



## **CITY OF WASHINGTON, ILLINOIS**

### **City Council Agenda Communication**

**Meeting Date:** April 5, 2022

**Prepared By:** Dennis Carr, P.E. – City Engineer

**Agenda Item:** Request for ROW Purchase – Meijer Property

**Explanation:** Staff has kept the council up to date on the status of the Centennial Rec Path and its continuous shifting alignment. Final plans have been submitted to IDOT and ROW has been negotiated for the purchase of 1.319 acres of ROW needed from the Meijer Property. Meijer has agreed to the appraised price of \$18,000 for the ROW needed to construct this path.

Ed had never planned to purchase ROW for this project as it was initially set on IDOT ROW. Do to all of the changes required to get IDOT's approval, we need to purchase the ROW for the project to continue.

**Fiscal Impact:** The FY 20-21 budget did not include anything for the purchase of ROW for the Centennial Rec Trail. The estimated actuals brought forward during he budgeting process had \$20,000 in estimated actual for the purchase of this property. With the Engineering being over budget and the ROW purchase not being budgeted for, the Centennial Rec Trail budget will need to be amended at years end. This \$18,000 will be from account

421-000-800-2000

**Recommendation Summary:** Staff requests that City Council approve the purchase of 1.319 acres of ROW from Meijer for the use in constructing the Centennial Rec Path.

**Action Requested:** Approval of the purchase of 1.319 acres of ROW from Meijer.

Owner MEIJER STORES LIMITED  
PARTNERSHIP  
Address Rte. 8  
Washington, IL 61571  
Route FAU 6717(US 24 Bus.)  
County Tazewell  
Parcel No. 001  
P.I.N. No. 02-02-21-100-020; 100-001; 100-023  
Section 17-00120-00-BT  
Contract No. 89725

**SPECIAL WARRANTY DEED**  
**(Non-Freeway)**

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, whose address is 2929 Walker Avenue, NW, Grand Rapids, Michigan 49544 (hereinafter called "Grantor") in consideration of the sum of Eighteen Thousand and 00/100 Dollars (\$18,000.00), in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby **Grant And Convey to The City of Washington** (hereinafter called "Grantee"), with **SPECIAL WARRANTY COVENANTS**, the following described real estate in Tazewell County, Illinois:

Tract I

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 325.00 feet to the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said north line 340.00 feet to the northeast corner of Tract I as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028798; thence South 01 degrees 59 minutes 11 seconds East along the east line of said Tract I a distance of 47.80 feet; thence South 88 degrees 48 minutes 24 seconds West 339.83 feet; thence North 01 degrees 11 minutes 36 seconds West 47.80 feet to the Point of Beginning.

The above described Parcel contains 16,248 square feet, more or less, or 0.373 acres, more or less, of which 8,078 square feet, more or less, or 0.185 acres, more or less is existing right of way by use of the former Centennial Drive.

Tract II

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 665.00 feet to the northwest corner of Tract IV as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028800, said corner also being the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said north line 500.47 feet; thence South 01 degrees 11 minutes 36 seconds East 35.80 feet to the southeast corner of the right of way parcel shown on Right Of Way Plat recorded March 9, 1960 in Book 622, Page 199, and further described on unrecorded ALTA/ACSM Land Title Survey prepared by Clark Engineers MW, Inc., dated and signed May 21, 1997; thence North 88 degrees 48 minutes 24 seconds East along the south line of said right of way parcel 162.93 feet to a point on the east line of said Tract IV; thence South 00 degrees 50 minutes 19 seconds East along said east line 12.00 feet; thence South 88 degrees 48 minutes 24 seconds West 663.50 feet to a point on the west line of said Tract IV; thence North 00 degrees 59 minutes 11 seconds West along said west line 47.80 feet to the Point of Beginning.

The above described Parcel contains 25,881 square feet, more or less, or 0.594 acres, more or less, of which 11,335 square feet, more or less, or 0.260 acres, more or less is existing right of way by use of the former Centennial Drive.

#### Tract III

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 1165.47 feet; thence South 01 degrees 11 minutes 36 seconds East 35.80 feet to the southeast corner of the right of way parcel shown on Right Of Way Plat recorded March 9, 1960 in Book 622, Page 199, and further described on unrecorded ALTA/ACSM Land Title Survey prepared by Clark Engineers MW, Inc., dated and signed May 21, 1997; thence North 88 degrees 48 minutes 24 seconds East along the south line of said right of way parcel 162.93 feet to a point on the west line of Tract III as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028800, said point also being the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said south line 173.23 feet; thence South 47 degrees 55 minutes 35 seconds East along the southwesterly right of way line existing right of way line of F.A.U. Route 6717 (U.S. 24 BUS.) 424.93 feet; thence South 45 degrees 13 minutes 43 seconds East continuing along said southwesterly right of way line 300.13 feet; thence South 05 degrees 14 minutes 11 seconds East continuing along said southwesterly right of way line and the

northerly right of way line of F.A.U. Route 6713 (SBI Route 8) as shown on Right Of Way Plat recorded December 1, 1995 as Document No. 9512822, distance of 34.11 feet; thence North 45 degrees 14 minutes 50 seconds West 570.31 feet; thence North 50 degrees 51 minutes 50 seconds West 102.18 feet; thence North 45 degrees 14 minutes 50 seconds West 73.79 feet; thence South 88 degrees 48 minutes 24 seconds West 167.99 feet to a point on said west line of Tract III; thence North 00 degrees 50 minutes 19 seconds West 12.00 feet to the Point of Beginning.

The above described Parcel contains 15,331 square feet, more or less, or 0.352 acres, more or less.

Tracts 1, II and III have a total area of 57,460 sq. ft. or 1.319 acres, more or less of which 19,413 sq. ft. or 0.445 acres, more or less is in exsiting right of way by use of former Centennial Drive.

**SUBJECT TO:** all terms, easements, covenants, conditions and restrictions of record.

Grantor warrants to Grantee, its successors and assigns in title that Grantor has not created or permitted to be created any lien, charge, or encumbrance against the real estate described above that is not shown listed herein; Grantor covenant that it will defend said premises to the extent of the warranties made herein against lawful claim of all persons.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for roadway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this 25<sup>th</sup> day of February, 2021.

MEIJER STORES LIMITED  
PARTNERSHIP

By: Meijer Group, Inc.  
Its: General Partner

By: [Signature]  
Signature

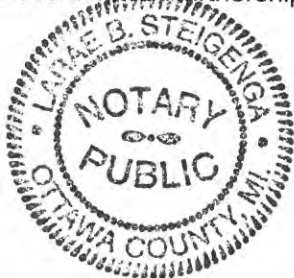
Michael Flickinger  
Its: Vice President-Real Estate

State of Michigan )  
County of Kent ) ss

Legal [Signature]  
Bus. [Signature]

This instrument was acknowledged before me on February 25, 2021, by Michael Flickinger, the Vice President-Real Estate of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership.

(SEAL)



[Signature]  
Notary Public

State of Michigan, County of Ottawa  
My commission expires: 2-17-23  
Acting in the County of Kent

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

LARAE B STEIGENGA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OTTAWA  
My Commission Expires February 17, 2023  
Acting in Kent County, MI

Date

Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

City of Washington  
ATTN: Engineering Dept.  
301 Walnut St.  
Washington, IL 61517





## Affidavit of Title

Owner Meijer Stores Limited Partnership  
Address Rte 8  
Washington, IL 61571  
Route FAU 6717(US 24 Bus)  
Section 17-00120-00-BT  
County Tazewell  
Parcel No. 1  
P.I.N. No. 02-02-21-100-020;100-001; 100-023  
Catalog No.  
Contract No. 89725

State of Michigan )  
 ) ss.  
County of Kent )

I, Michael Flickinger, Vice President-Real Estate of Meijer Group, Inc.

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2. ☐ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.  
☒ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:  
Easements of record.

### SEE ATTACHED EXHIBIT "A"

3. This affidavit is made to provide factual representation as a basis for the City of Washington to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)  
☐ Vacant and unimproved ☒ Agricultural and unimproved  
☐ Improved and
  - (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
  - (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

☐ **Individual.** Individual **owner** of the property is: \_\_\_\_\_

☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.

☐ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization

☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.

