

ORDINANCE 17,277

AN ORDINANCE ESTABLISHING THE PEORIA SPORTS CENTER PROPERTY TAX
SPECIAL SERVICE AREA
IN THE CITY OF PEORIA, ILLINOIS

WHEREAS, the City of Peoria is a home rule unit authorized to establish a Special Service Area pursuant to Section 6(l) of Article VII of the Illinois Constitution of 1970 and by the Illinois Special Service Area Tax Law (35 ILCS 200/27-5 *et seq.*); and

WHEREAS, the question of establishing the **Peoria Sports Center Property Tax Special Service Area** (the "Special Service Area"), the question of maintaining tax levies on said Special Service Area and the question of issuing bonds to pay for qualifying improvements within the Special Service Area were considered by the City Council of the City of Peoria, Illinois, pursuant to an ordinance proposing the creation of a Peoria Sports Center Special Service Area in the City of Peoria, Illinois and providing for a public hearing and other procedures in connection therewith, which ordinance was passed by the City Council of the City of Peoria on February 11, 2014, confirming the City Council's intent to establish the Special Service Area, maintain tax levies and issue bonds pursuant to a public hearing on April 22, 2014 by the City Council of the City of Peoria, Illinois with notice thereof published in the *Peoria Journal Star* on April 7, 2014. Said newspaper was published in the City of Peoria, with said advertisement/notice published at least fifteen (15) days prior to the hearing, and notice having been mailed at least ten (10) days prior to the hearing to all persons in whose name the general taxes for the last preceding year were paid on each property lying within the Special Service Area, except for those persons who waived receipt of such notice. All notices conformed in all respects to the requirements of 35 ILCS 200/27-25, 27-30, and 27-35. A copy of said notice is attached hereto and incorporated herein as Exhibit A, (the "Notice"); and

WHEREAS, a public hearing on the questions set forth in the Notice was held on April 22, 2014. All interested persons were given an opportunity to be heard on the question of establishing the Peoria Sports Center Property Tax Special Service Area, the question of levying taxes within such Special Service Area, and the question of issuing bonds to pay for qualifying improvements within the Special Service Area, as set forth in the Notice. The public hearing was adjourned on April 22, 2014; and

WHEREAS, no petition was filed objecting to the creation of the Peoria Sports Center Property Tax Special Service Area within sixty (60) days of the adjournment of the public hearing; and

WHEREAS, the Special Service Area is to be established in accordance with the terms and conditions of a First Amendment to Annexation Agreement (Parcel 4), dated April 24, 2014, as amended by an Early Work Agreement, dated December 8, 2014,

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and a First Addendum to Early Work Agreement, dated on or about the date hereof, as further amended from time to time ("Amended Annexation Agreement"); and

WHEREAS, the Notice and the Amended Annexation Agreement contemplated the levy on an ad valorem basis on all taxable properties within the Special Service Area to fund annual debt service payments of the City on the City's \$7,600,000 Taxable General Obligation Bonds, Series 2015C, (the "Bonds"), with the proceeds of such Bonds used exclusively to pay for qualifying improvements within the Special Service Area as defined in and as provided for in the Notice and the Amended Annexation Agreement; and

WHEREAS, after considering the public data as presented at the public hearing, the City Council for the City of Peoria finds that it is in the public interest and the interest of the property owners of the Special Service Area, hereinafter described, to establish the Special Service Area for a term of thirty (30) years, to maintain tax levies on an ad valorem basis on all taxable properties within the Special Service Area and to use such tax levies to fund annual debt service payments of the City on the Bonds issued to pay for qualified improvements within the Special Service Area; and

WHEREAS, the City Council of the City of Peoria finds that said Special Service Area is contiguous and wholly within the City of Peoria. Services provided through the Special Service Area are in addition to those governmental services generally provided by the City of Peoria throughout the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Peoria, Illinois as follows:

Section 1. Findings

That the findings and recitations hereinabove set forth are adopted and found to be true.

Section 2. Special Service Area

The Special Service Area known and designated as the Peoria Sports Center Property Tax Special Service Area is hereby created for thirty (30) years, and shall consist of all taxable properties described in Exhibit B attached hereto and incorporated herein. A map further describing and establishing the boundaries of the Special Service Area is attached hereto and incorporated herein as Exhibit C. Taxes within the Special Service Area shall be levied for a maximum of thirty (30) years from the date hereof and shall be allocated and assessed on an ad valorem basis among all of the taxable properties within the Special Service Area, (and shall be in addition to any and all other levies upon such taxable properties).

