southwesterly to the intersection with the Southeasterly extension of the Southeasterly right of way line of Mill Street; thence Northwesterly along the Southeasterly right of way line of Mill Street to the Southerly line of said Mill Street; thence Westerly along the Southerly line of said Mill Street to the Southeast corner of said Mill Street; thence North to the Southeast corner of Lot 2 of Morgan Riley Subdivision as per plat recorded in Book 1832 on page 448 in said Recorder's Office; thence Northerly to the Northeast corner of said Lot 2 of Morgan Riley Subdivision; thence Westerly to the Southeast corner of Lot 2 of Elliott 1st Addition as per plat recorded in Book 1832 on Page 644 in said Recorder's Office; thence Northeasterly along the Southeasterly line of said Lot 2 of Elliott 1st Addition to the Northwest corner of a tract described in Book 3685 on page 118 in said Recorder's Office; thence Easterly to a Southeasterly corner of Lot 1 of a Resurvey of Lot 1 of aforesaid Morgan Riley Subdivision as per plat recorded in Book 1832 on Page 477 in said Recorder's Office; thence Northeasterly along the Southeasterly line of said Lot 1 of a Resurvey of Lot 1 of aforesaid Morgan Riley Subdivision to the Southeast corner of a tract described in Book 2012 on Page 425 in said Recorder's Office; thence Northwesterly along the South line of said tract (2012/425) to the Southwest corner thereof; thence Northeasterly along the Westerly line of said tract (2012/425) to the Southerly right of way line of West Main Street; thence Northwesterly along said Southerly right of way line of West Main Street to the Northeast corner of Lot 1 of Brock C Addition as per plat recorded in Book 1837 on Page 537 in said Recorder's Office; thence Southwesterly to the Southeast corner of said Lot 1 of Brock C Addition; thence Westerly to the Southwest corner of said Lot 1 of Brock C Addition; thence Westerly along the North line of Lot 2 of aforesaid Elliott 1st Addition to the East line of a tract described in Book 4364 on Page 928; thence Southwesterly along the East line of the said tract (4364/928) to the South line of the S.W. ¼ of Section 4, Township 15 North, Range 3 East of the 3rd P.M.; thence Westerly along said South line of the S.W. ¼ of Section 4 to the Southeast corner of Lot 45 of Carrington Estates 3rd Addition as per plat recorded in Book 5000 on page 11 in said Recorder's Office; thence Northeasterly along the Easterly line of said Carrington Estates 3rd Addition to the Southeast corner of Lot 39 of Carrington Estates 2nd Addition as per plat recorded in Book 1832 on page 857 in said Recorder's Office; thence Northerly to the Southeast corner of Lot 33 of said Carrington Estates 2nd Addition; thence Westerly along the North line of said Lot 33 of said Carrington Estates 2nd Addition for 79.33 feet to the Easterly line of said Carrington Estates 2nd Addition; thence Northerly along the said East line of Carrington Estates 2nd Addition to the Southeast corner of Lot 30 of said Carrington Estates Addition as per plat recorded in Book 1832 on Page 783 in said Recorder's Office; thence Northerly to the Northeast corner of Lot 25 of said Carrington Estates; thence Northwesterly along the Northerly line of said Lot 25 of said Carrington Estates extended to the Westerly right of way line of Carrington Avenue; thence Northerly along the said Westerly right of way of Carrington Avenue extended to the Southerly right of way of West Main Street, said point being the North line of said Carrington Avenue; thence Westerly along said North line of said Carrington Estates to the West line of said Carrington Estates; thence Southerly along said West line of Carrington Estates to the Northwest corner of Lot 66 of aforesaid Carrington Estates 2nd Addition; thence Southerly along the West line of said

