

**FY 2015
ANNUAL TAX INCREMENT FINANCE
REPORT**



**STATE OF ILLINOIS
COMPTROLLER
LESLIE GEISSLER MUNGER**

Name of Municipality: Diamond Reporting Fiscal Year: **2015**
 County: Grundy Fiscal Year End: **04/30/2015**
 Unit Code: 032/030/32

TIF Administrator Contact Information			
First Name:	<u>Teresa</u>	Last Name:	<u>Kernc</u>
Address:	<u>1750 E. Division Street</u>	Title:	<u>Mayor</u>
Telephone:	<u>815-634-8149 x113</u>	City:	<u>Diamond</u> Zip: <u>60416</u>
Mobile	<u>815-671-0617</u>	E-mail- required	<u>mayor@villageofdiamond.org</u>
Mobile Provider	<u>Verizon</u>	Best way to contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City/Village of _____
 is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

[Signature] _____ 10-21-15 _____
 Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
Diamond I-55 Corridor TIF District	7/24/2012	

*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]
FY 2015**

Name of Redevelopment Project Area: Diamond I-55 Corridor TIF District
Primary Use of Redevelopment Project Area*: Combination/Mixed
If "Combination/Mixed" List Component Types: Commercial/Industrial
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/> Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	x	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		x
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		x
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D	x	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E	x	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	x	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	x	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H	x	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	x	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	x	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	x	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	x	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	x	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

Fund Balance at Beginning of Reporting Period \$ 148

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 9,396	\$ 9,544	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 3	\$ 3	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

*must be completed where current or prior year(s) have reported funds

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period \$ 9,399

Cumulative Total Revenues/Cash Receipts \$ 9,547 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2) \$ -

Distribution of Surplus

Total Expenditures/Disbursements \$ -

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS \$ 9,399

FUND BALANCE, END OF REPORTING PERIOD* \$ 9,547

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

SURPLUS*/(DEFICIT)(Carried forward from Section 3.3) \$ (0)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
 (by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		\$ -
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		\$ -
3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)		\$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		\$ -
		\$ -

SECTION 3.2 A

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7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		\$ -
8. Financing costs related to obligations issued by the municipality. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved taxing district's capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes as defined in Subsections 11-74.43(m) and 11-74.6-10(k). Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -

SECTION 3.2 A

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14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ -

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

FUND BALANCE, END OF REPORTING PERIOD \$ 9,547

Amount of Original Issuance	Amount Designated
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1. Description of Debt Obligations

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid

Future Redevelopment and Improvements		\$ 9,547

Total Amount Designated for Project Costs \$ 9,547

TOTAL AMOUNT DESIGNATED \$ 9,547

SURPLUS*/(DEFICIT) \$ (0)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if NO projects were undertaken by the Municipality Within the Redevelopment Project Area: <input checked="" type="checkbox"/> X			
ENTER total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.			
TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 7:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of complete TIF report

SECTION 6

FY 2015

TIF NAME: Diamond I-55 Corridor TIF District

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
2012	\$ 19,800	\$ 176,543

List all overlapping tax districts in the redevelopment project area.
 If overlapping taxing district received a surplus, list the surplus.

_____ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

SECTION 7

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

This Area contains 26 parcels (282 acres) at the NE and SE corners of Illinois and Will Road.

Optional Documents	Enclosed	
Legal description of redevelopment project area	Yes	
Map of District	Yes	