Section 3. Purpose of Special Service Area

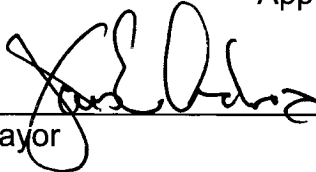
The special services to be funded by this Special Service Area include without limitation the development of an athletic campus and sports complex on parcel numbers 13-02-300-006, -007, -008, -009, -010, and -011 (all formerly part of parcel number 13-02-300-004)(more particularly described on Exhibit B), including, but not limited to, the initial construction costs for the athletic campus and sports complex, and/or the maintenance, repair, or replacement of any capital improvement upon such parcels or any other property within the Special Service Area, subject to the provisions of the Amended Annexation Agreement. The Special Service Area will fund annual debt service payments of the City on the Bonds, with the proceeds of such Bonds used exclusively to pay for qualifying improvements within the Special Service Area.

Section 4. Effective Date

This ordinance shall be in full force and effect immediately after its passage.


PASSED BY THE CITY COUNCIL OF THE CITY OF PEORIA, ILLINOIS this 27 day of October, 2015.

Approved:



Mayor

Attest:



City Clerk

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STEVE SONNEMAKER
PEORIA COUNTY CLERK

Examined and Approved:



Corporation Counsel

Exhibit A

(LEGAL NOTICE)

NOTICE OF PUBLIC HEARINGSNOTICE 1:

RE: PROPOSAL FOR FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, FOR LEVY/IMPOSITION OF SPECIAL SERVICE TAX , AND ISSUANCE OF BONDS TO PAY FOR QUALIFYING IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given that, pursuant to 35 ILCS 200/27-25 and 35 ILCS 200/27-45, the City of Peoria shall conduct a public hearing in connection with the above Proposal, which hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria on April 22, 2014 at 6:15p.m., in the City Council chambers (4th floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois. In connection therewith:

- A. The Properties within the proposed SSA are described as follows:
SEE LEGAL DESCRIPTIONS BELOW.
- B. The proposed special services are to be for the construction and completion of the athletic campus and sports complex contemplated for development on a part of parcel number 13-02-300-004 (more particularly described below), including, but not limited to, the initial construction costs for the athletic campus and sports complex, and/or the maintenance, repair, or replacement of any capital improvement upon the athletic campus or any other property within the SSA;
- C. The proposed special services are estimated to cost (and shall not exceed) \$7,600,000.00;
- D. The proposed special services are to be paid by the issuance of general obligation bonds by the City of Peoria, to be repaid in part from the levy of an ad valorem real estate tax to be billed and collected at the same time (and with) the general real estate taxes for the properties within the SSA;
- E. The proposed tax rate for the SSA shall be up to (but not exceeding) \$13.36 per \$100.00 of assessed valuation, which rate shall be in addition to the aggregate tax rate otherwise currently applicable to the properties within the SSA;
- F. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied is a maximum of \$750,000.00;
- G. The maximum number of years during which such SSA taxes shall be levied is thirty (30) years;
- H. The maximum amount of bonds proposed to be issued is \$7,600,000.00;
- I. The maximum period of time over which the bonds will be retired is thirty (30) years;
- J. The maximum interest rate the bonds will bear is 6.5%;
- K. At the public hearing, all interested persons, including all persons owning taxable real estate within the SSA, shall be given the opportunity to be heard regarding the tax levy and the issuance of bonds, and the opportunity to file objections to the amount of the levy and the issuance of bonds; and
- L. Upon the expiration of the life of the bonds and the completion of the special services, the improvements resulting therefrom shall be maintained by (and at the cost of) the owners of the properties within the SSA, and not the City of Peoria.