Carrington Estates 2nd Addition to Southwest corner of Lot 69 of said Carrington Estates 2nd Addition; thence Easterly along the South line of said Lot 69 of Carrington Estates 2nd Addition extended to the Easterly right of way line of Covington Avenue; thence Southerly along the said Easterly right of way line of Covington Avenue to the Southwest corner of Lot 94 of aforesaid Carrington Estates 3rd Addition; thence Easterly to the to the Southeast corner of Lot 97 of said Carrington Estates 3rd Addition, said point being on the Westerly line of aforesaid Carrington Estates 2nd Addition; thence Southerly along the said Westerly line of Carrington Estates 2nd Addition to the Southerly right of way line of Arlington Avenue; thence Northwesterly to the Northwest corner of Lot 52 of aforesaid Carrington 3rd Addition; thence Southerly along the Westerly line of said Carrington Estates 3rd Addition to the Southwest corner of Lot 47 thereof, said point being on the South line of the S.W.¼ of said Section 4; thence Westerly along said South line of the S.W.¼ of Section 4 to the Southwest corner thereof; thence Northerly along the West line of the said S.W.¼ of said Section 4 to the Southeast corner of Lot 5 of Creighton Second Addition as per plat recorded in Book 5000 on page 213 in said Recorder's Office; thence Westerly along the South line of said Lot 5 of Creighton Second Addition, 558.72 feet to the Southwest corner of said Lot 5 of Creighton Second Addition; thence Northerly along the Westerly line of said Lot 5 of Creighton Second Addition to the South line of Lot 1 of said Creighton Second Addition; thence Easterly to the Southeast corner of said Lot 1 of Creighton Second Addition; thence Northerly to the Northeast corner of Lot 2 of said Creighton Second Addition; thence Westerly along the North line of said Lot 2 of Creighton Second Addition extended to the Westerly right of way line of Traughber Road; thence Northerly along the said Westerly right of way line of Traughber Road to the South right of way line of County Highway 30; thence Westerly along the said Southerly right of way line of County Highway 30 to the West line of the S.E.¼ of Section 5, Township 15 North, Range 3 East of the 3rd P.M.; thence North along the West line of the S.E.¼ of said Section 5 to the Northwest corner thereof; thence North along the West line of the N.E.¼ of said Section 5 to the South line of a tract described as Tract 4 as recorded in a Special Warranty Deed in Book 4391 on Page 128 in said Recorder's Office; thence West to the Southwest corner of said Tract 4 (4391/128); thence North along the West line of said Tract 4 (4391/128) to the Southerly right of way line of the Illinois Central Railroad; thence Southeasterly along the said Southerly Illinois Central Railroad right of way to the Westerly right of way of Bell Street; thence Northeasterly along the said Westerly right of way line of Bell Street to the Westerly extension of the South line of Lot 10 of Goodmar Commercial Park as per plat recorded in Book 1575 on Page 246 in said Recorder's Office; thence Southeasterly along the Southerly line of said Goodmar Commercial Park to the Northwest corner of Lot 9 thereof; thence Easterly to the Southwest corner of Lot 15 of said Goodmar Commercial Park; thence Easterly along the South line of said Lot 15 of Goodmar Commercial Park extended to the Easterly right of way line of Sunset Drive, said point being on the West line of Lot 3 of Newberry 2nd Addition as per plat recorded in Book 300 on Page 234 in said Recorder's Office; thence Southeasterly along the Westerly and Southerly line of said Lot 3 of Newberry's 2nd Addition to the Southwest corner of Lot 2 of said Newberry's 2nd Addition; thence Northerly to the Northwest corner of said Lot 2 of Newberry's 2nd Addition; thence Easterly along the North line of said Lot 2 of Newberry's 2nd Addition to the Westerly right of way line of State Route 121; thence Northerly along the said Westerly right of way line of State Route 121 to the Southeast corner of Lot 1 of Newberry's 1st Addition as per plat recorded in Book 300 on Page 183 in said Recorder's Office; thence Westerly to the Southwest corner of said Lot 1 of Newberry's 1st Addition; thence North to the Northwest corner of said Lot 1 of Newberry's 1st Addition; thence Northerly to the Southwest corner of a Tract as recorded in a Warranty Deed recoded in Book 4044 on Page 238 in said Recorder's Office; thence Northerly along the West line of said Tract (4044/238) to the North line thereof; thence Easterly along the North line of said Tract (4044/238) to the Westerly right of way line of State Route 121; thence Northerly along the said Westerly right of way line of State Route 121 to the South right of way line of East Drive; thence Westerly and Northerly along the South and West right of way line of said East Drive to the Southerly right of way line of North Drive; thence Westerly along the said Southerly right of way line of North Drive to the Northwest corner of Lot 31 of Mt. Zion Heights as per plat recorded in Book 300 on Page 180 in said Recorder's Office; thence Northwesterly to the Southeast corner of Lot 6 of said Mt. Zion Heights; thence Northerly along the East line of said Mt. Zion Heights to the Northeast corner of Lot 1 thereof; thence Southwesterly along the Northerly line of said Mt. Zion Heights to the Northwest corner of Lot 6 thereof;

