

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING  
A REDEVELOPMENT AGREEMENT BETWEEN THE  
VILLAGE OF ORLAND PARK AND METRA TRIANGLE FC, LLC  
IN REGARD TO THE LUXURY APARTMENT DEVELOPMENT  
COMPRISING A PART OF THE  
ORLAND PARK MAIN STREET TRIANGLE TIF DISTRICT AND  
AUTHORIZING THE GRANTING OF A GROUND LEASE TO,  
AND THE EVENTUAL TRANSFER OF TITLE TO,  
CERTAIN REAL PROPERTY CURRENTLY OWNED BY THE VILLAGE,  
OR TO BE OWNED BY THE VILLAGE BY A DATE CERTAIN IN THE FUTURE,  
TO METRA TRIANGLE FC, LLC IN RELATION THERETO**

**BE IT ORDAINED**, by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

**SECTION 1:** The President and Board of Trustees of the Village of Orland Park (hereinafter referred to as the "Village") find as follows:

- A. The Village is a home rule unit of government in accordance with Article VII, Section 6 of the Constitution of the State of Illinois, 1970.
- B. The Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.
- C. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act.
- D. Pursuant to Ordinance Numbers 3941, 3942 and 3943, adopted October 4, 2004, as amended by Ordinance Numbers 4297 and 4298, adopted October 15, 2007, the Village approved a tax increment redevelopment plan and project (the "TIF Plan"), designated the tax increment redevelopment project area (the "Redevelopment Project Area"), and

adopted tax increment financing relative to the Village's Main Street Triangle tax increment financing district (the "TIF District"); said TIF District being legally described and depicted as set forth in EXHIBIT A-1 and EXHIBIT A-2, respectively, attached hereto and made part hereof.

- E. The Village is the fee owner of, or will, by a date certain in the future, become the fee owner of, certain real property located within the Redevelopment Project Area, said property being legally described on EXHIBIT B attached hereto and made part hereof (the "Property").
- F. Metra Triangle FC, LLC (the "Developer") desires to acquire a ground lease in relation to, and eventual ownership of, the Property, and redevelop the Property with (a) no fewer than 280 Class "A" residential rental units, together with common areas, luxury pool, and a fitness center serving such residential units, (b) approximately 1,100 square feet of commercial space, and (c) one structured parking space per residential unit, together with additional parking to serve visitors to the residential units, (the "Project"), with the Project to be operated by the Developer upon completion thereof.
- G. That attached hereto as EXHIBIT C and made part hereof is a redevelopment agreement, between the Developer and the Village, which sets forth the terms and conditions pursuant to which the Village will grant a ground lease in relation to, and eventually transfer title to, the Property to the Developer, as well as the terms and conditions pursuant to which the Developer will proceed with the Project (the "Redevelopment Agreement").
- H. That notice of the Village's intent to enter into the Redevelopment Agreement, including the Village's intent to enter into a ground lease in relation to, and eventually transfer title to, the Property pursuant thereto, as required by 65 ILCS 5/11-74.4-4(c), was published on August 18, 2011 and on August 19, 2011 (the "TIF Notices"); a copy of the publisher's certificates in relation to said TIF Notices being attached hereto as EXHIBIT D-1 and EXHIBIT D-2 and made part hereof.
- I. In accordance with the TIF Act, it is in the best interests of the Village to approve the Redevelopment Agreement, and enter into a ground lease in relation to, and eventually transfer title to, the Property to the Developer pursuant thereto, so that redevelopment within the TIF District can continue, said redevelopment pursuant to the TIF Act being the Village's public purpose for entering into a ground lease in relation to, and eventually transferring title to, the Property.

**SECTION 2:** Based upon the foregoing, and pursuant to the TIF Act, the Redevelopment Agreement, attached hereto as EXHIBIT C, is hereby approved, and the Village President and Village Clerk be and they are hereby authorized and directed to enter into a ground lease in relation to, and eventually transfer title to, the Property, pursuant to the terms and conditions set forth in said Redevelopment Agreement, on behalf of the Village, and they are further authorized and directed to execute and deliver such other instruments, including said Redevelopment Agreement attached hereto as EXHIBIT C, as may be necessary or convenient to consummate said property transactions, and to carry out the terms of said Redevelopment Agreement.

