

DISTRIBUTION **DRAFT**
County Board
County Clerk - Tax Extension
County Administrator
Division of Transportation
Fremont Township Highway Commissioner

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

APRIL 12, 2016 A.D., MEETING

MEMBERS OF THE LAKE COUNTY BOARD:

Your Public Works & Transportation and Financial & Administrative Committees present herewith a Joint Ordinance proposing that Lake County Special Service Area No. Seventeen be established; providing for a Public Hearing on June 22, 2016, and setting forth other procedures in connection therewith, and request its adoption.

Respectfully submitted,

	Aye	Nay
_____	_____	_____
Chair		
_____	_____	_____
Vice Chair		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Public Works & Transportation Committee

	Aye	Nay
_____	_____	_____
Chair		
_____	_____	_____
Vice Chair		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Financial & Administrative Committee

ORDINANCE NO. _____

**AN ORDINANCE PROPOSING LAKE COUNTY SPECIAL SERVICE
AREA NUMBER SEVENTEEN AND PROVIDING FOR A PUBLIC
HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH
(IVANHOE CLUB PHASE III)**

WHEREAS, the Property Tax Code, 35 ILCS 200/27-95 et seq. confers upon counties, in part, the power to establish a Special Service Area for the maintenance of private roads.

NOW, THEREFORE, BE IT ORDAINED by the County Board of Lake County, State of Illinois, as follows:

Section One: Article VII, Section 6 of the 1970 Constitution of the State of Illinois and Chapter 35, Act 200, Article 27 of the Property Tax Code authorize the establishment of Special Service Areas in order to provide special governmental services to certain areas within the County and authorize the imposition of a tax to pay for the providing of such special services.

Section Two: The County Board of Lake County, Illinois finds as follows:

1. That it is in the public interest to propose that a Special Service Area be established in the territory described and depicted in Exhibit A and depicted in Exhibit B, both attached hereto and made part hereof, and that a Public Hearing thereon shall be held as hereinafter set forth.
2. That said territory is a contiguous area within Lake County, Illinois and complies with the terms of Chapter 35, Act 200, Section 27-95, of the Property Tax Code .
3. That said territory is within the unincorporated area of Lake County, Illinois.
4. That it is proposed to provide for repair, reconstruction, and/or maintenance of private roads within said area and that said area will

benefit specially from the services to be provided and that the proposed services are in addition to the services provided within the unincorporated area of Lake County as a whole and it is, therefore in the best interests of Lake County to consider whether said service should be provided and the maintenance therefore be paid for by the levy of a direct annual tax against all taxable property within said area, and said taxes shall be in addition to any other taxes provided by law.

5. That the Lake County Division of Transportation has expertise in the area of road repair, reconstruction, and maintenance, and that it shall coordinate with the Fremont Township Highway Commissioner regarding the activities of the proposed Special Service Area.
6. That said Special Service Area shall be limited to a period not to exceed fifteen (15) years.

Section Three: Pursuant to authority granted by the Illinois Constitution and the Property Tax Code, the County Board of Lake County, Illinois, hereby proposes the establishment of Lake County Special Service Area No. Seventeen for the purpose of providing a financing mechanism for private road repair, reconstruction, and/or maintenance within the described contiguous territory. The Fremont Township Highway Commissioner shall have no further obligation beyond available funding to provide the aforementioned services, pursuant to Chapter 35, Act 200, Section 27-95(e) of the Property Tax Code.

Section Four: A public hearing will be held on Wednesday, June 22, 2016 at 6:30 PM at the Fremont Township Center Community Room, 22385 W. Illinois Route 60, Mundelein, Illinois, to consider the creation of Lake County Special Service Area No. Seventeen in Lake

County, Illinois, for the territory described in Exhibit A and depicted in Exhibit B. The public hearing will be conducted by the County Board Chairman, the Public Works and Transportation Committee, and the County Board Member in whose district this SSA is being proposed. The Lake County Board hereby authorizes these County Board Members to conduct such a public hearing. At the hearing, there shall be considered a proposal for providing a financing mechanism for private road repair, reconstruction, and/or maintenance within said territory, as well as the levy of a direct tax within the proposed Special Service Area No. Seventeen, as described and depicted up to a maximum of \$480.00 per lot annually, for a period not to exceed fifteen (15) years. Said taxes are to be levied upon all taxable property within the proposed Lake County Special Service Area No. Seventeen, as described and depicted, and said taxes shall be in addition to any other taxes provided by law.