☒ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

|     | Name                      | Address  |
|-----|---------------------------|--|
| *1. | Meijer Distribution, Inc. | 2929 Walker Avenue, NW, Grand Rapids, MI 49544 |
| 2.  | Meijer Group, Inc.        | 2929 Walker Avenue, NW, Grand Rapids, MI 49544 |
| 3.  |                           |  |
| 4.  |                           |  |

☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

|     | Name | Address | % of Interest |
|-----|------|---------|---------------|
| *1. |      |         |               |
| 2.  |      |         |               |
| 3.  |      |         |               |
| 4.  |      |         |               |

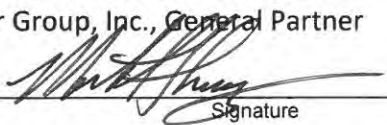
\* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this 25<sup>th</sup> day of February, 2021

**MEIJER STORES LIMITED PARTNERSHIP**

By: Meijer Group, Inc., General Partner

By: \_\_\_\_\_

  
Signature

Michael Flickinger, VP -Real Estate  
Meijer Group, Inc

Print Name and Title if applicable

Legal M

Bus. MG

State of Michigan )  
                                  ) ss  
County of Kent )

This instrument was acknowledged before me on February 25, 2021, by  
Michael Flickinger, the Vice President-  
Real Estate of Meijer Group, Inc., the  
General Partner of Meijer Stores  
Limited Partnership, a Michigan limited  
partnership, on behalf of said limited  
partnership.

(SEAL)



Larae B Steigenga  
Notary Public

My Commission Expires: 2-11-23

LARAE B STEIGENGA  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OTTAWA  
My Commission Expires on February 11, 2023  
Acting in Kent County, MI

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.



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EXHIBIT A

The Land referred to in this Commitment is described as follows:

## TRACT 1:

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, more particularly described as follows: Commencing at a brass disk found marking the Northwest corner of said Northwest Quarter, thence North 88 degrees 55 minutes 28 seconds East (bearings based on Illinois State Plane Coordinate System, NAD83 (2011), West Zone) along the North line of said Northwest Quarter, a distance of 1501.71 feet; thence South 01 degrees 04 minutes 32 seconds East, a distance of 32.64 feet to a concrete right of way marker found on the existing Southwesterly right of way of F.A.U. Route 6717 (US 24 Business) as shown on Right of Way Plat recorded March 9, 1960 in Book 622, page 199, said marker being the Point of Beginning of the parcel to be described; from the Point of Beginning, thence South 47 degrees 55 minutes 56 seconds East along said Southwesterly right of way line, a distance of 424.90 feet to a concrete right of way marker found; thence South 45 degrees 13 minutes 54 seconds East continuing along said Southwesterly right of way line, a distance of 300.00 feet; thence South 05 degrees 18 minutes 13 seconds East continuing along said Southwesterly right of way line and the Northerly right of way line of F.A.U. Route 6713 (SBI Route 8) as shown on Right of Way Plat recorded December 1, 1995, as Document No. 9512822, a distance of 85.63 feet; thence North 45 degrees 14 minutes 50 seconds West, a distance of 570.30 feet; thence North 50 degrees 51 minutes 50 seconds West, a distance of 102.18 feet; thence North 45 degrees 14 minutes 50 seconds West, a distance of 90.58 feet; thence North 88 degrees 46 minutes 04 seconds East, a distance of 16.99 feet to the Point of Beginning, situated in Tazewell County, Illinois.

Part of P.I.N.: 02-02-21-100-023

For reference only: Washington Road, Washington, IL 61571

## TRACT 2:

A part of the West Half of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 21 as the Point of Beginning of the tract to be described; from the Point of Beginning, thence North 89 degrees 04 minutes 07 seconds East (bearings are for descriptive purposes only) along the North line of said West Half of the Northwest Quarter, a distance of 665.00 feet; thence South 00 degrees 43 minutes 28 seconds East, a distance of 663.50 feet; thence South 89 degrees 04 minutes 07 seconds West, a distance of 665.00 feet to the West line of said Northwest Quarter of Section 21; thence North 00 degrees 43 minutes 28 seconds West, along said West line of the Northwest Quarter a distance of 663.50 feet to the Point of Beginning, and containing 10.129 acres more or less; and

A part of the West Half of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 21; thence South 00 degrees 43 minutes 28 seconds East (bearings assumed for descriptive purposes only) along the West line of said Northwest Quarter of Section 21, a distance of 663.50 feet; thence North 89 degrees 04 minutes 07 seconds East, a distance of 665.00 feet to the Point of Beginning of the tract to be described; from the Point of Beginning thence North 89 degrees 04 minutes 07 seconds East, a distance of 661.91 feet to the East line of said West Half of the Northwest Quarter; thence South 00 degrees 34 minutes 36 seconds East, along the said East line of the West Half of the Northwest Quarter, a distance of 465.46 feet to the Northerly right of way line of Illinois Route 8; thence South 54 degrees 58 minutes 05 seconds West, along said Northerly right of way line, a distance of 803.17 feet; thence North 00 degrees 39 minutes 02 seconds West, a distance of 221.65 feet; thence North 00 degrees 31 minutes 23 seconds West, a distance of 694.12 feet to the Point of Beginning, containing 10.500 acres, more or less, all being situated in Tazewell County, Illinois.

P.I.N.: 02-02-21-100-020

For reference only: Washington Road, Washington, IL 61571

## TRACT 3:

A part of the West Half of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 21; thence North 89 degrees 04 minutes 07 seconds East (bearings assumed for descriptive purposes only) along the North line of the said Northwest Quarter a distance of 665.00 feet to the Point of Beginning of the tract to be described; from the Point of Beginning, thence continuing North 89 degrees 04 minutes 07 seconds East, along the said North line of the Northwest Quarter, a distance of 500.47 feet; thence

**EXHIBIT A**  
(Continued)

Commitment Number: 2020081689 (REVISED)

South 00 degrees 55 minutes 53 seconds East, a distance of 35.80 feet to the Southerly right of way line of US Route 24; thence North 89 degrees 04 minutes 07 seconds East along the said Southerly right of way line, a distance of 162.93 feet to a point on the East line of the West Half of the said Northwest Quarter; thence South 00 degrees 34 minutes 36 seconds East along the said East line of the West Half of the Northwest Quarter, a distance of 627.71 feet; thence South 89 degrees 04 seconds 07 seconds West, a distance of 661.91 feet; thence North 00 degrees 43 minutes 28 seconds West, a distance of 663.50 feet to the Point of Beginning, containing 9.961 acres, more or less; AND

A part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of said Section 21; thence South 00 degree 43 minutes 28 seconds East, (bearings assumed for descriptive purposes only) along the West line of the said Northwest Quarter, a distance of 663.50 feet to the Point of Beginning of the tract to be described; from the Point of Beginning, thence North 89 degrees 04 minutes 07 seconds East, a distance of 665.00 feet, thence South 00 degrees 31 minutes 23 seconds East, a distance of 694.12 feet; thence South 00 degrees 39 minutes 02 seconds East, a distance of 221.65 feet to the Northerly right of way line of Illinois Route 8; thence (the following 5 courses are along the said Northerly right of way of Illinois Route 8) South 54 degrees 58 minutes 05 seconds West, a distance of 278.54 feet; thence in a Southwesterly direction along a curve concave to the Northwest having a radius of 5609.76 feet and an arc length of 347.14 feet being subtended by a chord bearing of South 56 minutes 44 minutes 27 seconds West and a chord length of 347.09 feet; thence South 31 degrees 29 minutes 11 seconds East, a distance of 90.00 feet; thence in a Southwesterly direction along a curve concave to the Northwest having a radius of 5699.76 feet and an arc length of 152.88 feet being subtended by a chord bearing of South 59 degrees 16 minutes 55 seconds West, and a chord length of 152.88 feet; thence South 60 degrees 03 minutes 01 seconds West, a distance of 60.96 feet to the said West line of the Northwest Quarter; thence North 00 degrees 43 minutes 28 seconds West, along the said West line of the Northwest Quarter a distance of 1440.55 feet to the Point of Beginning, containing 17.658 acres, more or less, all being situated in Tazewell County, Illinois.