**SECTION 3:** That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2011, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Daniel McLaughlin, Village President

**ATTEST:**

\_\_\_\_\_  
David P. Maher, Village Clerk

Published by me in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
David P. Maher, Village Clerk

## **EXHIBIT A-1**

### **Legal Description of the Orland Park Main Street Triangle TIF District**

Parcel 1:

Parcel A:

The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Also,

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4; thence Northerly on a line parallel to the East line of said Section 4 a distance of 127.50 feet to a point; thence Westerly on a line parallel to the South line of said Section 4 a distance of 10.00 feet to a point; thence Southerly on a line parallel to the East line of said Section 4 a distance of 108.50 feet to a point, said point also being 60.00 feet West of the East line of said Section 4; thence Southwesterly on a straight line a distance of 38.35 feet to a point, said point also being 57.00 feet North of the South line of said Section 4; thence Westerly on a line parallel of the South line of said Section 4 a distance of 105.50 feet to a point; thence Southerly on a straight line parallel to the East line of said Section 4 a distance of 7.00 feet to a point; said point also being 50.00 feet North of the South line of said Section 4; thence Easterly on a line parallel to the South line of said Section 4 a distance of 127.50 feet to a point; thence Northeasterly on a straight line a distance of 21.30 feet to the point of beginning; in Cook County, Illinois.

Also,

The North 218.02 feet of the South 410 feet of the East 60 (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Also,

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: Commencing at the Southeast corner of said Southeast 1/4 of Section 4; thence Northerly along the East line of said Southeast 1/4 of Section 4 a distance of 410.00 feet to the point of beginning; thence Westerly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point; thence Northerly on a line parallel to the East line of said Southeast 1/4 a distance of 100.00 feet to a point; thence Easterly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point on the East line of said Southeast 1/4 thence Southerly on said East line a distance of 100.00 feet to the point of beginning; except that part taken for road purposes both by dedication or by occupation in Cook County, Illinois.

Parcel B:

Lot 5 in Mann's Industrial Park, being a subdivision of that part of the Southeast 1/2 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C:

The North 50 feet of the West 50 feet of the East 200 feet of the following described tract of real estate: that part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of said Southeast Quarter of said Section 4; thence North along the East line of said Southeast Quarter of Section 4, 510.0 feet; thence West on a line perpendicular to the East line of said Southeast Quarter of said Section 4, 740.82 feet; thence South on a line parallel to the East line of said Southeast Quarter of said Section 4, 515.13 feet to the South line of said Southeast Quarter of said Section 4; thence East along the South line of Southeast Quarter of said Section 4, 740.82 feet to the place of beginning.

Parcel D:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, being the premises conveyed by the deed from Norfolk and Western Railway Company (successors to Wabash Railroad Company) to T.H. Davidson and Company, Inc. recorded July 14, 1994 as document no. 94-628592, bounded and described as follows: Beginning at a point that is 1065.82 feet West of the East line and 50.00 feet North of the South line of said Southeast 1/4, said point also being the Southwest corner of the land conveyed by Wabash Railroad Company to I.N.R. Beatty Lumber Company, per Warranty Deed recorded July 7, 1972 as document number 21929599; thence South 89°32'43" West (assumed bearing) along the North line of 143rd Street, 485.88 feet to a line that is 25.00 feet Southeasterly of, as measured perpendicular to the Centerline of, the Southeasterly most track of said grantor as said track existed on January 4, 1994; thence Northeasterly, along a line that is 25.00 feet Southeasterly of, parallel with and concentric with the centerline of said Track, the following seven courses: North 44°57'24" East 3.12 feet; Northeasterly, along a curved line concave to the Northwest, having a radius of 1196.34 feet, an arc length of 67.20 feet; North 41°44'18" East 223.72 feet; Northeasterly along a curved line, concave to the Southeast, having a radius of 503.18 feet, an arc length of 62.31 feet; North 48°50'01" East 60.64 feet; Northeasterly, along a curved line, concave line, concave to the Northwest, having a radius of 533.73 feet, an arc length of 65.09 feet; and North 41°50'46" East 201.86 feet to a point on a line that bears South 48°09'14" East, said line being perpendicular to the centerline of said Southeasterly most track of said grantor, and bears through the Northwest corner of the aforesaid land conveyed per document number 21929599, said Northwest corner being 1015.82 feet West of the East line and 483.05 feet North of the South line of said Southeast 1/4 of Section 4; thence South 48°09'14" East, along the last described line, 90.73 feet to said Northwest corner; thence Southerly, along the Westerly line of said land conveyed per document number 21929599, the following three courses: South 89°32'43" West, parallel with the South line of said Southeast 1/4 of Section 4, a distance of 50.00 feet; South 0°01'19" East, parallel with the East line of said Southeast 1/4 of Section 4, a distance of 200.00 feet (200.06 feet measured) to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Parcel A:

That part of the South East 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point 50 feet North of the South line

of said Section 4 and 269 feet West of the East line of said Section 4; thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; thence West on a line perpendicular to the East line of said Section 4 for a distance of 471.82 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 465.13 feet to a point 50 feet North of the South line of said Section 4; thence East on a line parallel to the South line of said Section 4 for a distance of 471.82 feet to the point of beginning in Cook County, Illinois except that part taken for road purposes, and also except that part deeded to the Village of Orland Park by Warranty Deed dated August 1, 2002 and recorded September 27, 2002 as document number 0021061786, described as follows: The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel B:**

That part of the Southeast Quarter of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian; bounded and described as follows, to-wit: Beginning at a point on the East line of said Section which is 410 feet North of the Southeast corner of said Section; thence North along the East line of said Section, 100 feet; thence West at right angles to the East line of said Section, 150 feet; thence South parallel to the East line of said Section, 100 feet; thence East 150 feet is the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel: That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: Commencing at the Southeast corner of said Southeast 1/4 of Section 4; thence Northerly along the East line of said Southeast 1/4 of Section 4 a distance of 410.00 feet to the point of beginning; thence Westerly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point; thence Northerly on a line parallel to the East line of said Southeast 1/4 a distance of 100.00 feet to a point; thence Easterly on a line perpendicular to the East line of said Southeast 1/4 a distance of 60.00 feet to a point on the East line of said Southeast 1/4 thence Southerly on said East line a distance of 100.00 feet to the point of beginning; except that part taken for road purposes both by dedication or by occupation in Cook County, Illinois.

**Parcel C:**

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said Section 4, 510 feet North of the Southeast corner thereof; thence West at right angles to the East line of said Section, 740.82 feet, thence South parallel to the East line of said Section, 515.13 feet to the South line of said Section: thence West along the South line of said Section, 25 feet; thence North parallel to the East line of said Section 803.20 feet to the Southeasterly line of the original perpendicular to the East line of said Section 765.82 feet to a point on the East line, of said Section 797.90 feet North of the Southeast corner thereof; thence South along the East line of Section 4, 287.90 feet to the place of beginning, in Cook County, Illinois, excepting therefrom that part taken for road purposes.

**Parcel D:**

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a point 50 feet North of the South line of said Section 4 and 192.50 feet West of the East line of said Section 4; thence West on a line parallel to the South line of said Section 4 for a distance of 76.50 feet; thence North on a line parallel to the East line of said Section 4 for a distance of 461.89 feet; then East on a line drawn at right angles to the East line of said Section at a point 510 feet (measured on the East line of said section) North of the Southeast corner of said Section for a distance of 69 feet; thence

South on a line parallel to the East line said Section 4 for a distance of 50 feet; thence East on a line parallel to the South line of said Section 4 for a distance of 50 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 50 feet; thence East on a line parallel to the South line of Section 4 for a distance of 100 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 217.85 feet, thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet; thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet to the point of beginning, in Cook County, Illinois; excepting therefrom the following two parcels: The South 57 feet of the West 82.50 feet of the East 275 feet (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 in Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois;

Also,

The North 218.02 feet of the South 410 feet of the East 60 (except that part taken for road purposes by dedication or by occupation) of the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the 3rd Principal Meridian in Cook County, Illinois.