Section Five: Notice of the public hearing shall be published at least once not less than 15 days prior to the public hearing in the Lake County News-Sun, a newspaper of general circulation within Lake County. In addition, notice by mailing shall be given by depositing said notice in the United States mails, not less than 10 days prior to the time set for public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

COUNTY OF LAKE

SPECIAL SERVICE AREA NUMBER SEVENTEEN

Notice is hereby given that on Wednesday, June 22 at 6:30 PM at the Fremont Township Center Community Room (22385 W. Illinois Route 60, Mundelein, IL, 60060), a hearing will be held by the County Board of Lake County, Illinois, to consider forming Lake County Special Service Area Number Seventeen consisting of the following described territory:

SPECIAL SERVICE AREA NO. SEVENTEEN

IVANHOE CLUB PHASE III PROPERTY OWNERS' ASSOCIATION

That part of the Southwest quarter of Section 15, the Southeast corner of Section 16 and the Northeast quarter of Section 21 all in Township 44 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois described as follows:

LEGAL DESCRIPTION: Beginning at the Southeasterly most corner of Lot 35 of Ivanhoe Club Phase III per document 3148232; thence Northerly along the Easterly line of said Ivanhoe Club Phase III to the Northeasterly corner of Lot 41 in said Subdivision; thence Southwesterly along the Northerly line of said Lot 41 to the Northwest corner thereof, said corner also is at the intersection with the Easterly line of Sky Crest Drive per said Ivanhoe Club Phase III; thence Northerly along said Easterly line of Sky Crest Drive to the Southwesterly corner of Lot 43 in said Ivanhoe Club Phase III; thence Southeasterly along the Southwesterly lines of said Lot 43 and Lot 44 to a point on the Southerly line of said Ivanhoe Club Phase III; thence Easterly along the South line of said Ivanhoe Club Phase III to the Southeast corner of Lot 56 thereof; thence Northerly along the Easterly line of Lots 56, 57 and 58 to the Northeasterly corner of said Lot 58;

thence Westerly along the North line of said Lot 58 to the intersection with Easterly line Vernon Ridge Drive per said Ivanhoe Club Phase III; thence Northerly along said Easterly line of Vernon Ridge Drive to the Southerly most corner of Lot 78 in said Ivanhoe Club Phase III; thence Northeasterly along the Southeasterly line of said Lot 78 to the Southeast corner thereof; thence Northerly along the Easterly line of said Ivanhoe Club Phase III to the Southeasterly line of Saunders Road and the South corner of easement Parcel A per said Ivanhoe Club Phase III; thence Northeasterly along the Southeasterly line of said easement Parcel A to the South line of said Saunders Road; thence Easterly along said South line of Saunders Road to the Southwest corner of easement Parcel B per said Ivanhoe Club Phase III; thence Easterly along the South line of said easement Parcel B to the Southeast corner thereof; thence Northerly along the Easterly line of said easement Parcel B to a bend point; thence Northeasterly along the Easterly line of said easement Parcel B to the Northeast corner thereof, said point being on the South line of the dedication parcel for Illinois Route 60 per said Ivanhoe Club Phase III; thence Northwesterly along the Northeasterly line of said easement Parcel B to the North corner of said easement Parcel B; thence Southwesterly along the Northwesterly line of said easement Parcel B to the North line of said Saunders Road; thence Westerly along said North line to a point of curvature; thence Southwesterly along the Northwesterly line of said Saunders Road to the Northerly line of said Vernon Ridge Drive; thence Westerly along the Northerly line of said Vernon Ridge Drive to a point of curvature; thence continuing along the Northwesterly line of said Vernon Ridge Drive, along a curve concave Southeasterly to a point of tangency; thence Southerly along the Westerly line of Vernon Ridge Drive to the Northerly corner of Lot 1 in said Ivanhoe Club Phase III Subdivision; thence Southwesterly along the Northerly line of said Lot 1 to the Northwesterly corner of said Lot 1; thence Southerly along the Westerly line of said Lot 1