P.I.N.: 02-02-21-100-001

For reference only: McCluggage Road, Washington, IL 61571



**Disclosure of Owner(s) and/or  
Beneficial Interest(s) Affidavit**  
(Corporation, Partnership, Limited  
Liability Company)

Owner Meijer Stores limited Partnership  
Address Rte 8  
Washington, IL 61571  
Route FAU 6717(US 24 Bus)  
Section 17-00120-00-BT  
County Tazewell  
Parcel No. 1  
P.I.N. No. 02-02-21-100-020; 100-001; 100-023  
Catalog No.  
Contract No. 89725

State of Michigan )  
County of Kent ) ss

Michael Flickinger, the Vice President-Real Estate \_\_\_\_\_, Affiant, being first duly sworn on oath, states that the Affiant is an officer of Meijer Group, Inc., General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership which owns the property or is otherwise interested in the property described in the exhibit (copy of deed or legal description) hereto attached, that Affiant has knowledge of the facts herein; and that the partners entitled to receive more than 7½% of the total distributable income of said entity are as follows:

|    | Name                      | Address   | Percentage |
|----|---------------------------|---|------------|
| 1. | Meijer Distribution, Inc. | 2929 Walker Avenue, NW<br>Grand Rapids, MI 49544                                    | 99%        |
| 2. | Meijer Group, Inc.        | 2929 Walker Avenue, NW<br>Grand Rapids, MI 49544                                    | 1%         |
| 3. |                           |   |            |
| 4. |                           |   |            |
| 5. |                           | <b>MEIJER STORES LIMITED PARTNERSHIP</b><br>By: Meijer Group, Inc., General Partner |            |

By: \_\_\_\_\_  
Signature

Legal MM  
Bus. MS

Michael Flickinger, VP Real Estate Meijer Group, Inc.  
Print Name and Title

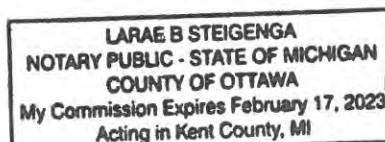
This instrument was acknowledged before me on February 25 2021  
by Michael Flickinger, the Vice President-Real Estate of Meijer Group, Inc., the General Partner of Meijer Stores Limited Partnership, a Michigan limited partnership, on behalf of said limited partnership

(SEAL)



Larae B. Steigenga  
Notary Public

My Commission Expires: 2-17-23



LA 4111C (Rev. 11/07/11)



**CERTIFICATE OF SECRETARY  
OF  
MEIJER GROUP, INC.  
REGARDING  
MEIJER STORES LIMITED PARTNERSHIP**

THE UNDERSIGNED, Janet G. Kelley, hereby certifies that she is the duly elected, qualified and acting Secretary of MEIJER GROUP, INC., a Michigan corporation (the "**Corporation**"), acting in its capacity as the sole General Partner of MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership (the "**Partnership**"), and that:

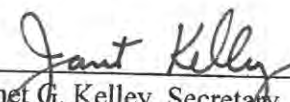
1. Attached hereto as Exhibit A is a copy of the Certificate of Limited Partnership of the Partnership filed with the Michigan Secretary of State on December 13, 1999, together with all amendments. The Certificate has not been amended, supplemented or otherwise modified since November 16, 2016, the date of the amendment.
2. The Corporation, acting in its capacity as the sole General Partner of the Partnership, is authorized to act on behalf of the Partnership and has full authority to manage the affairs of the Partnership and to sign and execute documents including, but not limited to, documents to purchase, sell, lease or otherwise deal with real property of the Partnership, and such authority has not been revoked.
3. The Partnership, acting through its sole General Partner, has full authority to engage in any activity within the purposes for which limited partnerships may be organized under the law, including, but not limited to, purchasing, selling, leasing or otherwise dealing with real property of the Partnership.
4. As of this date, the following individuals are authorized to execute all contracts, leases, reports, schedules, returns, documents or other papers which are required to be executed in the ordinary course of business by the Corporation:

Richard P. Keyes  
Daniel Webb  
Vikram Srinivasan  
Janet G. Kelley

Michael Flickinger

President  
Senior Vice President, Finance and Administration/CFO  
Senior Vice President, Properties and Real Estate  
Senior Vice President, General Counsel, Chief Compliance  
Officer and Secretary  
Vice President, Real Estate

IN WITNESS WHEREOF, I have hereunto set my hand as of the 14<sup>th</sup> day of September 2020.

  
\_\_\_\_\_  
Janet G. Kelley, Secretary



**Exhibit A**  
**Certificate of Limited Partnership**

CSCUCD-403 (Rev. 08/15)

| <b>MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS<br/>CORPORATIONS, SECURITIES &amp; COMMERCIAL LICENSING BUREAU</b>   |  |  |
|---|--|--|
| Date Received   | (FOR BUREAU USE ONLY)  |  |
| NOV 09 2016   | <div style="float: right; text-align: right;"><b>FILED</b><br/>NOV 16 2016<br/>ADMINISTRATOR<br/>CORPORATIONS DIVISION</div> <div style="clear: both;"></div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">Name<br/>Address<br/>City State ZIP Code</div> |  |
| <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.</div> |  |  |
| EFFECTIVE DATE:   |  |  |

☒ Document will be returned to the name and address you enter above. ☐ If left blank, document will be returned to the registered office.

**CERTIFICATE OF AMENDMENT**  
**For use by Domestic Limited Partnerships**  
(Please read information and instructions on the last page)

*Pursuant to the provisions of Act 213, Public Acts of 1982, the undersigned execute the following Certificate.*

|  |        |
|--|--------|
| 1. The name of the limited partnership is:   |        |
| <u>MEIJER STORES LIMITED PARTNERSHIP</u>   |        |
| 2. The limited partnership number assigned by the Bureau is:   | L01345 |
| 3. The date the original Certificate of Limited Partnership was filed is: <u>13-DEC-99</u>   |        |
| 4. The name and address of the office or agency with which the original Certificate of Limited Partnership was filed is:   |        |
|  |        |
| 5. The Certificate of Limited Partnership is hereby amended by the changes set forth below, in Section 6, or on an attached supplement. The following is a general description of the amendment(s) made by this Certificate: |        |
| <u>The address of the agent for service of process is 40600 Ann Arbor RD E, Suite 201, Plymouth, MI 48170-4675</u>   |        |
| Attached are _____ page(s):  |        |

\$10.00

GLN

0204/14

meul

SW

Signed this 25<sup>th</sup> day of October, 2016

By [Signature]

(Signature)

Tim Williams, VP + Assistant General Counsel

(Type or Print Name and Title)

Meijer Group, Inc.

(Name of General Partner if a corporation or other entity)

BCS/CD-403 (Rev. 12/03)

| MICHIGAN DEPARTMENT OF LABOR & ECONOMIC GROWTH<br>BUREAU OF COMMERCIAL SERVICES |  |
|---|--|
| Date Received   | (FOR BUREAU USE ONLY)  |
|   | This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document. |
| Name<br>Kelly Snedden   |  |
| Address<br>208 S. LaSalle Street, Suite 814                                     |  |
| City<br>Chicago, IL 60604   | State<br>IL Zip Code<br>60604  |
| EFFECTIVE DATE:   |  |

Document will be returned to the name and address you enter above.  
If left blank document will be mailed to the registered office.

**CERTIFICATE OF AMENDMENT**  
**For use by Domestic Limited Partnerships**  
(Please read information and instructions on the last page)

Pursuant to the provisions of Act 213, Public Acts of 1982, the undersigned person(s) execute the following Certificate:

|   |                                   |
|---|-----------------------------------|
| 1. The name of the limited partnership is:  | Meijer Stores Limited Partnership |
| 2. The limited partnership number assigned by the Bureau is:  | L01345                            |
| 3. The date the original Certificate of Limited Partnership was filed is:   | 12/13/1999                        |
| 4. The name and address of the office or agency with which the original Certificate of Limited Partnership was filed is:  |                                   |
| 5. The Certificate of Limited Partnership is hereby amended by the changes set forth below, in Section 6, or on an attached supplement. The following is a general description of the amendment(s) made by this Certificate:<br><br>The Registered Agent shall be The Corporation Company and the registered office shall be located at 30600 Telegraph Road, Suite 2345 Bingham Farms, MI 48025. |                                   |
| Attached are 0 page(s):   |                                   |

Signed this 25 day of May 2010

By Kelly Halford

(Signature)

Kelly Halford

(Type or Print Name and Title)

Secretary of Meijer Group Inc  
Its General Partner

(Name of General Partner if a corporation or other entity)

| MICHIGAN DEPARTMENT OF CONSUMER & INDUSTRY SERVICES<br>CORPORATION, SECURITIES AND LAND DEVELOPMENT BUREAU                                     |                       |  |
|--|-----------------------|--|
| Date Received<br><b>DEC 10 1999</b>  | (FOR BUREAU USE ONLY) | <b>FILED</b><br><br><b>DEC 13 1999</b>   |
| This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document. |                       | Administrator<br>CORP. SECURITIES & LAND DEV. BUREAU<br>12/10/1999 BUREAU<br>TRANS 01735974<br>MEIJER INC<br>199985<br>Total \$10.00 |
| Name<br>Robert J. VerHeulen<br>Address<br>2929 Walker, N.W.<br>City State Zip Code<br>Grand Rapids, MI 49544                                   |                       |  |
| EFFECTIVE DATE:  |                       |  |

Document will be returned to the name and address you enter above.  
If left blank document will be mailed to the registered office.