thence Southerly along the West line of said Mt. Zion Heights to the North line of Lot 9 thereof; thence Westerly to the Northwest corner of said Lot 9 of Mt. Zion Heights; thence Southwesterly to the intersection of the West right of way line Woodland Drive and East Florian Avenue; thence Westerly along the Southerly right of way line of said Florian Avenue extended to the West line of the N.W.¼ of aforesaid Section 4; thence Westerly to the Southeast corner of Lot 1 of Whispering Pines Addition as per plat recorded in Book 1832 on Page 664 in said Recorder's Office; thence Northerly along the Easterly line of said Lot 1 of Whispering Pines Addition to a point, said point previously the Southwest corner of Lot 40 of Florian Addition as per plat recorded in Book 1405 on Page 99 in said Recorder's Office; thence Northeasterly to the Southwest corner of Lot 39 of said Florian Addition; thence Northeasterly to the Southeast corner of said Lot 39 of said Florian Addition; thence Southeasterly along the Southeasterly extension of the Northeasterly line of said Lot 39 in said Florian Addition to the Westerly Bank of Finley Creek; thence Easterly and Northerly along the said West Bank of Finley Creek to a point of intersection with the Easterly extension of the South line of Lot 34 of said Florian Addition; thence Westerly to the Southeast corner of said Lot 34 in Florian Addition; thence North to the Northeast corner of said Lot 34 in Florian Addition; thence Easterly along the Easterly extension of the North line of said Lot 34 of Florian Addition to the Westerly Bank of Finley Creek; thence Northwesterly along the Westerly Bank of Finley Creek to the Northeast corner of a Tract recorded in Book 4533 on Page 634 in said Recorder's Office; said point being the Southeast corner of Lot 31 of said Florian Addition; thence Northerly to the Northeast corner of said Lot 31 of said Florian Addition; thence Easterly to the Southwest corner of Lot 45 of Antler Forest 2nd Addition as per plat recorded in Book 1575 on Page 194 in said Recorder's Office; thence Easterly to the Southeast corner of Lot 35 of Antler Forest 2nd Addition; thence Easterly to the Southeast corner of Lot 23 of Antler Forest Addition, said point being on the Westerly right of way line of Woodland Drive; thence Northerly along the said Westerly right of way line of Woodland Drive to the South right of way line of Bucks Lair Court; thence Westerly along the said South right of way of Buck Lair Court to the intersection with the Southerly extension of Lot 111 of Antler Forest 5th Addition as per plat recorded in Book 1832 on Page 527 in said Recorder's Office; thence Northwesterly along the West lines of Lots 111 & 110 to the Northwest corner of said Antler Forest 5th Addition; thence Easterly along the North line of said Antler Forest 5th Addition to the Northwest corner of Lot 5 of Sweet Meadows Addition as per plat recorded in Book 18323 on Page 19 in said Recorder's Office; thence South to the Southwest corner of Lot 3 in said Sweet Meadows Addition; thence Easterly to the Southeast corner of said Lot 3 in Sweet Meadows Addition; thence Northerly along the Easterly line of said Lot 3 in Sweet Meadows Addition to the Southwesterly right of way line of Dogwood Court; thence Northerly and Easterly along the West and North right of way line of said Dogwood Court to the Southwest corner of Lot 9 of said Sweet Meadows Addition; thence Northeasterly to the Northwest corner of said Lot 9 of Sweet Meadows Addition; thence Easterly to the Southeast corner of Lot 52 of Wildwood East Subdivision as per plat recorded in Book 1575 on Page 101 in said Recorder's Office; thence Northwesterly along the Easterly line of said Lot 52 of Wildwood East Subdivision to the right of way line of Havenwood Court; thence Northerly along the Westerly right of way line of said Havenwood Court extended to the Northerly right of way line of Wildwood Drive; thence Easterly along the Northerly right of way line of Wildwood Drive to the Southwest corner of Lot 79 of said Wildwood East Subdivision; thence Northerly to the Northwest corner of said Lot 79 of Wildwood East Subdivision, said point being on the North line of the N.E.¼ of aforesaid Section 4; thence Easterly along said North line of the N.E.¼ of said Section 4 to the Northeast corner thereof; thence Easterly along the North line of the N.W.¼ of aforesaid Section 3 to the point of beginning.