to the Southwest corner of Lot 2 in said Subdivision; thence Easterly along the Southerly line of said Lots 2, 3 and 4 to a bend point in the Southerly line of Lot 4 in said Subdivision; thence Northeasterly along the Southerly line of said Lots 4 and 5 to a bend point in the Southeasterly line of Lot 5 ; thence Northeasterly along the Southeasterly line of Lots 5, 6 and 8 thru 13 to a bend point on the Easterly line of said Lot 13; thence Northerly along the Easterly line of said Lot 13 to the Northeasterly corner thereof, said point also being the intersection with the Southerly line of said Sky Crest Drive; thence Easterly along said Southerly line to the Northwest corner of Lot 116 in Ivanhoe Club Phase III Resubdivision per document 3687910; thence Southerly along the Westerly line of said Lot 116 to a bend point; thence Southeasterly along the Southwest line of Lots 116 and 115 to a bend point on the Southwesterly line of Lot 115 thereof; thence Southeasterly along the Southerly line of said Lot 115 to the Southerly corner thereof, said point also being the intersection with the Westerly line of said Sky Crest Drive; thence Southerly along the Westerly line of said Sky Crest Drive to the North corner of Lot 14 in said Ivanhoe Club Phase III; thence Southwesterly along the Northwesterly line of said Lot 14 to a bend point; thence Southerly along the Westerly line of Lots 14, 15 and 16 to the Southwest corner of Lot 16 thereof; thence along the Southwesterly line of Lots 17, 18 and 19 to the Southeasterly corner of said Lot 19, said point also being the intersection with said Sky Crest Drive; thence Southerly along the Westerly line of said Sky Crest Drive to the Easterly corner of Lot 20 in said Ivanhoe Club Phase III; thence Westerly along the Northerly line of Lots 20 thru 26 thereof to the Westerly most corner of said Lot 26; thence Southeasterly along the Southwesterly line of Lot 26 to the Northerly corner of Lot 27 in said Subdivision; thence Southerly along the Westerly line of Lots 27 and 28 to the Southwest corner of said Lot 28; thence Easterly along the Southerly line of Lot 28 thru 35 to the point of beginning, all in Lake County, Illinois.

Except the Following:

Exception 1: Outlot I in Ivanhoe Club Phase III and as amended per Ivanhoe Club Phase III Resubdivision more particularly described as follows: beginning at the Southwest corner of Lot 99 in said Ivanhoe Club Phase III; thence Northeasterly to the Southeast corner of said Lot 99; thence North along the Easterly line of said Lot 99 to the Northeast corner thereof; thence Northeasterly along the Southeasterly line of Lots 98 and 97 to the South corner of Lot 97 as shown on Ivanhoe Club Phase III Resubdivision; thence along the Southerly line of Lots 97 thru 89 thereof to the Southeast corner of said Lot 89; thence Easterly along the Southerly line of Lots 87 thru 85 to the Southeast corner of said Lot 85; thence Northerly along the Easterly line of said Lot 85 to the Northeast corner thereof, said point also being on the South line of Vernon Ridge Drive; thence Easterly along Vernon Ridge Drive to the Northwesterly corner of Lot 84; thence Southerly along the Westerly lines of Lots 84 and 83 to the Southerly corner of Lot 83; thence Easterly along the Southerly lines of Lots 82 and 81 to the Southeast corner of said Lot 81, said point also being on the Westerly line of Vernon Ridge Drive; thence along the Westerly line of Vernon Ridge Drive to the Easterly corner of Lot 126 per said Ivanhoe Club Phase III Resubdivision; thence Westerly along the Northerly lines of Lots 126 thru 117 to the Northwest corner of said Lot 117; thence Southwesterly along the Northwesterly line of said Lot 117 to the Southwest corner thereof, said point being on the Northerly line of Sky Crest Drive; thence Westerly along said Northerly line to the east corner of Lot 110 in said Ivanhoe Club Phase III Resubdivision; thence Westerly along the Northerly lines of Lots 110 thru 112 and Lot 101 to the Northwesterly corner of said Lot 101, said point being on the Easterly line of Vernon Ridge Drive; thence Northerly along said Easterly line to the point of beginning, all in Lake County, Illinois.