**CERTIFICATE OF LIMITED PARTNERSHIP**  
**For use by Domestic Limited Partnerships**  
 (Please read information and instructions on the last page)

**L 01-345**

Pursuant to the provisions of Act 213, Public Acts of 1982, the undersigned person(s) execute the following Certificate:

**Section 1**

The name of the limited partnership is: **Meijer Stores Limited Partnership**

**Section 2**

The general character of its business is: To acquire, own, maintain, lease and dispose of assets, and to engage in such other activities and do such other things as may be necessary, advisable or incidental to carrying out its purpose.

**Section 3**

- The address of the office at which the limited partnership records are kept is:  
2929 Walker Avenue, N.W., Grand Rapids, MI 49544-9428
- The name of the agent for service of process is:  
Robert J. VerHeulen
- The address of the agent for service of process is:  
2929 Walker Avenue, N.W., Grand Rapids, MI 49544-9428

**Section 4**

The power of a limited partner to grant the right to become a limited partner to an assignee of any part of the partnership interest, and the terms and conditions of the power, are as follows:

New partners may be admitted to the Partnership only with the unanimous consent of the Partners.

## Section 5

- a. Describe the times or events when a **general partner** may terminate membership in the limited partnership, and the terms and conditions of the termination.

Governed by the Act.

- b. Describe the times or events when a **limited partner** may terminate membership in the limited partnership. Include the amount or method of determining any distribution the limited partner is entitled to receive upon termination of their membership.

Governed by the Act.

## Section 6

The right of the limited partner to receive distributions of property, including cash, from the limited partnership, other than indicated in 5(b), is:

Distributions are made to the Partners in the amounts and at the times determined by the General Partner.

## Section 7

The right of the limited partner to receive, or a general partner to make to a limited partner, distributions of property, which include a return of all or any part of the limited partner's contribution, other than indicated in 5(b), is:

Governed by the Act.



### Section 8

The times or events at which the limited partnership is to be dissolved and its affairs wound up are:

See Attachment A attached hereto and made a part hereof.

### Section 9

The right of the remaining general partner(s) to continue the business upon the event of withdrawal of a general partner is:

In the event of withdrawal of a general partner, if there is at least one other general partner, the business of the limited partnership may be carried on by the remaining general partner.

### Section 10

Enter any other matters the partners may desire to include. If additional space is required attach a supplement.

Attached are \_\_\_\_\_ page(s): No other additional pages.

### Section 11

Complete one section for each partner (general and limited). General partners must be listed first followed by limited partners.

Item 1 - The type of partner must be either general or limited.

Item 2 - Partner names of individuals must appear in the last name, first name, middle initial sequence. Partner names of trusts should be the trust name excluding the name of the trustee or trustees.

Item 3 - Indicate the business or residence address of the partner. The address should include the street number and name, city, state, and ZIP code.


#### ITEMS 4 & 5 - LIMITED PARTNERS ONLY - ONE OR BOTH MUST BE COMPLETED

Item 4 - If applicable, indicate the amount of cash previously contributed. If contributions have been made in the form of property or services, indicate the agreed dollar value of the contribution in the "other \$\_\_\_\_\_" space and complete Item 6.

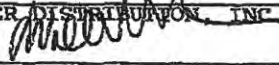
Item 5 - If applicable, indicate the amount of cash to be contributed in the future and complete Item 7. If there are future contributions in the form of property or services, indicate the agreed dollar value of the contribution in the "other \$\_\_\_\_\_" space and complete Items 6 and 7.

Item 8 - This Certificate must be signed and dated by all partners (general and limited) named in the Certificate. A partner may sign by attorney in fact.

**Section 11 Continued**

|   |  |  |                    |
|---|--|--|--------------------|
| 1. Type of Partner<br><input checked="checked" type="checkbox"/> General<br><input type="checkbox"/> Limited  |  | 2. Partner Name (see instructions for Section 11, Item 2)<br>Meijer Group, Inc.            |                    |
| 3. Address (No., Street, City, State, ZIP Code)<br>2929 Walker Avenue, N.W., Grand Rapids, MI 49544-9428  |  |  |                    |
| 4. Contributions Previously Made (Limited Partners Only)<br>Cash \$ _____ Other \$ _____  |  | 5. Future Contributions to be Made (Limited Partners Only)<br>Cash \$ _____ Other \$ _____ |                    |
| 6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed)  |  |  |                    |
| 7. Times or Events Requiring Future Contributions: (Cash, Property or Services)   |  |  |                    |
| 8. Signature <u>MEIJER GROUP, INC.</u><br>By <u></u><br>William S. Noakes, Its Senior V.P. |  |  | 9. Date<br>12/1/99 |

|  |  |  |                    |
|--|--|--|--------------------|
| 1. Type of Partner<br><input type="checkbox"/> General<br><input checked="checked" type="checkbox"/> Limited   |  | 2. Partner Name (see instructions for Section 11, Item 2)<br>Meijer Distribution, Inc.     |                    |
| 3. Address (No., Street, City, State, ZIP Code)<br>2929 Walker Avenue, N.W., Grand Rapids, MI 49544-9428   |  |  |                    |
| 4. Contributions Previously Made (Limited Partners Only)<br>Cash \$ 990.00 Other \$ _____  |  | 5. Future Contributions to be Made (Limited Partners Only)<br>Cash \$ _____ Other \$ _____ |                    |
| 6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed)   |  |  |                    |
| 7. Times or Events Requiring Future Contributions: (Cash, Property or Services)  |  |  |                    |
| 8. Signature <u>MEIJER DISTRIBUTION, INC.</u><br>By <u></u><br>William S. Noakes, Its Senior V.P. |  |  | 9. Date<br>12/1/99 |

|  |  |  |         |
|--|--|--|---------|
| 1. Type of Partner<br><input type="checkbox"/> General<br><input type="checkbox"/> Limited                           |  | 2. Partner Name (see instructions for Section 11, Item 2)                                  |         |
| 3. Address (No., Street, City, State, ZIP Code)  |  |  |         |
| 4. Contributions Previously Made (Limited Partners Only)<br>Cash \$ _____ Other \$ _____                             |  | 5. Future Contributions to be Made (Limited Partners Only)<br>Cash \$ _____ Other \$ _____ |         |
| 6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) |  |  |         |
| 7. Times or Events Requiring Future Contributions: (Cash, Property or Services)                                      |  |  |         |
| 8. Signature   |  |  | 9. Date |

**Attachment A**  
**to the**  
**Certificate of Limited Partnership**  
**of**  
**Meijer Stores Limited Partnership**

***Section 8. The times or events at which the limited partnership is to be dissolved and its affairs wound up are:***

- (a) Written consent of all the Partners;
- (b) The disposition of substantially all Partnership Property;
- (c) An event of withdrawal of a general partner (as defined in § 449.1402 of the Act), unless at the time there is at least one other general partner and the certificate of limited partnership permits the business of the limited partnership to be carried on by the remaining general partner and that partner does so, but the limited partnership is not dissolved and is not required to be wound up by reason of any event of withdrawal, if, within 90 days after the withdrawal, all remaining partners agree in writing to continue the business of the limited partnership and to the appointment of one or more additional general partners if necessary or desired; and
- (d) Entry of a decree of judicial dissolution under § 449.802 or § 449.803 of the Act.