NOTICE 2:

Exhibit A

RE: PROPOSAL FOR FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, FOR LEVY/IMPOSITION OF SPECIAL SERVICE TAX , AND ISSUANCE OF BONDS TO PAY FOR QUALIFYING IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given that, pursuant to 35 ILCS 200/27-25 and 35 ILCS 200/27-45, the City of Peoria shall conduct a public hearing in connection with the above Proposal, which hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria on April 22, 2014 at 6:15p.m., in the City Council chambers (4th floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois. In connection therewith:

- A. The Properties within the proposed SSA are described as follows:
SEE LEGAL DESCRIPTIONS BELOW.
- B. The proposed special services are to be for the construction and completion of the athletic campus and sports complex contemplated for development on a part of parcel number 13-02-300-004 (more particularly described below), including, but not limited to, the initial construction costs for the athletic campus and sports complex, and/or the maintenance, repair, or replacement of any capital improvement upon the athletic campus or any other property within the SSA;
- C. The proposed special services are estimated to cost (and shall not exceed) \$7,600,000.00;
- D. The proposed special services are to be paid by the issuance of general obligation bonds by the City of Peoria, to be repaid in part from a tax upon the use and privilege of renting a hotel or motel room;
- E. The proposed tax rate for the SSA shall be up to (but not exceeding) 3%, which shall be in addition (but otherwise identical) to such hotel/motel tax as is currently imposed under Article VII of Chapter 27 of the Code of Ordinances of the City of Peoria;
- F. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied is a maximum of \$750,000.00;
- G. The maximum number of years during which such SSA taxes shall be levied is thirty (30) years;
- H. The maximum amount of bonds proposed to be issued is \$7,600,000.00;
- I. The maximum period of time over which the bonds will be retired is thirty (30) years;
- J. The maximum interest rate the bonds will bear is 6.5%;
- K. At the public hearing, all interested persons, including all persons owning taxable real estate within the SSA, shall be given the opportunity to be heard regarding the tax levy and the issuance of bonds, and the opportunity to file objections thereto; and
- L. Upon the expiration of the life of the bonds and the completion of the special services, the improvements resulting there from shall be maintained by (and at the cost of) the owners of the properties within the SSA, and not the City of Peoria.

NOTICE 3:

RE: PROPOSAL FOR FORMATION/ESTABLISHMENT OF A SPECIAL SERVICE AREA ("SSA") BY THE CITY OF PEORIA, FOR LEVY/IMPOSITION OF SPECIAL SERVICE TAX , AND ISSUANCE OF BONDS TO PAY FOR QUALIFYING IMPROVEMENTS WITHIN THE SSA.

NOTICE is hereby given that, pursuant to 35 ILCS 200/27-25 and 35 ILCS 200/27-45, the City of Peoria shall conduct a public hearing in connection with the above Proposal, which hearing shall be conducted at the regularly scheduled meeting of the City Council of the City of Peoria on April 22, 2014 at 6:15p.m., in the City Council chambers (4th floor) of the City Hall located at 419 Fulton Street, Peoria, Illinois. In connection therewith:

Exhibit A

- A. The Properties within the proposed SSA are described as follows:
SEE LEGAL DESCRIPTIONS BELOW.
- B. The proposed special services are to be for the construction and completion of the athletic campus and sports complex contemplated for development on a part of parcel number 13-02-300-004 (more particularly described below), including, but not limited to, the initial construction costs for the athletic campus and sports complex, and/or the maintenance, repair, or replacement of any capital improvement upon the athletic campus or any other property within the SSA;
- C. The proposed special services are estimated to cost (and shall not exceed) \$7,600,000.00;
- D. The proposed special services are to be paid by the issuance of general obligation bonds by the City of Peoria, to be repaid in part by a tax upon the business of making sales of service or selling at retail of tangible personal property, other than an item of tangible personal property titled or registered with an agency of the government of the State of Illinois, within the boundaries of the SSA;
- E. The proposed tax rate for the SSA shall be up to (but not exceeding) 1%, which rate shall be in addition (but otherwise identical) to such tax as is imposed under Articles II and III of Chapter 27 of the Code of Ordinances of the City of Peoria;
- F. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied is a maximum of \$750,000.00;
- G. The maximum number of years during which such SSA taxes shall be levied is thirty (30) years;
- H. The maximum amount of bonds proposed to be issued is \$7,600,000.00;
- I. The maximum period of time over which the bonds will be retired is thirty (30) years;
- J. The maximum interest rate the bonds will bear is 6.5%;
- K. At the public hearing, all interested persons, including all persons owning taxable real estate within the SSA, shall be given the opportunity to be heard regarding the tax levy and the issuance of bonds, and the opportunity to file objections thereto; and
- L. Upon the expiration of the life of the bonds and the completion of the special services, the improvements resulting there from shall be maintained by (and at the cost of) the owners of the properties within the SSA, and not the City of Peoria.