Also Except

Exception 2: That part of Lot 126 in Ivanhoe Club Phase III Resubdivision lying Northeasterly of the following described line; commencing at the Southwest corner of said Lot 126; thence Easterly along the South line of said Lot 126 being a curve, 55.49 feet to a point; thence Northeasterly along said South line, 24.51 feet to the point of beginning; thence Northwesterly 157.09 feet to a point on the Northerly line of Lot 126, said point being 11.00 feet Easterly of the Northwest corner of said Lot 126, said point also being the point of termination, in Lake County, Illinois.

Also Except

Exception 3: The property owned by the Ivanhoe Homeowners Association more particularly described as follows; that part of Lots 81 and 82 in said Ivanhoe Club Phase III lying Northerly of the Northerly line of the driveway and utility easement per said document 3148232 and that part of Lots 83 and 84 lying Easterly of the Easterly line of said driveway and utility easement.

Also Except

Exception 4: Driveway easement located along the Westerly line of Lot 79 and Lot 80 as shown on Ivanhoe Club Phase III.

Also Except

Exception 5: Driveway easement located along the Northerly line of Lots 81 and Lot 82 and along the Easterly line of Lot 83 and 84 as shown on Ivanhoe Club Phase III.

Also Except

Exception 6: Driveway easement located on the Northwest portion of Lot 85 and along the

Northerly line of Lot 86 and Lot 87 and the Northeasterly portion of Lot 88 as shown on Ivanhoe Club Phase III.

Also Except

Exception 7: Driveway easement located on the Northwest portion of Lot 89 as shown on Ivanhoe Club Phase III Resubdivision and along the Northerly line of Lot 90 and Lot 91 as shown on Ivanhoe Club Phase III and the Northeasterly portion of Lot 92 as shown on Ivanhoe Club Phase III Resubdivision.

STREET LOCATION: A parcel of land generally bordered in part by IL Route 176 on the South; Fremont Center Road on the West; and IL Route 60 on the East.

PIN IDENTIFICATION: The permanent tax index number of each parcel located within the Ivanhoe Club Phase III SSA is as follows:

P.I.N.s 10-15-302-002, 10-15-303-018 and 10-15-303-019, 10-15-303-021 through 10-15-303-023, 10-15-303-026 through 10-15-303-033, 10-15-303-035 and 10-15-303-036, 10-15-303-038, 10-15-303-040 through 10-15-303-043, 10-15-303-045, 10-15-303-047 and 10-15-303-048, 10-15-303-050 and 10-15-303-051, 10-15-303-053 and 10-15-303-054, 10-15-303-056, 10-15-304-005 through 10-15-304-013, 10-15-304-017 through 10-15-304-030, 10-15-304-037 and 10-15-304-038, 10-16-401-003, 10-16-402-001 and 10-16-402-002, 10-16-402-006 and 10-16-402-007, 10-16-402-024 through 10-16-402-026, 10-16-402-029 through 10-16-402-047, 10-16-402-049 through 10-16-402-051, 10-16-403-001 through 10-16-403-003, 10-16-403-007 and 10-16-403-008, 10-21-201-004 through 10-21-201-006, 10-21-202-001 through 10-21-202-010, 10-21-202-012 through 10-21-202-022, 10-21-202-027 through 10-21-202-034, 10-21-202-036, 10-

21-202-038, 10-21-202-040 and 10-21-202-041, 10-21-203-002 through 10-21-203-006.

The purpose of the public hearing is:

(1) To consider establishing Special Service Area Number Seventeen to provide special services in the nature of providing a financing mechanism for private road repair, reconstruction, and/or maintenance in said area; and

(2) To consider the levy of a direct annual tax within the proposed Special Service Area Number Seventeen, as described sufficient to produce up to \$480.00 per lot annually for a period not to exceed fifteen (15) years. Said taxes are to be levied upon all taxable property within the proposed Lake County Special Service Area Number Seventeen, as herein described, and said taxes shall be in addition to any other taxes provided by law. All interested persons owning taxable property located within the proposed special service area, affected by the formation of Lake County Special Service Area Number Seventeen, will be given the opportunity to be heard at the hearing regarding the formation of such area, its boundaries, and the taxes to be levied, and will be given an opportunity to file objections to the formation of such area, its boundaries, and the taxes to be levied. Those persons wishing to be heard at the hearing should contact the Lake County Administrator's Office (18 N. County Street, 9th Floor, Waukegan, IL 60085; phone 847-377-2250) to schedule such presentations before the close of business on June 21. Those persons unable to attend the hearing may file written presentations with the Lake County Clerk's Office (18 N. County Street, Room 101, Waukegan, IL 60085) by the close of business on June 21 for entry upon hearing minutes. The hearing may be adjourned by the County Board to another date without further notice other than a motion to be entered upon the minutes of said meeting fixing the time and place of its adjournment.