## Receipt of Conveyance Documents and Disbursement Statement

Owner Meijer Stores Limited Partnership  
Job No.  
Parcel No. 1

The City of Washington (Grantee) acknowledges Receipt of the following:

**(Check all that apply.)**

- ☒ Special Warranty Deed covering 1.319 acre  
☐ Permanent Easement covering           square feet  
☐ Temporary Construction Easement covering           square feet

all located in Tazewell County, Illinois as right of way for FAU Route 6717 (US 24 Bus), Section 17-00120-00-BT dated February 25, 2021, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of Eighteen Thousand and 00/100 Dollars (\$18,000.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval in accordance with Section 9.02 of the Illinois State Finance Act.
2. All improvements located, wholly or partially, on the parcel shall become the property of the City of Washington, unless provided as follows:
3. Possession and transfer of title to City of Washington occur when Grantee delivers a city warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

| <u>Name*</u>                      | <u>TIN/FEIN/SSN**</u> | <u>Address</u>                               | <u>Amount</u> |
|-----------------------------------|-----------------------|--|---------------|
| Meijer Stores Limited Partnership | 38-3496076            | 2929 Walker Ave.NW<br>Grand Rapids, MI 49544 | \$18,000.00   |
|                                   |                       |  | \$            |
|                                   |                       |  | \$            |

\*If multiple names on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

**\*\*Attach a current W-9 form for each TIN/FEIN/SSN.**



5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, "Transferee" shall mean "Grantee" and "Transferor" shall mean "Grantor". To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- a. Transferor is the owner of the real property being conveyed;
- b. Transferor is not a foreign person, entity, or disregarded entity (as such terms are defined in the Internal Revenue Code and Income Tax Regulations); and
- c. Transferor's U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

PR  
Initial

6. This Receipt of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: Feb. 25, 2021

Grantor: **MEIJER STORES LIMITED PARTNERSHIP**  
By: Meijer Group, Inc., General Partner

\_\_\_\_\_  
Signature

Michael Flickinger, VP of Real Estate,  
Meijer Group, Inc.

\_\_\_\_\_  
Print Name (and Title, if applicable)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name (and Title, if applicable)

Date: March 1, 2021

Grantee:

The City of Washington

Rhonda Seale

for City of Washington

Legal MM

Bus. MS

[Signature]  
Signature

\_\_\_\_\_  
Print Name (and Title, if applicable)

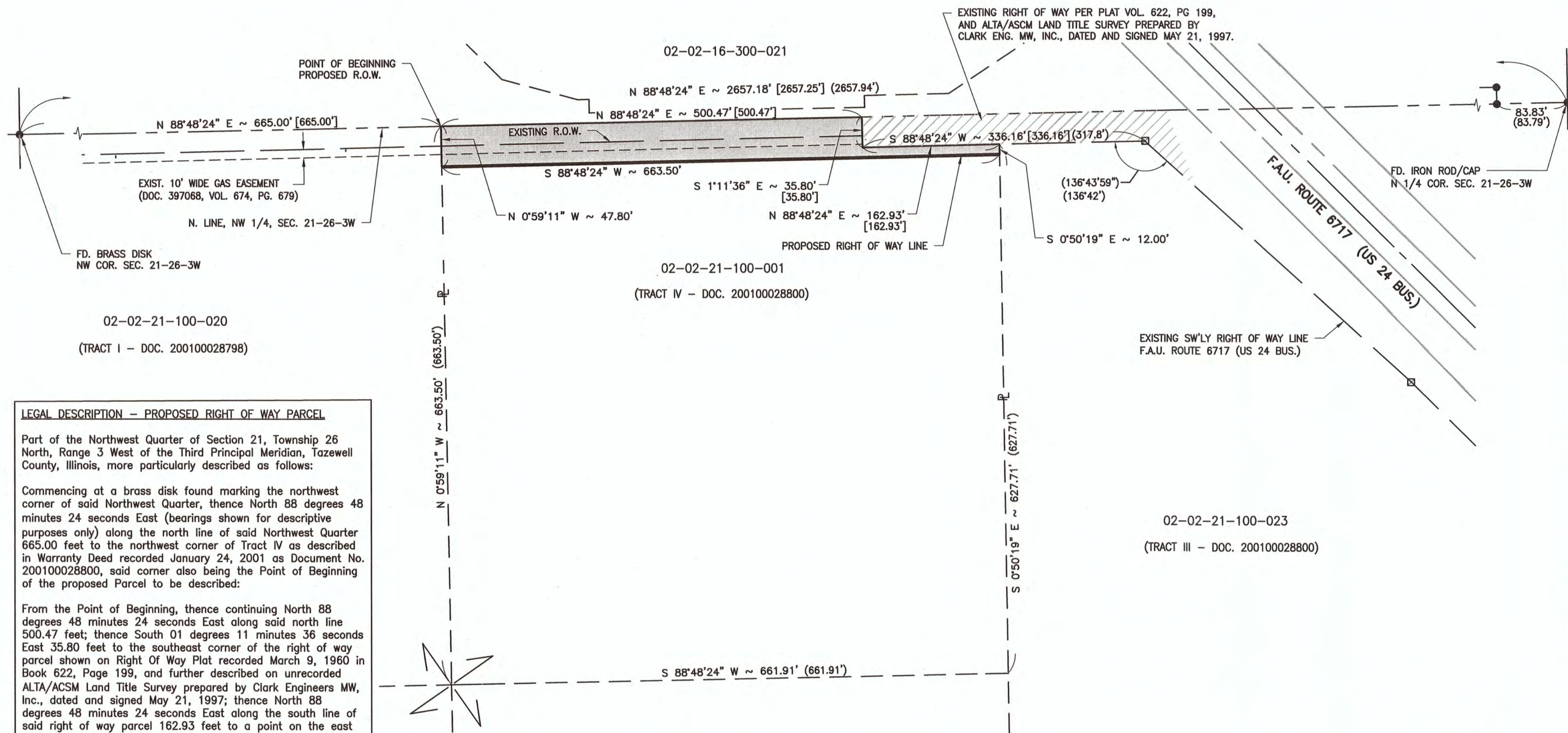
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name (and Title, if applicable)



CITY OF WASHINGTON  
T-26-N, R-3-W, 3RD P.M.

MEIJER STORES LIMITED PARTNERSHIP INC.  
P.I.N. 02-02-21-100-001  
PROPOSED RIGHT OF WAY  
AREA = 25,881 SF ± OR 0.594 ACRES ±  
(OF WHICH 0.260 ACRES ± IS EXISTING R.O.W BY USE)



LEGAL DESCRIPTION - PROPOSED RIGHT OF WAY PARCEL

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 665.00 feet to the northwest corner of Tract IV as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028800, said corner also being the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said north line 500.47 feet; thence South 01 degrees 11 minutes 36 seconds East 35.80 feet to the southeast corner of the right of way parcel shown on Right Of Way Plat recorded March 9, 1960 in Book 622, Page 199, and further described on unrecorded ALTA/ACSM Land Title Survey prepared by Clark Engineers MW, Inc., dated and signed May 21, 1997; thence North 88 degrees 48 minutes 24 seconds East along the south line of said right of way parcel 162.93 feet to a point on the east line of said Tract IV; thence South 00 degrees 50 minutes 19 seconds East along said east line 12.00 feet; thence South 88 degrees 48 minutes 24 seconds West 663.50 feet to a point on the west line of said Tract IV; thence North 00 degrees 59 minutes 11 seconds West along said west line 47.80 feet to the Point of Beginning.

The above described Parcel contains 25,881 square feet, more or less, or 0.594 acres, more or less, of which 11,335 square feet, more or less, or 0.260 acres, more or less is existing right of way by use of the former Centennial Drive.

State of Illinois ) SS  
County of Peoria )

We, Maurer-Stutz, Inc., Professional Design Firm No. 184-005754, do hereby state that in our opinion this is a true and correct representation of a survey made for the City of Washington, Illinois.

Dated at Peoria, Illinois, this 23rd day of January, 2021.