LEGAL DESCRIPTIONS

The property within the Special Services Areas set forth in the three legal notices above is proposed to include the following property, more particularly described as follows:

1. Property Address: Orange Prairie Road, Peoria, Illinois
PIN: a part of 13-02-300-004

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the north line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the east right-of-way line of Orange Prairie Road and the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the north line of the Southwest Quarter of said Section 2, a distance of 1617.02 feet to the approximate centerline of Fargo Run Creek; (the following 12 courses follow along the approximate centerline of Fargo Run Creek:) thence South 43°-38'-39" East, a distance of 283.08 feet; thence South 05°-52'-29" East, a distance of 102.39 feet; thence North 80°-15'-38" West, a distance of 61.44 feet; thence South 54°-12'-04" West, a distance of 153.80 feet; thence South 23°-15'-09" East, a distance of 119.02 feet; thence South 52°-16'-47"

Exhibit A

East, a distance of 56.92 feet; thence South 34°-42'-53" West, a distance of 227.17 feet; thence South 13°-40'-51" East, a distance of 136.75 feet; thence South 88°-45'-20" East, a distance of 82.67 feet; thence South 48°-12'-02" East, a distance of 45.80 feet; thence South 11°-19'-05" East, a distance of 100.71 feet; thence South 01°-54'-38" East, a distance of 107.79 feet; thence South 54°-18'-44" West, a distance of 362.60 feet; thence South 89°-50'-16" West, a distance of 1479.65 feet to a point on the east right-of-way line of Orange Prairie Road; thence North 00°-03'-49" East along the east right-of-way line of Orange Prairie Road, a distance of 1300.00 feet to the Point of Beginning, containing 50.55 acres, more or less, situated in the County of Peoria and State of Illinois;

2. Property Address: 7708 N. Route 91, Peoria, Illinois

PIN: 13-11-201-002

Lot 4 of Prairie Crossing Subdivision as delineated on the Final Plat of a Resubdivision of Lot 2 of Prairie Crossing Subdivision dated June 9, 2005 and recorded June 15, 2005 in the Office of the Peoria County Recorder of Deeds Office as Document No. 05-18670, in Plat Book 9, Page 93.

3. Property Address: 5300 W. Landens Way, Peoria, Illinois

PIN: 13-11-304-003

Lot Four (4) of Frye Crossing a subdivision of a part of the Northwest Quarter of Section 11, a part of the Southwest Quarter of Section 11 and a part of the Southeast Quarter of Section 10, all being in Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the final Plat of Frye Crossing dated October 27, 2005 and recorded November 15, 2005 as Document No. 05-38064 in Plat Book 9, Page 132 in the Office of the Peoria County Recorder of Deeds;

4. Property Address: 5309 W. Landens Way, Peoria, Illinois

PIN: 13-11-303-004

Lot 3 of Frye Crossing a subdivision of a part of the Northwest Quarter of Section 11, a part of the Southwest Quarter of Section 11 and a part of the Southeast Quarter of Section 10, all being in Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the final Plat of Frye Crossing dated October 27, 2005 and recorded November 15, 2005 as Document No. 05-38064 in Plat Book 9, Page 132 in the Office of the Peoria County recorder of Deeds;

5. Property Address: 7806 N. Route 91, Peoria, Illinois

PIN: 13-11-203-003

Tract 1:

Lot 4 of PRAIRIE MEADOWS SUBDIVISION, SECTION II, as shown on Final Plat recorded December 20, 2005 in Plat Book 10, page 7, at the Peoria County Recorder's Office, as document no. 05-42252, a resubdivision of Lots 2 and 3 of Prairie Meadows Subdivision as recorded in Plat Book 9, page 131 at said Recorder's Office as document no. 05-37633, being a part of the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois.

Tract 2:

Outlot B in Prairie Crossing, Section Two, a subdivision being a part of Lot 3 of the Re-Subdivision of Lot 2 of Prairie Crossing Subdivision and a part of Outlot "A" of Prairie Meadows Subdivision, all being in the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, as shown on a Plat recorded June 7, 2010 in Plat Book 12, page

Exhibit A

32, as document no. 2010013782, at said Recorder's Office, situated in the County of Peoria and State of Illinois.