If a petition signed by at least 51 percent of the electors residing within the proposed special service area and by at least 51 percent of the owners of record of the land included within the boundaries of the proposed special service area is filed with the Lake County Clerk within 60 days following the final adjournment of the public hearing, objecting to the creation of the proposed special service area, or the levy or imposition of a tax for the provision of special services to the area, no such area may be created, nor tax levied or imposed.

DATED: This 12th day of April, 2016.

Carla N. Wyckoff, County Clerk

Lake County, Illinois

Section Six: This ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this 12th day of April, 2016.

AYES:

NAYS:

ABSENT:

Approved this 12th day of April, 2016.

Aaron Lawlor, Chairman
Lake County Board

ATTEST:

Carla N. Wyckoff , County Clerk

EXHIBIT A

SPECIAL SERVICE AREA NO. SEVENTEEN IVANHOE CLUB PHASE III PROPERTY OWNERS' ASSOCIATION

That part of the Southwest quarter of Section 15, the Southeast corner of Section 16 and the Northeast quarter of Section 21 all in Township 44 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois described as follows:

Beginning at the Southeasterly most corner of Lot 35 of Ivanhoe Club Phase III per document 3148232; thence Northerly along the Easterly line of said Ivanhoe Club Phase III to the Northeasterly corner of Lot 41 in said Subdivision; thence Southwesterly along the Northerly line of said Lot 41 to the Northwest corner thereof, said corner also is at the intersection with the Easterly line of Sky Crest Drive per said Ivanhoe Club Phase III; thence Northerly along said Easterly line of Sky Crest Drive to the Southwesterly corner of Lot 43 in said Ivanhoe Club Phase III; thence Southeasterly along the Southwesterly lines of said Lot 43 and Lot 44 to a point on the Southerly line of said Ivanhoe Club Phase III; thence Easterly along the South line of said Ivanhoe Club Phase III to the Southeast corner of Lot 56 thereof; thence Northerly along the Easterly line of Lots 56, 57 and 58 to the Northeasterly corner of said Lot 58; thence Westerly along the North line of said Lot 58 to the intersection with Easterly line Vernon Ridge Drive per said Ivanhoe Club Phase III; thence Northerly along said Easterly line of Vernon Ridge Drive to the Southerly most corner of Lot 78 in said Ivanhoe Club Phase III; thence Northeasterly along the Southeasterly line of said Lot 78 to the Southeast corner thereof; thence Northerly along the Easterly line of said Ivanhoe Club Phase III to the Southeasterly line of Saunders Road and the South corner of easement Parcel A per said Ivanhoe Club Phase III; thence Northeasterly along the Southeasterly line of said easement Parcel A to the South line of said Saunders Road; thence Easterly along said South line of Saunders Road to the Southwest corner of easement Parcel B per said Ivanhoe Club Phase III; thence Easterly along the South line of said easement Parcel B to the Southeast corner thereof; thence Northerly along the Easterly line of said easement Parcel B to a bend point; thence Northeasterly along the Easterly line of said easement Parcel B to the Northeast corner thereof, said point being on the South line of the dedication parcel for Illinois Route 60 per said Ivanhoe Club Phase III; thence Northwesterly along the Northeasterly line of said easement Parcel B to the North corner of said easement Parcel B; thence Southwesterly along the Northwesterly line of said easement Parcel B to the North line of said Saunders Road; thence Westerly along said North line to a point of curvature; thence Southwesterly along the Northwesterly line of said Saunders Road to the Northerly line of said Vernon Ridge Drive; thence Westerly along the Northerly line of said Vernon Ridge Drive to a point of curvature; thence continuing along the Northwesterly line of said Vernon Ridge Drive, along a curve concave Southeasterly to a point of tangency; thence Southerly along the Westerly line of Vernon Ridge Drive to the Northerly corner of Lot 1 in said Ivanhoe Club Phase III Subdivision; thence Southwesterly along the Northerly line of said Lot 1 to the Northwesterly corner of said Lot 1; thence Southerly along the Westerly line of said Lot 1 to the Southwest corner of Lot 2 in said Subdivision; thence Easterly along the Southerly line of said Lots 2, 3 and 4 to a bend point in the Southerly line of Lot 4 in said Subdivision; thence Northeasterly along the Southerly line of said Lots 4 and 5 to a bend point in the Southeasterly line of Lot 5; thence Northeasterly along