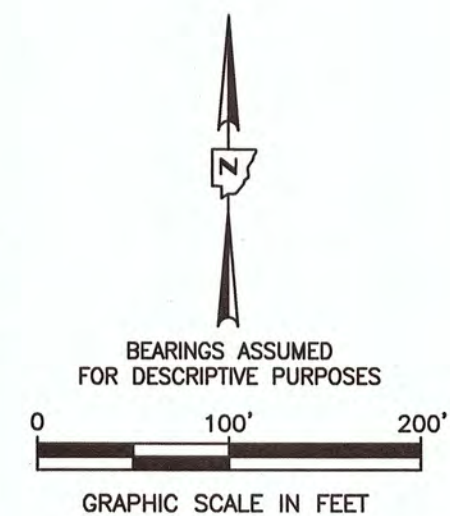
By: *Steven P. Ford*  
STEVEN P. FORD  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3653  
LICENSE EXPIRES: 11/30/2022

NOTES:

F.A.U. ROUTE 6717 (US 24 BUSINESS) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED MARCH 9, 1960 IN BOOK 622, PAGE 199, AND PER UNRECORDED ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR MEIJER, INC. BY CLARK ENGINEERS MW, INC., DATED AND SIGNED MAY 21, 1997. THE RECORD DISTANCE OF 336.16' AS SHOWN ON SAID ALTA/ACSM SURVEY ALONG OLD CENTENNIAL DRIVE WAS HELD TO DETERMINE THE EAST LIMITS OF EXISTING RIGHT OF WAY IN THIS AREA. EXISTING NON-RECORDED RIGHT OF WAY ALONG OLD CENTENNIAL DRIVE AS SHOWN HEREON WEST OF THIS RECORDED RIGHT OF WAY PLAT MENTIONED ABOVE IS BASED UPON SAID RIGHT OF WAY PLAT, THE RIGHT OF WAY FOR GAS PURPOSES, VOL. 674, PG. 679, AND THE RIGHT OF WAY FOR ELECTRIC PURPOSES, VOL. 502, PG. 535. THE PROPOSED RIGHT OF WAY SHOWN ON THIS PLAT INCLUDES THE ENTIRE AREA TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21-26-3W, ALSO BEING THE NORTH PROPERTY LINE AS DESCRIBED PER CURRENT DEED, AND SEPARATES OUT THAT AREA CONSIDERED EXISTING RIGHT OF WAY ALONG THIS PORTION OF OLD CENTENNIAL DR.

F.A.U. ROUTE 6713 (SBI ROUTE 8) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED DECEMBER 1, 1995 AS DOCUMENT NO. 9512822.  
MEASURED DISTANCES ARE GROUND DISTANCES. GROUND TO GRID COMBINED SCALE FACTOR IS 0.999952037.  
FIELD WORK COMPLETED DECEMBER 14, 2020.

| LEGEND     |                                    |
|------------|------------------------------------|
| ●          | IRON MONUMENT FOUND                |
| ⊠          | CONCRETE RIGHT OF WAY MARKER FOUND |
| —          | DEED LINE                          |
| —          | PROPOSED RIGHT OF WAY LINE         |
| —          | PROPOSED RIGHT OF WAY AREA         |
| ( ) OR [ ] | RECORD OR PRIOR SURVEY DATA        |
| —          | NOT TO SCALE                       |



PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 3 WEST, 3RD PRINCIPAL MERIDIAN TAZEWELL COUNTY, ILLINOIS

RIGHT OF WAY PLAT

F.A.U. ROUTE 6717 (US 24 BUS.) TAZEWELL COUNTY, ILLINOIS

| REVISIONS |                                 |
|-----------|---------------------------------|
| No.       | Description                     |
| 1         | 01/22/21 EX. R.O.W. LIMITS/AREA |

**MAURER-STUTZ**  
ENGINEERS SURVEYORS

3116 N. DRIES LANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7615 | FAX (309) 693-7616  
1670 EAST ASH STREET | CANTON, IL 61520 | (309) 647-7831 | FAX (309) 647-6155  
5830 W. KILGORE AVENUE | MUNCE, IN 47304 | (765) 273-6228 | FAX (309) 693-7616  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754  
www.mstutz.com "WORKING with YOU by DESIGN"

PROPOSED  
RIGHT-OF-WAY  
CENTENNIAL DRIVE PATH

CITY OF  
WASHINGTON, IL

Field Book:  
226/231  
Drawn By:  
SPF  
Reviewed By:  
SPF  
Date:  
15 December 2020  
Project No.:  
23718010.01  
Drawing:

1

1 OF 1



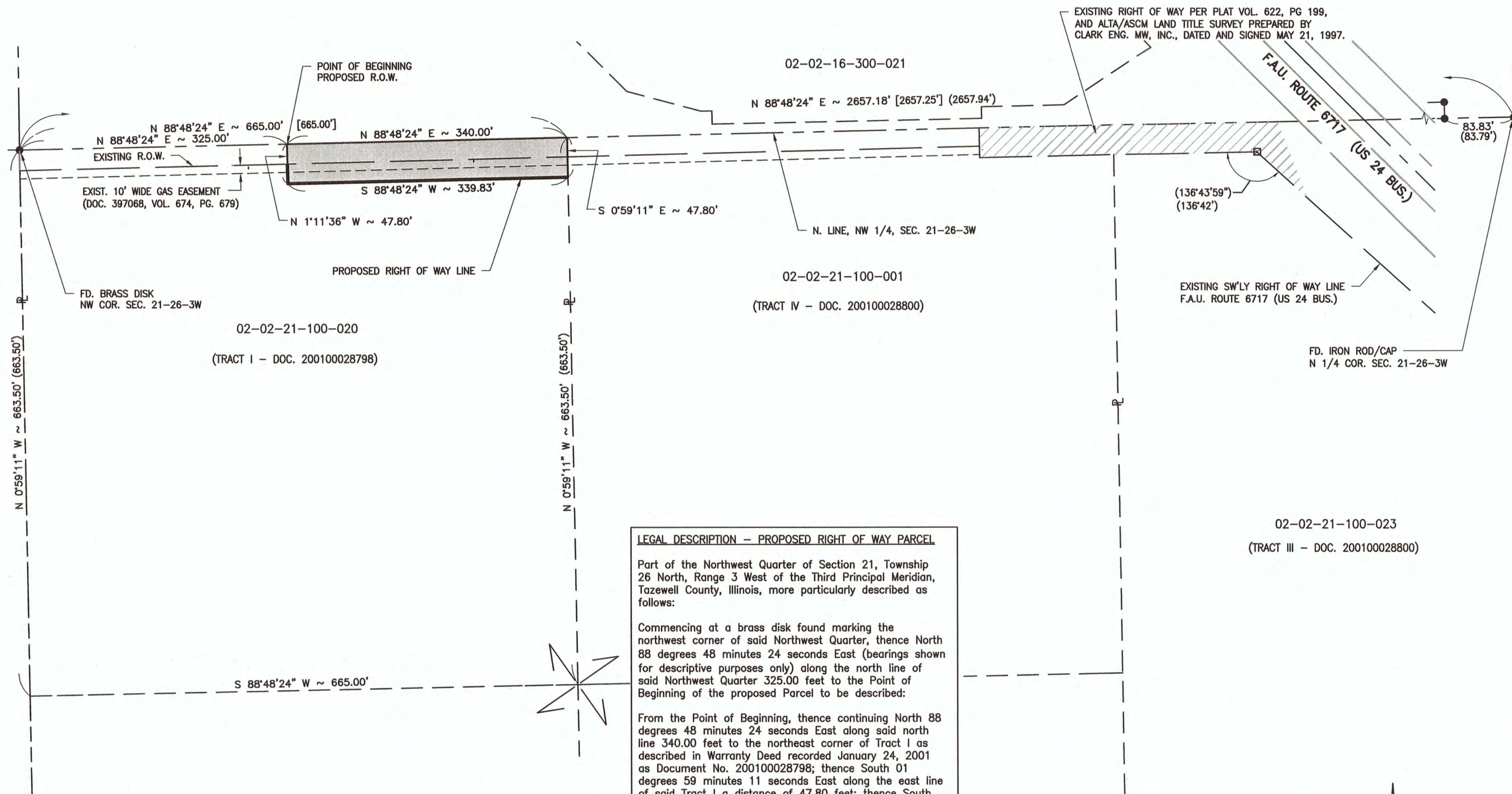
CITY OF WASHINGTON  
T-26-N, R-3-W, 3RD P.M.

MEIJER STORES LIMITED PARTNERSHIP INC.

P.I.N. 02-02-21-100-020

PROPOSED RIGHT OF WAY

AREA = 16,248 SF ± OR 0.373 ACRES ±  
(OF WHICH 0.185 ACRES ± IS EXISTING R.O.W BY USE)



**LEGAL DESCRIPTION - PROPOSED RIGHT OF WAY PARCEL**

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 325.00 feet to the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said north line 340.00 feet to the northeast corner of Tract I as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028798; thence South 01 degrees 59 minutes 11 seconds East along the east line of said Tract I a distance of 47.80 feet; thence South 88 degrees 48 minutes 24 seconds West 339.83 feet; thence North 01 degrees 11 minutes 36 seconds West 47.80 feet to the Point of Beginning.