EXCEPTIONS:

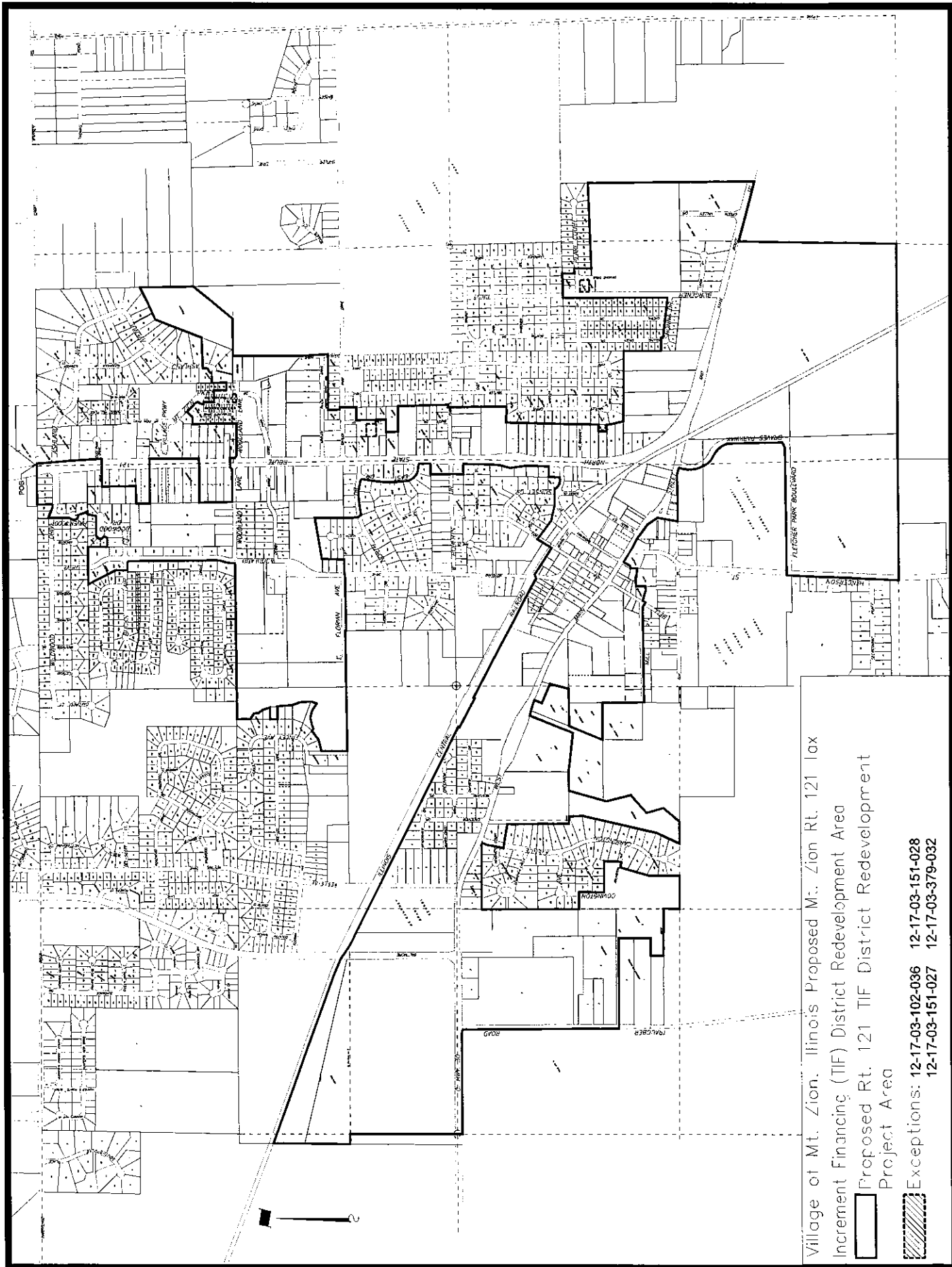
Lot 42 of Mt. Zion Village East 2nd Addition as per plat recorded in Book 5000 on Page 131 in said Recorder's Office.

Lot 6 of Parkside Gardens as per plat recorded in Book 300 on Page 261 in said Recorder's Office.

Lot 3 Vaughn Brothers Subdivision as per plat recorded in Book 149 on Page 423 in said Recorder's Office.

EXHIBIT B

**MT. ZION ROUTE 121 TIF DISTRICT II
BOUNDARY MAP**



Village of Mt. Zion, Illinois Proposed Mt. Zion Rt. 121 Tax Increment Financing (TIF) District Redevelopment Area

Proposed Rt. 121 TIF District Redevelopment Project Area

Exceptions: 12-17-03-102-036 12-17-03-151-028
 12-17-03-151-027 12-17-03-379-032