Together with easements contained in Reciprocal Easement and Operating Agreement and Declaration of Restrictions recorded March 19, 2004 as document no. 04-10028, at said recorder's Office, as amended by Amendment No. 1 recorded April 21, 2004 as document no. 04-14654, Agreement related to said instrument recorded November 20, 2006 as document no. 06-38017, at said Recorder's office.

Together with easements as contained in Easement Agreement recorded September 20, 2002 as document no. 02-38136 in said Recorder's Office.

Together with the appurtenant easements contained on the Plat of Prairie Meadows Subdivision and Prairie Meadows Subdivision Section II, recorded in Plat Book 9, page 131 and in Plat Book 10, page 7 in said Recorder's Office.

Together with the appurtenant easements contained on the Plat of Prairie Crossing Section Two recorded in Plat Book 12, page 32 in said Recorder's Office.

Together with the appurtenant easements contained in the Loop Drive Easement as shown and set forth in the certificate on the plat recorded in Plat Book 9, page 93.

6. Property Address: N. Route 91, Peoria, Illinois

PIN: 13-11-203-002

LOT 5 OF PRAIRIE MEADOWS SUBDIVISION, SECTION II, BEING A RESUBDIVISION OF LOTS 2 AND 3 OF PRAIRIE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 131 AT THE PEORIA COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 05-37633, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AS SHOWN ON FINAL PLAT RECORDED DECEMBER 20, 2005 IN PLAT BOOK 10, PAGE 7, AS DOCUMENT NO. 05-42252.

7. The preceding parcels, together with and connected by those linear areas of public right-of-way as depicted on Exhibit A to the First Amendment to Annexation Agreement approved by the City Council of the City of Peoria on February 11, 2014 and on file with the City Clerk.

For information regarding the above, contact:

Robert C. Hall, Attorney
Miller, Hall & Triggs, LLC
416 Main Street, Suite 1125
Peoria, IL 61602
Telephone No.: (309) 671-9600

Or

Sonni Choi Williams, Corporation Counsel for the City of Peoria
City Hall
419 Fulton Street
Peoria, IL 61602
Telephone No.: (309) 494-8590

EXHIBIT B

The property within the Special Services Area established by this ordinance includes the following property, more particularly described as follows:

1. Property Address: Orange Prairie Road, Peoria, Illinois

PIN: 13-02-300-006; 13-02-300-007; 13-02-300-008; 13-02-300-009; 13-02-300-010; 13-02-300-011 (all formerly a part of 13-02-300-004)

A part of the Southwest Quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 2; thence North 89°-50'-16" East (bearings assumed for the purpose of description only) along the North line of the Southwest Quarter of said Section 2, a distance of 60.00 feet to a point on the East right-of-way line of Orange Prairie Road and the Point of Beginning of the tract to be described; thence continuing North 89°-50'-16" East along the North line of the Southwest Quarter of said Section 2, a distance of 1624.89 feet to the approximate centerline of Fargo Run Creek (the following 10 courses follow along the approximate centerline of Fargo Run Creek); thence South 09°-27'-15" East, a distance of 30.70 feet; thence South 74°-51'-20" East, a distance of 102.59 feet; thence South 17°-10'-39" West, a distance of 52.68 feet; thence South 50°-16'-12" East, a distance of 139.04 feet; thence South 02°-04'-12" East, a distance of 27.62 feet; thence North 54°-31'-00" West, a distance of 52.09 feet; thence South 56°-56'-30" West, a distance of 72.10 feet; thence South 34°-26'-48" East, a distance of 164.88 feet; thence South 24°-17'-17" West, a distance of 246.25 feet; thence South 04°-16'-45" East, a distance of 106.08 feet; thence South 31°-24'-18" East, a distance of 270.27 feet; thence South 54°-18'-44" West, a distance of 370.35 feet; thence South 89°-50'-16" West, a distance of 479.65 feet to a point on the East right-of-way line of Orange Prairie Road; thence North 00°-03'-49" East along the East right-of-way line of Orange Prairie Road, a distance of 1300.00 feet to the Point of Beginning, containing 50.55 acres, more or less, situated in the County of Peoria and State of Illinois.