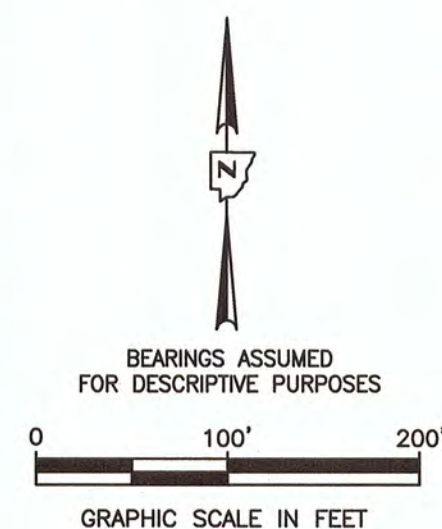
The above described Parcel contains 16,248 square feet, more or less, or 0.373 acres, more or less, of which 8,078 square feet, more or less, or 0.185 acres, more or less is existing right of way by use of the former Centennial Drive.

**NOTES:**

F.A.U. ROUTE 6717 (US 24 BUSINESS) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED MARCH 9, 1960 IN BOOK 622, PAGE 199, AND PER UNRECORDED ALTA/ASCM LAND TITLE SURVEY, PREPARED FOR MEIJER, INC. BY CLARK ENGINEERS MW, INC., DATED AND SIGNED MAY 21, 1997. THE RECORD DISTANCE OF 336.16' AS SHOWN ON SAID ALTA/ASCM SURVEY ALONG OLD CENTENNIAL DRIVE WAS HELD TO DETERMINE THE EAST LIMITS OF EXISTING RIGHT OF WAY IN THIS AREA. EXISTING NON-RECORDED RIGHT OF WAY ALONG OLD CENTENNIAL DRIVE AS SHOWN HEREON WEST OF THIS RECORDED RIGHT OF WAY PLAT MENTIONED ABOVE IS BASED UPON SAID RIGHT OF WAY PLAT, THE RIGHT OF WAY FOR GAS PURPOSES, VOL. 674, PG. 679, AND THE RIGHT OF WAY FOR ELECTRIC PURPOSES, VOL. 502, PG. 535. THE PROPOSED RIGHT OF WAY SHOWN ON THIS PLAT INCLUDES THE ENTIRE AREA TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21-26-3W, ALSO BEING THE NORTH PROPERTY LINE AS DESCRIBED PER CURRENT DEED, AND SEPARATES OUT THAT AREA CONSIDERED EXISTING RIGHT OF WAY ALONG THIS PORTION OF OLD CENTENNIAL DR.

F.A.U. ROUTE 6713 (SBI ROUTE 8) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED DECEMBER 1, 1995 AS DOCUMENT NO. 9512822.  
MEASURED DISTANCES ARE GROUND DISTANCES. GROUND TO GRID COMBINED SCALE FACTOR IS 0.999952037.  
FIELD WORK COMPLETED DECEMBER 14, 2020.

| LEGEND     |                                    |
|------------|------------------------------------|
| ●          | IRON MONUMENT FOUND                |
| ⊠          | CONCRETE RIGHT OF WAY MARKER FOUND |
| —          | DEED LINE                          |
| —          | PROPOSED RIGHT OF WAY LINE         |
| —          | PROPOSED RIGHT OF WAY AREA         |
| ( ) OR [ ] | RECORD OR PRIOR SURVEY DATA        |
| —          | NOT TO SCALE                       |



PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 3 WEST, 3RD PRINCIPAL MERIDIAN TAZEWELL COUNTY, ILLINOIS

**RIGHT OF WAY PLAT**

F.A.U. ROUTE 6717 (US 24 BUS.) TAZEWELL COUNTY, ILLINOIS

| REVISIONS |                                 |
|-----------|---------------------------------|
| No.       | Description                     |
| 1         | 01/22/21 EX. R.O.W. LIMITS/AREA |

**MAURER-STUTZ**  
ENGINEERS SURVEYORS

3116 N. DRIES LANE, SUITE 100 | PEORIA, IL 61604 | (309) 693-7615 | FAX (309) 693-7616  
1670 EAST ASH STREET | CANTON, IL 61520 | (309) 647-7831 | FAX (309) 647-6155  
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754  
www.mstutz.com "WORKING with YOU by DESIGN"

Sheet Title:  
**PROPOSED RIGHT-OF-WAY**  
Project:  
**CENTENNIAL DRIVE PATH**

Client:  
**CITY OF WASHINGTON, IL**

Field Book:  
226/231  
Drawn By:  
SPF  
Reviewed By:  
SPF  
Date:  
15 December 2020  
Project No.:  
23718010.01  
Drawing:

1

1 OF 1

State of Illinois )  
County of Peoria ) SS

We, Maurer-Stutz, Inc., Professional Design Firm No. 184-005754, do hereby state that in our opinion this is a true and correct representation of a survey made for the City of Washington, Illinois.

Dated at Peoria, Illinois, this 23rd day of January, 2021.



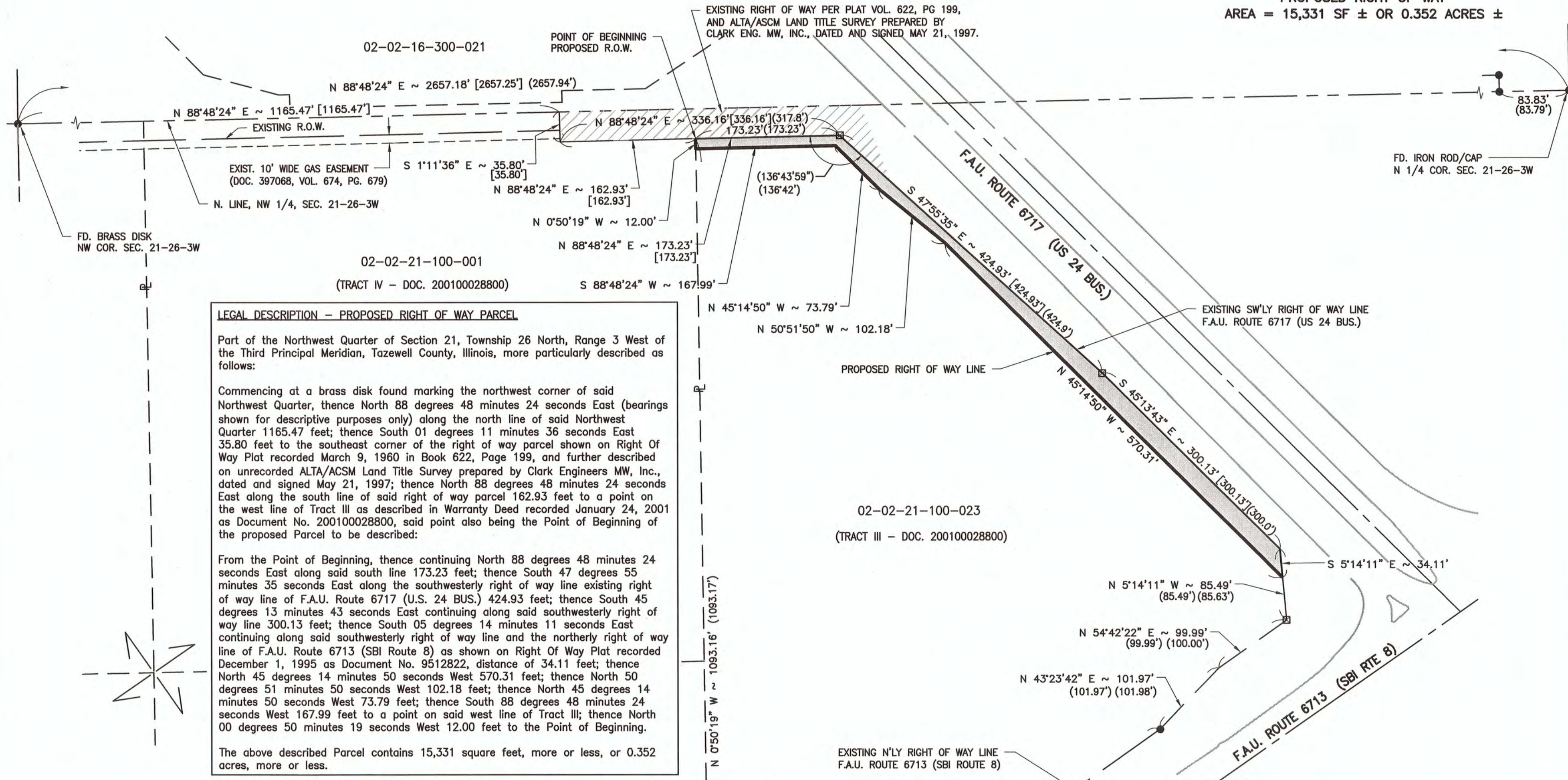
**MAURER-STUTZ**  
ENGINEERS SURVEYORS  
7815 NORTH HARKER DRIVE  
PEORIA, ILLINOIS 61615  
PH. (309) 693-7615  
FAX (309) 693-7616

By: *Steven P. Ford*  
STEVEN P. FORD  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3653  
LICENSE EXPIRES: 11/30/2022



CITY OF WASHINGTON  
T-26-N, R-3-W, 3RD P.M.