the Southeasterly line of Lots 5, 6 and 8 thru 13 to a bend point on the Easterly line of said Lot 13; thence Northerly along the Easterly line of said Lot 13 to the Northeasterly corner thereof, said point also being the intersection with the Southerly line of said Sky Crest Drive; thence Easterly along said Southerly line to the Northwest corner of Lot 116 in Ivanhoe Club Phase III Resubdivision per document 3687910; thence Southerly along the Westerly line of said Lot 116 to a bend point; thence Southeasterly along the Southwest line of Lots 116 and 115 to a bend point on the Southwesterly line of Lot 115 thereof; thence Southeasterly along the Southerly line of said Lot 115 to the Southerly corner thereof, said point also being the intersection with the Westerly line of said Sky Crest Drive; thence Southerly along the Westerly line of said Sky Crest Drive to the North corner of Lot 14 in said Ivanhoe Club Phase III; thence Southwesterly along the Northwesterly line of said Lot 14 to a bend point; thence Southerly along the Westerly line of Lots 14, 15 and 16 to the Southwest corner of Lot 16 thereof; thence along the Southwesterly line of Lots 17, 18 and 19 to the Southeasterly corner of said Lot 19, said point also being the intersection with said Sky Crest Drive; thence Southerly along the Westerly line of said Sky Crest Drive to the Easterly corner of Lot 20 in said Ivanhoe Club Phase III; thence Westerly along the Northerly line of Lots 20 thru 26 thereof to the Westerly most corner of said Lot 26; thence Southeasterly along the Southwesterly line of Lot 26 to the Northerly corner of Lot 27 in said Subdivision; thence Southerly along the Westerly line of Lots 27 and 28 to the Southwest corner of said Lot 28; thence Easterly along the Southerly line of Lot 28 thru 35 to the point of beginning, all in Lake County, Illinois.

Except the Following:

Exception 1: Outlot I in Ivanhoe Club Phase III and as amended per Ivanhoe Club Phase III Resubdivision more particularly described as follows: beginning at the Southwest corner of Lot 99 in said Ivanhoe Club Phase III; thence Northeasterly to the Southeast corner of said Lot 99; thence North along the Easterly line of said Lot 99 to the Northeast corner thereof; thence Northeasterly along the Southeasterly line of Lots 98 and 97 to the South corner of Lot 97 as shown on Ivanhoe Club Phase III Resubdivision; thence along the Southerly line of Lots 97 thru 89 thereof to the Southeast corner of said Lot 89; thence Easterly along the Southerly line of Lots 87 thru 85 to the Southeast corner of said Lot 85; thence Northerly along the Easterly line of said Lot 85 to the Northeast corner thereof, said point also being on the South line of Vernon Ridge Drive; thence Easterly along Vernon Ridge Drive to the Northwesterly corner of Lot 84; thence Southerly along the Westerly lines of Lots 84 and 83 to the Southerly corner of Lot 83; thence Easterly along the Southerly lines of Lots 82 and 81 to the Southeast corner of said Lot 81, said point also being on the Westerly line of Vernon Ridge Drive; thence along the Westerly line of Vernon Ridge Drive to the Easterly corner of Lot 126 per said Ivanhoe Club Phase III Resubdivision; thence Westerly along the Northerly lines of Lots 126 thru 117 to the Northwest corner of said Lot 117; thence Southwesterly along the Northwesterly line of said Lot 117 to the Southwest corner thereof, said point being on the Northerly line of Sky Crest Drive; thence Westerly along said Northerly line to the east corner of Lot 110 in said Ivanhoe Club Phase III Resubdivision; thence Westerly along the Northerly lines of Lots 110 thru 112 and Lot 101 to the Northwesterly corner of said Lot 101, said point being on the Easterly line of Vernon Ridge Drive; thence Northerly along said Easterly line to the point of beginning, all in Lake County, Illinois.