Also known as Lots 1, 2, 3, 4, 5, and Outlot A of the Peoria Sports Center Subdivision, a subdivision of a part of the southwest quarter of Section 2, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, as shown on a Plat recorded July 8, 2014 in Plat Book 13, page 31, as document no. 2014013397, at the Peoria County Recorder's office, situated in the County of Peoria and State of Illinois.

2. Property Address: 7708 N. Route 91, Peoria, Illinois

PIN: 13-11-201-002

Lot 4 of Prairie Crossing Subdivision as delineated on the Final Plat of a Resubdivision of Lot 2 of Prairie Crossing Subdivision dated June 9, 2005 and recorded June 15, 2005 in the Office of the Peoria County Recorder of Deeds Office as Document No. 05-18670, in Plat Book 9, Page 93.

3. Property Address: 5300 W. Landens Way, Peoria, Illinois

PIN: 13-11-304-003

Lot Four (4) of Frye Crossing a subdivision of a part of the Northwest Quarter of Section 11, a part of the Southwest Quarter of Section 11 and a part of the Southeast Quarter of Section 10, all being in Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the final Plat of Frye Crossing dated October 27, 2005 and recorded November 15, 2005 as Document No. 05-38064 in Plat Book 9, Page 132 in the Office of the Peoria County Recorder of Deeds;

4. Property Address: 5309 W. Landens Way, Peoria, Illinois

PIN: 13-11-303-004

Lot 3 of Frye Crossing a subdivision of a part of the Northwest Quarter of Section 11, a part of the Southwest Quarter of Section 11 and a part of the Southeast Quarter of Section 10, all being in Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois, according to the final Plat of Frye Crossing dated October 27, 2005 and recorded November 15, 2005 as Document No. 05-38064 in Plat Book 9, Page 132 in the Office of the Peoria County recorder of Deeds;

5. Property Address: 7806 N. Route 91, Peoria, Illinois

PIN: 13-11-203-003

Tract 1:

Lot 4 of PRAIRIE MEADOWS SUBDIVISION, SECTION II, as shown on Final Plat recorded December 20, 2005 in Plat Book 10, page 7, at the Peoria County Recorder's Office, as document no. 05-42252, a resubdivision of Lots 2 and 3 of Prairie Meadows Subdivision as recorded in Plat Book 9, page 131 at said Recorder's Office as document no. 05-37633, being a part of the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois.

Tract 2:

Outlot B in Prairie Crossing, Section Two, a subdivision being a part of Lot 3 of the Re-Subdivision of Lot 2 of Prairie Crossing Subdivision and a part of Outlot "A" of Prairie Meadows Subdivision, all being in the Northeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, as shown on a Plat recorded June 7, 2010 in Plat Book 12, page 32, as document no. 2010013782, at said Recorder's Office, situated in the County of Peoria and State of Illinois.

Together with easements contained in Reciprocal Easement and Operating Agreement and Declaration of Restrictions recorded March 19, 2004 as document no. 04-10028, at said recorder's Office, as amended by Amendment No. 1 recorded April 21, 2004 as document no. 04-14654, Agreement related to said instrument recorded November 20, 2006 as document no. 06-38017, at said

Recorder's office.

Together with easements as contained in Easement Agreement recorded September 20, 2002 as document no. 02-38136 in said Recorder's Office.

Together with the appurtenant easements contained on the Plat of Prairie Meadows Subdivision and Prairie Meadows Subdivision Section II, recorded in Plat Book 9, page 131 and in Plat Book 10, page 7 in said Recorder's Office.

Together with the appurtenant easements contained on the Plat of Prairie Crossing Section Two recorded in Plat Book 12, page 32 in said Recorder's Office.

Together with the appurtenant easements contained in the Loop Drive Easement as shown and set forth in the certificate on the plat recorded in Plat Book 9, page 93.