Exhibit "A" – Legal Description

Parts of the Southwest Quarter and the Southeast Quarter of Section 31, Township 33 North, and parts of the Northwest Quarter, the Northeast Quarter, and the Southwest Quarter of Section 6, Township 32 North, all in Range 9 East of the Third Principal Meridian, described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 31; thence North 00E 13' 44" West 740.95 feet along the west line of the Southwest Quarter of said Section 31, to the north line of PIN 03-17-31-300-016; thence North 89E 27' 05" East 1320.67 feet along the said north line to the east line of the West Half of the Southwest Quarter of said Section 31; thence South 00E 14' 44" East 684.28 feet along the said east line to the north right-of-way line of Illinois Route 113 per Document Number R93-055385; thence easterly along the said north right-of-way line to a point that is 1750.28 feet east of the northwest corner of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian, as measured along the north line of said Section 6; thence south perpendicular to the north right-of-way line of Illinois Route 113 to the south right-of-way line of Illinois Route 113; thence easterly along the said south right-of-way line to the west right-of-way line of Interstate 55; thence South 00E 06' 14" East 558.60 feet along the said west right-of-way line; thence southwesterly along the northwesterly right-of-way line of Interstate 55 to a point that is 625.3 feet north of the south line of the Northeast Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian; thence westerly 102.98 feet to the west line of the Northeast Quarter of said Section 6; thence south along the said west line to the northwesterly right-of-way line of Interstate 55; thence southwesterly along the said right-of-way line to the south line of the Southwest Quarter of said Section 6; thence North 89E 58' 06" West 454.61 feet along the said south line to a point being 739 feet easterly of the southwest corner of the Southwest Quarter of said Section 6; thence North 48E 39' 53" West 979.75 feet (917 feet deed distance) to a point on the west line of the Southwest Quarter of said Section 6 being 4583 feet southerly of the northwest corner of said Section 6; thence northerly along the west line of said Section 6 to the northwest corner of said Section 6 being the POINT OF BEGINNING;

EXCEPTING THEREFROM the following six parcels of land:

Parcel 1)

Lot 11 in TBS-Diamond Resubdivision, being a resubdivision of Lots 1, 2, 3 & 4 of Hauck Subdivision of part of the West Half of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian (PIN 02-24-06-101-014);

Parcel 2)

That part of the East Half of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 6; thence North 89E 59' 52" East 1750.28 feet along the north line of said Northwest Quarter to the Point of Beginning; thence continuing along the north line of said Northwest Quarter 25 feet; thence South 00E 18' 41" West 948.88 feet; thence South 70E 39' 50" East 783.75 feet; thence South 01E 26' 34" West 451.84 feet; thence North 79E 35' 34" West 799.28 feet; thence North 11E 56' 55" West 620.33 feet; thence South 77E 51' 59" East 165.11 feet; thence North 00E 18' 41" East 943.50 feet to the Point of Beginning, (Except that part taken for road widening per Document Number R93-050945) (PIN 02-24-06-100-004);

Parcel 3)

That part of the Northwest Quarter of Section 6, Township 32 North; Range 9 East of the Third Principal Meridian, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 6; thence North 89E 59' 52" East 1775.28 feet along the north line of said Section 6; thence South 00E 18' 41" West 908.80 feet to the Point of Beginning; thence North 89E 59' 52" East 450 feet; thence North 00E 18' 41" East 390 feet; thence South 89E 59' 52" West 450 feet; thence South 00E 18' 41" West 390 feet to the Point of Beginning and also including that part of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 6; thence North 89E 59' 52" East 1775.28 feet along the north line of said Section 6 to the Point of Beginning; thence South 00E 18' 41" West 518.80 feet; thence North 89E 59' 52" East 20 feet; thence North 00E 18' 41" East 518.80 feet; thence South 89E 59' 52" West 20 feet along the north line of said Section 6 to the Point of Beginning;

Excepting therefrom that part conveyed by Warranty Deed recorded as Document Number R93-98941 to wit: Part of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian, in Will County, Illinois, described as follows:

Commencing at the northwest corner of said quarter section; thence on an assumed bearing, North 89E 26' 36" East 1775.28 feet along the north line of said quarter section to the Point of Beginning; thence continuing North 89E 26' 36" East, 20.00 feet along said north line; thence South 00E 14' 35" East, 43.92 feet, thence South

89E 14' 57" West, 20.00 feet; thence North 00E 14' 35" West 43.98 feet to the Point of Beginning (PIN 02-24-06-100-008);

Parcel 4)

That part of the East Half of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian, described as commencing at the northwest corner of said Northwest Quarter; thence North 89E 59' 52" East 1815.28 feet along the north line of said Northwest Quarter to the Point of Beginning; thence South 00E 18' 41" West 518.80 feet; thence North 89E 59' 52" East 335.85 feet; thence North 00 E 18' 41" East 518.80 feet; thence South 89E 59' 52" West 335.85 feet to the Point of Beginning;

(excepting therefrom that part thereof conveyed to the people of the State of Illinois, Department of Transportation by Warranty Deed recorded September 28, 1993 as Document No. R93-84134) (PIN 02-24-06-100-009);

Parcel 5)

A part of the Northeast Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian described as follows:

Commencing at the northwest corner of said Section 6; thence east 2647.66 feet along the north line of said Section 6; thence south 41.02 feet to the south right-of-way line of Illinois Route 113; thence North 89E 48' 35" East 218.43 feet along the said south right-of-way line; thence South 88E 45' 29" East 176.88 feet along the said south right-of-way line to the Point of Beginning; thence continuing South 88E 45' 29" East 23.18 feet along the said south right-of-way line; thence North 53 E 33' 21" East 37.20 feet along the said south right-of-way line; thence North 89E 48' 33" East 196.90 feet along the said south right-of-way line; thence south 261.12 feet; thence west 250.00 feet; thence north 238.87 feet to the Point of Beginning;

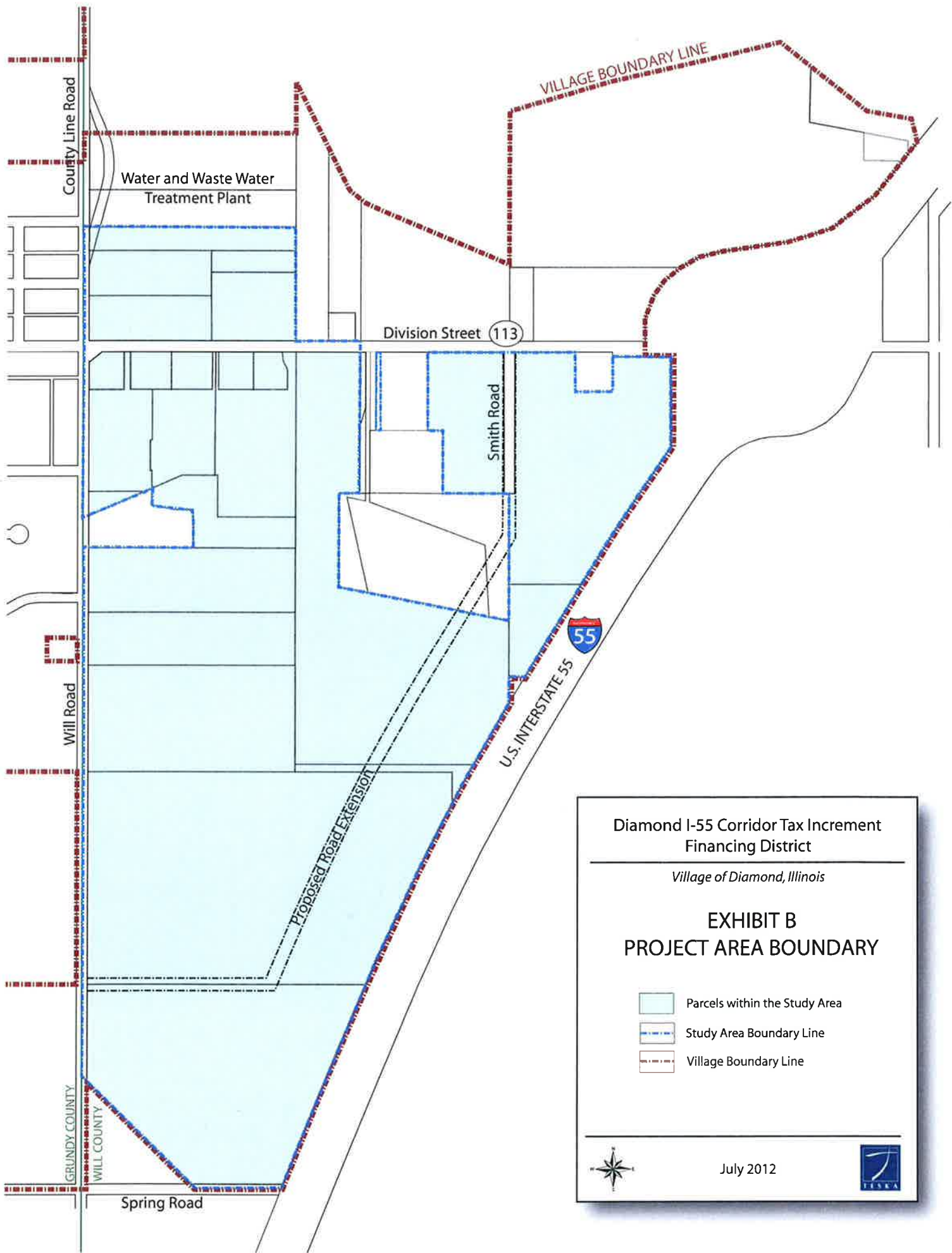
Parcel 6)