Also Except

Exception 2: That part of Lot 126 in Ivanhoe Club Phase III Resubdivision lying Northeasterly of the following described line; commencing at the Southwest corner of said Lot 126; thence Easterly along the South line of said Lot 126 being a curve, 55.49 feet to a point; thence Northeasterly along said South line, 24.51 feet to the point of beginning; thence Northwesterly 157.09 feet to a point on the Northerly line of Lot 126, said point being 11.00 feet Easterly of the Northwest corner of said Lot 126, said point also being the point of termination, in Lake County, Illinois.

Also Except

Exception 3: The property owned by the Ivanhoe Homeowners Association more particularly described as follows; that part of Lots 81 and 82 in said Ivanhoe Club Phase III lying Northerly of the Northerly line of the driveway and utility easement per said document 3148232 and that part of Lots 83 and 84 lying Easterly of the Easterly line of said driveway and utility easement.

Also Except

Exception 4: Driveway easement located along the Westerly line of Lot 79 and Lot 80 as shown on Ivanhoe Club Phase III.

Also Except

Exception 5: Driveway easement located along the Northerly line of Lots 81 and Lot 82 and along the Easterly line of Lot 83 and 84 as shown on Ivanhoe Club Phase III.

Also Except

Exception 6: Driveway easement located on the Northwest portion of Lot 85 and along the Northerly line of Lot 86 and Lot 87 and the Northeasterly portion of Lot 88 as shown on Ivanhoe Club Phase III.

Also Except

Exception 7: Driveway easement located on the Northwest portion of Lot 89 as shown on Ivanhoe Club Phase III Resubdivision and along the Northerly line of Lot 90 and Lot 91 as shown on Ivanhoe Club Phase III and the Northeasterly portion of Lot 92 as shown on Ivanhoe Club Phase III Resubdivision.

Commonly known as:

P.I.N.s 10-15-302-002, 10-15-303-018 and 10-15-303-019, 10-15-303-021 through 10-15-303-023, 10-15-303-026 through 10-15-303-033, 10-15-303-035 and 10-15-303-036, 10-15-303-038, 10-15-303-040 through 10-15-303-043, 10-15-303-045, 10-15-303-047 and 10-15-303-048, 10-

15-303-050 and 10-15-303-051, 10-15-303-053 and 10-15-303-054, 10-15-303-056, 10-15-304-005 through 10-15-304-013, 10-15-304-017 through 10-15-304-030, 10-15-304-037 and 10-15-304-038, 10-16-401-003, 10-16-402-001 and 10-16-402-002, 10-16-402-006 and 10-16-402-007, 10-16-402-024 through 10-16-402-026, 10-16-402-029 through 10-16-402-047, 10-16-402-049 through 10-16-402-051, 10-16-403-001 through 10-16-403-003, 10-16-403-007 and 10-16-403-008, 10-21-201-004 through 10-21-201-006, 10-21-202-001 through 10-21-202-010, 10-21-202-012 through 10-21-202-022, 10-21-202-027 through 10-21-202-034, 10-21-202-036, 10-21-202-038, 10-21-202-040 and 10-21-202-041, 10-21-203-002 through 10-21-203-006.

P.I.N.s and Addresses:

P.I.N.	Address	City	State	ZIP
10-15-302-002	21715 W IL Route 60	Mundelein	IL	60060
10-15-303-018	22015 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-019	22005 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-021	21933 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-022	22051 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-023	22043 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-026	28885 N Sky Crest Dr	Mundelein	IL	60060
10-15-303-027	21745 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-028	21769 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-029	21787 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-030	21799 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-031	21805 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-032	21823 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-033	21835 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-035	21997 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-036	21987 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-038	21943 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-040	21953 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-041	22033 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-042	22025 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-043	21841 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-045	21973 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-047	22069 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-048	22061 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-050	21915 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-051	22077 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-053	21925 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-054	21967 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-303-056	21961 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-005	29040 N Spoon Ct	Mundelein	IL	60060
10-15-304-006	28877 N Sky Crest Dr	Mundelein	IL	60060
10-15-304-007	28875 N Sky Crest Dr	Mundelein	IL	60060
10-15-304-008	29025 N Spoon Ct	Mundelein	IL	60060