MEIJER STORES LIMITED PARTNERSHIP INC.  
P.I.N. 02-02-21-100-023  
PROPOSED RIGHT OF WAY  
AREA = 15,331 SF ± OR 0.352 ACRES ±



LEGAL DESCRIPTION - PROPOSED RIGHT OF WAY PARCEL

Part of the Northwest Quarter of Section 21, Township 26 North, Range 3 West of the Third Principal Meridian, Tazewell County, Illinois, more particularly described as follows:

Commencing at a brass disk found marking the northwest corner of said Northwest Quarter, thence North 88 degrees 48 minutes 24 seconds East (bearings shown for descriptive purposes only) along the north line of said Northwest Quarter 1165.47 feet; thence South 01 degrees 11 minutes 36 seconds East 35.80 feet to the southeast corner of the right of way parcel shown on Right Of Way Plat recorded March 9, 1960 in Book 622, Page 199, and further described on unrecorded ALTA/ACSM Land Title Survey prepared by Clark Engineers MW, Inc., dated and signed May 21, 1997; thence North 88 degrees 48 minutes 24 seconds East along the south line of said right of way parcel 162.93 feet to a point on the west line of Tract III as described in Warranty Deed recorded January 24, 2001 as Document No. 200100028800, said point also being the Point of Beginning of the proposed Parcel to be described:

From the Point of Beginning, thence continuing North 88 degrees 48 minutes 24 seconds East along said south line 173.23 feet; thence South 47 degrees 55 minutes 35 seconds East along the southwesterly right of way line existing right of way line of F.A.U. Route 6717 (U.S. 24 BUS.) 424.93 feet; thence South 45 degrees 13 minutes 43 seconds East continuing along said southwesterly right of way line 300.13 feet; thence South 05 degrees 14 minutes 11 seconds East continuing along said southwesterly right of way line and the northerly right of way line of F.A.U. Route 6713 (SBI Route 8) as shown on Right Of Way Plat recorded December 1, 1995 as Document No. 9512822, distance of 34.11 feet; thence North 45 degrees 14 minutes 50 seconds West 570.31 feet; thence North 50 degrees 51 minutes 50 seconds West 102.18 feet; thence North 45 degrees 14 minutes 50 seconds West 73.79 feet; thence South 88 degrees 48 minutes 24 seconds West 167.99 feet to a point on said west line of Tract III; thence North 00 degrees 50 minutes 19 seconds West 12.00 feet to the Point of Beginning.

The above described Parcel contains 15,331 square feet, more or less, or 0.352 acres, more or less.

NOTES:

F.A.U. ROUTE 6717 (US 24 BUSINESS) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED MARCH 9, 1960 IN BOOK 622, PAGE 199, AND PER UNRECORDED ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR MEIJER, INC. BY CLARK ENGINEERS MW, INC., DATED AND SIGNED MAY 21, 1997. THE RECORD DISTANCE OF 336.16' AS SHOWN ON SAID ALTA/ACSM SURVEY ALONG OLD CENTENNIAL DRIVE WAS HELD TO DETERMINE THE EAST LIMITS OF EXISTING RIGHT OF WAY IN THIS AREA. EXISTING NON-RECORDED RIGHT OF WAY ALONG OLD CENTENNIAL DRIVE AS SHOWN HEREON WEST OF THIS RECORDED RIGHT OF WAY PLAT MENTIONED ABOVE IS BASED UPON SAID RIGHT OF WAY PLAT, THE RIGHT OF WAY FOR GAS PURPOSES, VOL. 674, PG. 679, AND THE RIGHT OF WAY FOR ELECTRIC PURPOSES, VOL. 502, PG. 535. THE PROPOSED RIGHT OF WAY SHOWN ON THIS PLAT INCLUDES THE ENTIRE AREA TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21-26-3W, ALSO BEING THE NORTH PROPERTY LINE AS DESCRIBED PER CURRENT DEED, AND SEPARATES OUT THAT AREA CONSIDERED EXISTING RIGHT OF WAY ALONG THIS PORTION OF OLD CENTENNIAL DR.

F.A.U. ROUTE 6713 (SBI ROUTE 8) EXISTING RIGHT OF WAY SHOWN PER RIGHT OF WAY PLAT RECORDED DECEMBER 1, 1995 AS DOCUMENT NO. 9512822.

MEASURED DISTANCES ARE GROUND DISTANCES. GROUND TO GRID COMBINED SCALE FACTOR IS 0.999952037.

FIELD WORK COMPLETED DECEMBER 14, 2020.

State of Illinois )  
County of Peoria ) SS

We, Maurer-Stutz, Inc., Professional Design Firm No. 184-005754, do hereby state that in our opinion this is a true and correct representation of a survey made for the City of Washington, Illinois.

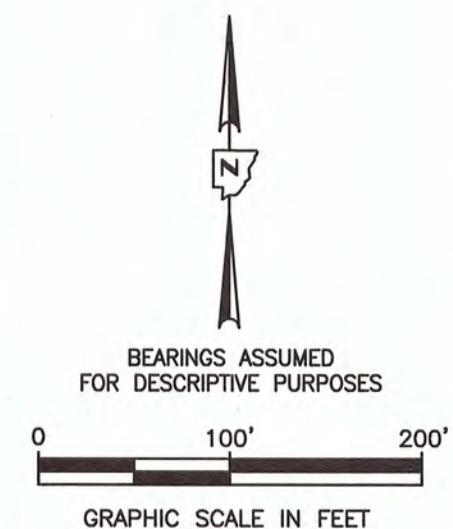
Dated at Peoria, Illinois, this 23rd day of JANUARY, 2021.



MAURER-STUTZ  
ENGINEERS SURVEYORS  
7615 NORTH HARKER DRIVE  
PEORIA, ILLINOIS 61615  
PH. (309) 693-7615  
FAX (309) 693-7616

By: Steven P. Ford  
STEVEN P. FORD  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3653  
LICENSE EXPIRES: 11/30/2022

| LEGEND |                                    |
|--------|------------------------------------|
|        | IRON MONUMENT FOUND                |
|        | CONCRETE RIGHT OF WAY MARKER FOUND |
|        | DEED LINE                          |
|        | PROPOSED RIGHT OF WAY LINE         |
|        | PROPOSED RIGHT OF WAY AREA         |
|        | RECORD OR PRIOR SURVEY DATA        |
|        | NOT TO SCALE                       |



PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 3 WEST, 3RD PRINCIPAL MERIDIAN TAZEWELL COUNTY, ILLINOIS

RIGHT OF WAY PLAT

F.A.U. ROUTE 6717 (US 24 BUS.) TAZEWELL COUNTY, ILLINOIS

| REVISONS |                                 |
|----------|---------------------------------|
| No.      | Description                     |
| 1        | 01/22/21 EX. R.O.W. LIMITS/AREA |

**MAURER-STUTZ**  
ENGINEERS SURVEYORS

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PROPOSED  
RIGHT-OF-WAY  
CENTENNIAL DRIVE PATH

Client:  
CITY OF  
WASHINGTON, IL

Field Book:  
226/231  
Drawn By:  
SPF  
Reviewed By:  
SPF  
Date:  
15 December 2020  
Project No.:  
23718010.01  
Drawing:

1