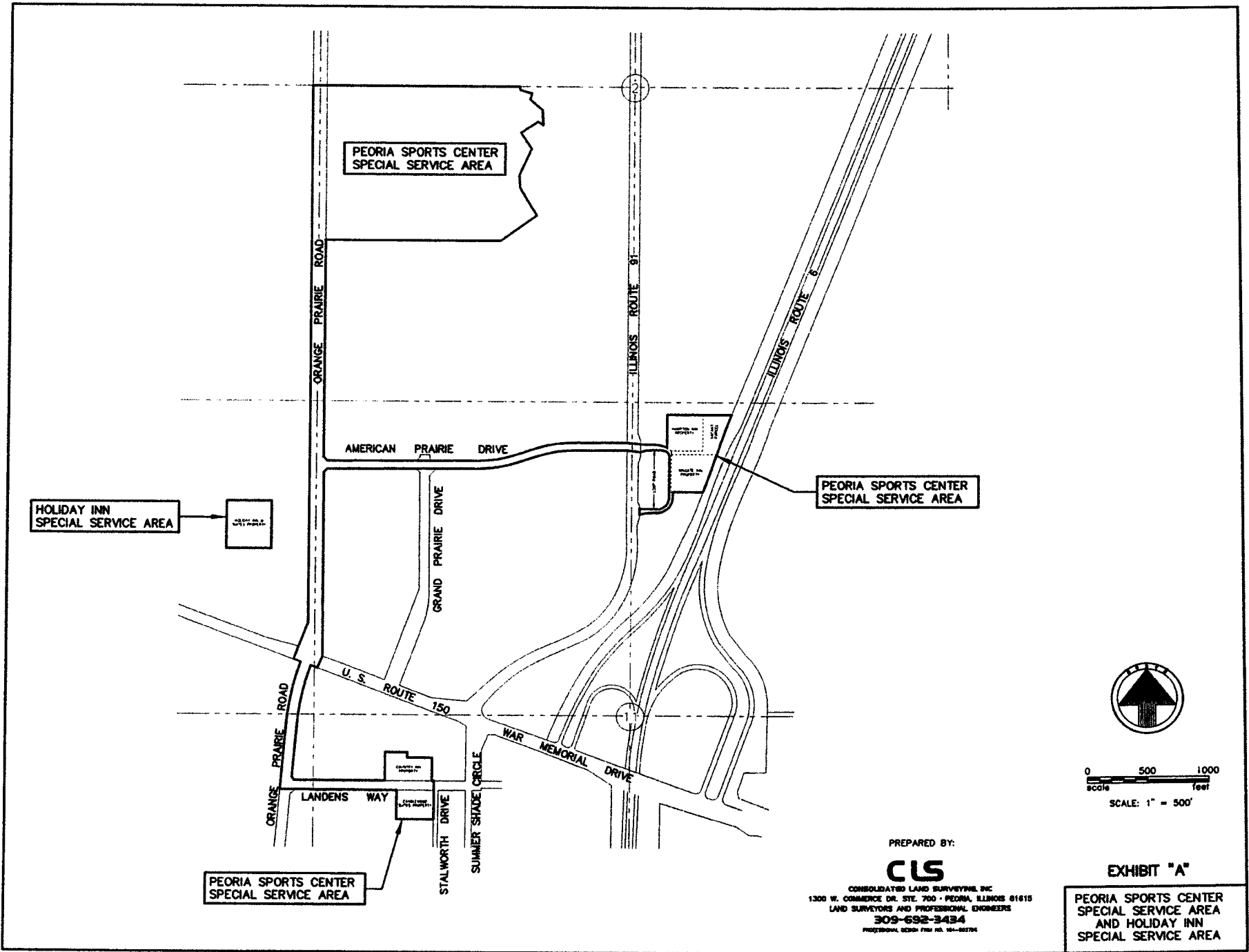
6. Property Address: N. Route 91, Peoria, Illinois

PIN: 13-11-203-002

LOT 5 OF PRAIRIE MEADOWS SUBDIVISION, SECTION II, BEING A RESUBDIVISION OF LOTS 2 AND 3 OF PRAIRIE MEADOWS SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 131 AT THE PEORIA COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 05-37633, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS AS SHOWN ON FINAL PLAT RECORDED DECEMBER 20, 2005 IN PLAT BOOK 10, PAGE 7, AS DOCUMENT NO. 05-42252.

7. The preceding parcels, together with and connected by those linear areas of public right-of-way as depicted on Exhibit A to the First Amendment to Annexation Agreement approved by the City Council of the City of Peoria on February 11, 2014 and on file with the City Clerk.

Exhibit C: Map of Special Service Area(s)



ORDINANCE 17,277