10-15-304-009	29043 N Spoon Ct	Mundelein	IL	60060
10-15-304-010	21802 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-011	29034 N Brassie Ct	Mundelein	IL	60060
10-15-304-012	29029 N Spoon Ct	Mundelein	IL	60060
10-15-304-013	21804 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-017	29033 N Brassie Ct	Mundelein	IL	60060
10-15-304-018	29042 N Cleek Ct	Mundelein	IL	60060
10-15-304-019	29030 N Cleek Ct	Mundelein	IL	60060
10-15-304-020	29028 N Cleek Ct	Mundelein	IL	60060
10-15-304-021	29025 N Cleek Ct	Mundelein	IL	60060
10-15-304-022	29051 N Cleek Ct	Mundelein	IL	60060
10-15-304-023	29037 N Cleek Ct	Mundelein	IL	60060
10-15-304-024	29031 N Cleek Ct	Mundelein	IL	60060
10-15-304-025	21924 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-026	21914 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-027	21886 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-028	21876 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-029	21906 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-030	21896 W Vernon Ridge Dr	Mundelein	IL	60060
10-15-304-037	29026 N Brassie Ct	Mundelein	IL	60060
10-15-304-038	29027 N Brassie Ct	Mundelein	IL	60060
10-16-401-003	21715 W Il Route 60	Mundelein	IL	60060
10-16-402-001	22249 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-002	22231 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-006	22177 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-007	22159 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-024	22211 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-025	22195 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-026	22141 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-029	28893 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-030	28885 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-031	22269 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-032	22285 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-033	22301 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-034	22317 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-035	28993 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-036	28987 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-037	28975 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-038	22221 W Mashie Ct	Mundelein	IL	60060
10-16-402-039	22255 W Mashie Ct	Mundelein	IL	60060
10-16-402-040	22283 W Mashie Ct	Mundelein	IL	60060
10-16-402-041	22284 W Mashie Ct	Mundelein	IL	60060
10-16-402-042	22256 W Mashie Ct	Mundelein	IL	60060
10-16-402-043	28915 N Sky Crest Dr	Mundelein	IL	60060
10-16-402-044	22222 W Mashie Ct	Mundelein	IL	60060

10-16-402-045	28943 N Mashie Ct	Mundelein	IL	60060
10-16-402-046	22105 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-047	22097 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-049	22087 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-050	22123 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-402-051	22113 W Vernon Ridge Dr	Mundelein	IL	60060
10-16-403-001	28940 N Sky Crest Dr	Mundelein	IL	60060
10-16-403-002	28924 N Sky Crest Dr	Mundelein	IL	60060
10-16-403-003	28908 N Sky Crest Dr	Mundelein	IL	60060
10-16-403-007	28894 N Sky Crest Dr	Mundelein	IL	60060
10-16-403-008	28880 N Sky Crest Dr	Mundelein	IL	60060
10-21-201-004	28993 N Sky Crest Dr	Mundelein	IL	60060
10-21-201-005	28987 N Sky Crest Dr	Mundelein	IL	60060
10-21-201-006	28975 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-001	28984 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-002	28968 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-003	28952 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-004	28936 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-005	28920 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-006	28921 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-007	28955 N Niblick Knoll Ct	Mundelein	IL	60060
10-21-202-008	28984 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-009	28968 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-010	28954 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-012	28790 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-013	28758 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-014	28736 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-015	28722 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-016	28704 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-017	28670 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-018	28546 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-019	28560 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-020	28574 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-021	28588 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-022	28602 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-027	28545 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-028	28559 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-029	28593 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-030	28587 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-031	28601 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-032	28615 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-033	28629 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-034	28643 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-036	28532 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-038	28531 N Sky Crest Dr	Mundelein	IL	60060

10-21-202-040	28616 N Sky Crest Dr	Mundelein	IL	60060
10-21-202-041	28630 N Sky Crest Dr	Mundelein	IL	60060
10-21-203-002	28815 N Sky Crest Dr	Mundelein	IL	60060
10-21-203-003	28797 N Sky Crest Dr	Mundelein	IL	60060
10-21-203-004	28777 N Sky Crest Dr	Mundelein	IL	60060
10-21-203-005	28759 N Sky Crest Dr	Mundelein	IL	60060
10-21-203-006	28723 N Sky Crest Dr	Mundelein	IL	60060

EXHIBIT B
(EXCEPTIONS SHADED IN BLUE)