Parcel 3:

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the East line of said Section 4 and the Southeasterly line of the right of way of the Wabash Railroad Company; thence South along the said East line of Section 4 for a distance of 460 feet; thence West on a line perpendicular to said East line of Section 4 to the Southeasterly right of way of the Wabash Railroad Company; thence Northeasterly along said Southeasterly right of way line to the point of beginning (except that part taken for Kean Avenue, now know as LaGrange Road) in Cook County, Illinois.

Parcel 4:

Lot 4 in Mann's Industrial Park, being a subdivision of that part of the Southeast 1/2 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

Lot 3 in Mann's Industrial Park, being a subdivision of that part of the Southeast 1/2 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6:

The East 428.35 feet of Lots 1 and 2 (as measured at right angles to the South line of said Lot 1) in Mann's Industrial Park, being a subdivision of that part of the Southeast 1/2 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7:

Lots 1 and 2, except the East 428.35 feet thereof (as measured at right angles to the South line of said Lot 1) in Mann's Industrial Park, being a Subdivision of part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8:

A Parcel of land in the Southeast 1/4 of Section 4, Township 36 North, Range 12 East of the Third Principal Meridian bounded and described as follows: Commencing at the Southeast corner of the Southeast 1/4 of Section 4 aforesaid and running thence Westerly along the South

line of said Southeast 1/4 of Section 4, a distance of 765.82 feet to a point, thence Northerly along a line parallel to the East line of said Southeast 1/4 of Section 4, a distance of 50.00 feet for a point of beginning, thence continuing Northerly along a prolongation of the last described line for a distance of 753.20 feet, more or less, to a point that is 43.40 feet Southeasterly (by rectangular measurements) of the center line of the Norfolk and Western Railroad Company team track; thence Southwesterly along a curved line convex to the Southeast, parallel to the center line of the aforesaid team track, having a mid-ordinate of 7.60 feet for a distance of 408.50 feet (as measured on the chord of said curve) to a point that is 1015.82 feet West of the East line of 483.05 feet North of the South line of said Southeast 1/4 of Section 4, thence Southerly along a line parallel to the East line of said Southeast 1/4 of Section 4 a distance of 233.00 feet to a point; thence Westerly along a line parallel to the South line of said Southeast 1/4 of Section 4, a distance of 50.00 feet to a point; thence Southerly along a line parallel to the East line of said Southeast 1/4 of Section 4, a distance of 200.00 feet to a point that is 50.00 feet North of the South line of said Southeast 1/4 of Section 4; thence Easterly along a line parallel to the South line of said Southeast 1/4 of Section 4, a distance of 300.00 feet to the point of beginning, all in Cook County, Illinois.

**Parcel 9:**

That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian, Cook County, Illinois, described as follows: Beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4, thence North on a line parallel to the East line of said Section 4 for a distance of 127.50 feet, thence West on a line parallel to the South line of said Section 4 for a distance of 142.50 feet, thence South on a line parallel to the East line of said Section 4 for a distance of 142.50 feet, thence East on a line parallel to the South line of said Section 4 for a distance of 127.50 feet, thence Northeasterly, more or less, 21.21 feet to the place of beginning, in Cook County, Illinois, excepting therefrom the following parcel: That part of the Southeast 1/4 of Section 4, Township 36 North, Range 12, East of the Third Principal Meridian being described as follows: beginning at a point 65 feet North of the South line of said Section 4 and 50 feet West of the East line of said Section 4; thence Northerly on a line parallel to the East line of said Section 4 a distance of 127.50 feet to a point; thence Westerly on a line parallel to the South line of said Section 4 a distance of 10.00 feet to a point; thence Southerly on a line parallel to the East line of said Section 4 a distance of 108.50 feet to a point, said point also being 60.00 feet West of the East line of said Section 4; thence Southwesterly on a straight line a distance of 38.35 feet to a point, said point also being 57.00 feet North of the South line of said Section 4; thence Westerly on a line parallel of the South line of said Section 4 a distance of 105.50 feet to a point; thence Southerly on a straight line parallel to the East line of said Section 4 a distance of 7.00 feet to a point; said point also being 50.00 feet North of the South line of said Section 4; thence Easterly on a line parallel to the South line of said Section 4 a distance of 127.50 feet to a point; thence Northeasterly on a straight line a distance of 21.30 feet to the point of beginning; in Cook County, Illinois.