That part of the East Half of the Northwest Quarter of Section 6, Township 32 North, Range 9 East of the Third Principal Meridian described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 89 E 59' 52" East along the north line of said Northwest Quarter, 1735.28 feet to the Point of Beginning; thence continuing North 89 E 59' 52" East along the said north line, 40 feet; thence South 00E 18' 41" West, 908.8 feet; thence North 89 E 59' 52" East, 926.13 feet to the east line of the said Northwest Quarter, being 908.79 feet southerly of the northeast corner of said Northwest Quarter; thence South 00E 09' 38" West along the said east line, 787.32 feet; thence North 79E 35' 34" West, 1130.78 feet; thence North 00E 09' 38" East, 583 feet; thence North 89E 59' 52" East, 146.6 feet; thence North 00E 18' 41" East, 908.8 feet to the point of beginning

(Except that part described in Document Number R75-009095)(PIN 02-24-06-100-006)



All being located in parts of the Southwest Quarter and the Southeast Quarter of Section 31, Township 33 North, and parts of the Northwest Quarter, the Northeast Quarter, and the Southwest Quarter of Section 6, Township 32 North, all in Range 9 East of the Third Principal Meridian, Will County, Illinois.



Diamond I-55 Corridor Tax Increment Financing District
Village of Diamond, Illinois

EXHIBIT B
PROJECT AREA BOUNDARY

- Parcels within the Study Area
- Study Area Boundary Line
- Village Boundary Line


 July 2012 

STATE OF ILLINOIS)
)
COUNTY OF GRUNDY)

CERTIFICATE OF COMPLIANCE WITH THE TAX
INCREMENT ALLOCATION REDEVELOPMENT ACT

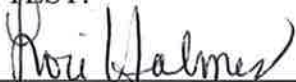
I, the undersigned, do hereby certify that I am the duly qualified and acting Mayor of the Village of Diamond, Grundy and Will Counties, Illinois (the "Village"), and as such chief executive officer of the Village, I do hereby further certify to the best of my knowledge, that, according to the records of the Village in my official possession, the Village has now complied, for the fiscal year ended April 30, 2015, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11-74.4-11) for that certain redevelopment project area known as the Diamond I-55 Corridor TIF District. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certificate.

IN WITNESS WHEREOF, I have hereunto affixed my official signature at Diamond, Illinois, this 21 day of October, 2015.



Mayor, Village of Diamond
Grundy and Will Counties, Illinois.

ATTEST:


Village Clerk



ATTACHMENT B

TRACY, JOHNSON & WILSON

Attorneys at Law
First Community Bank Building
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October 12, 2015

Mayor Terry Kernc
Village of Diamond
1750 East Division Street
Diamond, IL 60416

RE: Diamond I-55 Corridor TIF District
Fiscal Year Ended April 30, 2015

Dear Mayor Kernc:

We, the undersigned, do hereby certify that we are the Village Attorneys for the Village of Diamond, Grundy and Will Counties, Illinois (the "Village"). We have reviewed all the information provided to us by appropriate Village officials, staff, and consultants and to the best of our knowledge and belief, further certify that the Village has now conformed for the fiscal year ended April 30, 2015, with all of the requirements of the Tax Increment Allocation Redevelopment Act, as amended, Division 74.4 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-74.4-1 through 11/74.4-11) as of the date hereof for that certain redevelopment project area known as the Diamond I-55 Corridor TIF District (the "Project").

In rendering this certification, we have relied upon certifications of the Village with respect to certain material facts solely within the Village's knowledge relating to the Project. Compliance requirements, if any, brought to the attention of the undersigned have been addressed as of the date of this certification.

This opinion is predicated solely upon the operative facts and circumstances and laws in existence as of the present date and as they presently apply. This opinion is limited to the matters stated herein as of the date hereof. No opinion may be further implied or inferred beyond the matters expressly stated herein and this opinion may be relied upon only by the addressee hereof. We disavow any obligation to update or modify this opinion due to changes in facts, circumstances or laws arising after the date hereof. This is a legal opinion only and is not to be construed as a legal guaranty or warranty of the matters set forth herein. This opinion may not be quoted or in any way published, in whole or in part, without the prior written consent of the undersigned.

TRACY, JOHNSON & WILSON

By: John S. Gallo
Village Attorneys
Village of Diamond, Grundy and Will Counties

ATTACHMENT C