**PINs:** 27-04-417-007, -011, -013, -015, -016, -017, -018, -019, -020, -023, -027, -028, -029 and -030;

**General Street Location:** The property generally bounded by LaGrange Road on the East, 143<sup>rd</sup> Street on the South, and the Norfolk Southern Railroad Tracks on the North and West.



**EXHIBIT A-2**

**Depiction of the  
Main Street Triangle TIF District**

(see attached)

## **EXHIBIT B**

### **Legal Description of the Property**

#### **Currently Owned by the Village:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 462.00 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 510 FEET (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 28.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 427.54 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 317.91 FEET; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, 281.40 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 36.51 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS NORTH 19 DEGREES 20 MINUTES 21 SECONDS EAST, 35.71 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 15 MINUTES 35 SECONDS EAST, 105.60 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 54.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1269.00 FEET AND WHOSE CHORD BEARS NORTH 39 DEGREES 01 MINUTES 07 SECONDS EAST, 54.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 37 DEGREES 46 MINUTES 38 SECONDS EAST, 52.40 FEET; THENCE EASTERLY 175.14 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 262.37 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 08 MINUTES 24 SECONDS EAST, 171.91 FEET TO A POINT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### **To Be Owned by the Village at a Date Certain in the Future:**

##### **PARCEL 1**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE

OF SAID SECTION FOR A DISTANCE OF 462.00 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 510 FEET (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 265.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 25 MINUTES 08 SECONDS EAST, 50.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 189.14 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 87 DEGREES 59 MINUTES 26 SECONDS WEST, ALONG SAID PARALLEL LINE, 50.50 FEET TO THE SOUTHWEST CORNER OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL II, 189.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

**PARCEL 2:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION AND 269 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION FOR A DISTANCE OF 462.00 FEET (461.89 FEET – RECORD) TO A POINT ON A LINE PERPENDICULAR TO THE EAST LINE OF SAID SECTION AT A POINT 510 FEET (AS MEASURED ALONG THE EAST LINE OF SAID SECTION) NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 88 DEGREES 25 MINUTES 07 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 471.82 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG SAID WEST LINE, 28.00 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY 51.25 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 262.37 FEET AND WHOSE CHORD BEARS NORTH 79 DEGREES 08 MINUTES 26 SECONDS EAST, 51.17 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, 180.27 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 08 SECONDS WEST, 50.50 FEET TO A POINT ON THE WEST LINE OF PARCEL II AS DESCRIBED IN TRUST DEED RECORDED AS DOCUMENT 90059367; THENCE NORTH 01 DEGREES 34 MINUTES 53 SECONDS WEST, ALONG SAID WEST LINE, 172.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.s: Pt. 27-04-417-011; Pt. 27-04-417-017; Pt. 27-04-417-023; and Pt. 27-04-417-029;

COMMON ADDRESS: The North side of 143<sup>rd</sup> Street, West of the Northerly  
Extension of Ravinia Avenue, Orland Park, Illinois 60462;

**EXHIBIT C**

**The Redevelopment Agreement**

(attached)

**EXHIBIT D-1**

**Publisher's Certificate  
Relative to the 65 ILCS 5/11-74.4-4(c)  
Property Conveyance Notification  
From the *Orland Park Prairie***

(attached)

**EXHIBIT D-2**

**Publisher's Certificate  
Relative to the 65 ILCS 5/11-74.4-4(c)  
Property Conveyance Notification  
From the *SouthtownStar***

(attached)