

ATTACHMENT D

1679 U.S. Highway 52, Dixon, IL, more particularly described as:

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 10, 1,816.05 FEET TO THE CENTERLINE OF U.S. ROUTE 52; THENCE SOUTHEASTERLY ALONG CENTERLINE OF U.S. ROUTE 52 AT AN ANGLE OF 44 DEGREES 13 MINUTES 29 SECONDS MEASURED COUNTERCLOCKWISE 662.18 FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLE, 40.6 FEET TO A POINT ON RIGHT OF WAY LINE OF U.S. ROUTE 52, ALSO BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE SOUTHWESTERLY AT AN ANGLE OF 169 DEGREES 20 MINUTES MEASURED CLOCKWISE, 122.03 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 119 DEGREES 51 MINUTES MEASURED CLOCKWISE, 108.98 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 52 MINUTES MEASURED CLOCKWISE, 44.95 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 259 DEGREES 38 MINUTES MEASURED CLOCKWISE, 126.95 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 97 DEGREES 56 MINUTES MEASURED CLOCKWISE, 74.35 FEET TO RIGHT OF WAY OF U.S. ROUTE 52; THENCE NORTHWESTERLY ALONG RIGHT OF WAY LINE OF U.S. ROUTE 52 AT AN ANGLE OF 84 DEGREES 10 MINUTES 30 SECONDS MEASURED CLOCKWISE, 78.51 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF U.S. ROUTE 52 AT AN ANGLE OF 185 DEGREES 23 MINUTES 30 SECONDS MEASURED CLOCKWISE 203.84 FEET TO POINT OF BEGINNING.

ALSO,

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 10, 1,816.05 FEET TO CENTERLINE OF U.S. ROUTE 52; THENCE SOUTHEASTERLY ALONG CENTERLINE OF U.S. ROUTE 52 AT AN ANGLE OF 44 DEGREES 13 MINUTES 29 SECONDS MEASURED COUNTERCLOCKWISE, 662.18 FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLE, 40.6 FEET TO A POINT ON RIGHT OF WAY LINE OF U.S. ROUTE 52, ALSO BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND; THENCE SOUTHWESTERLY AT AN ANGLE OF 169 DEGREES 20 MINUTES MEASURED CLOCKWISE, 122.03 FEET; THENCE NORTHWESTERLY AT AN ANGLE OF 79 DEGREES 20 MINUTES MEASURED COUNTERCLOCKWISE, 160.95 FEET; THENCE NORTHEASTERLY AT A

RIGHT ANGLE 119.92 FEET TO A POINT 40.6 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF U.S. ROUTE 52; THENCE SOUTHEASTERLY AT A RIGHT ANGLE 138.36 FEET TO THE POINT OF BEGINNING.

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID NORTHWEST QUARTER AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 52; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 87.95 FEET (88.12 FEET PLATTED); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, AT AN ANGLE OF 177 DEGREES 08 MINUTES 15 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 95.52 FEET; THENCE SOUTHEASTERLY, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 160.95 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 160 DEGREES 51 MINUTES 07 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 108.64 FEET (108.98 FEET DEEDED); THENCE NORTHEASTERLY AT AN ANGLE OF 85 DEGREES 00 MINUTES 30 SECONDS, (84 DEGREES 52 MINUTES DEEDED), MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 44.95 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES 22 MINUTES, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 126.95 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 97 DEGREES 58 MINUTES 01 SECONDS, (97 DEGREES 56 MINUTES DEEDED), MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 74.44 FEET (74.35 FEET DEEDED) TO THE SAID RIGHT OF WAY LINE OF U.S. ROUTE 52; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, AT AN ANGLE OF 95 DEGREES 46 MINUTES 53 SECONDS (95 DEGREES 49 MINUTES 30 SECONDS DEEDED), MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 11.78 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 86 DEGREES 08 MINUTES 25 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 30.19 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 162 DEGREES 32 MINUTES 56 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 63.50 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 183 DEGREES 57 MINUTES 01 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 228.41 FEET; THENCE SOUTHWESTERLY AT AN ANGLE OF 205 DEGREES 13 MINUTES 38 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 434.49 FEET TO SAID WEST LINE OF THE NORTHWEST QUARTER; THENCE NORTHERLY, ALONG SAID WEST LINE, AT AN ANGLE OF 43 DEGREES 53 MINUTES 35 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 1075.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 9, EAST OF THE FOURTH PRINCIPAL MERIDIAN, LEE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, THENCE NORTHERLY ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, SAID LINE HAVING A BEARING OF NORTH 0 DEGREES 27 MINUTES 36 SECONDS EAST, A DISTANCE OF 1813.29 FEET (1816 FEET PLATTED) TO A POINT IN THE CENTER LINE OF PUBLIC ROAD DESIGNATED F.A. ROUTE 694 (U.S. ROUTE 52); THENCE SOUTHEASTERLY ON SAID CENTER LINE, SAID LINE HAVING A BEARING OF SOUTH 43 DEGREES 48 MINUTES 42 SECONDS EAST, A DISTANCE OF 659.44 FEET (662.18 FEET DESC.) TO A POINT, THENCE SOUTHWESTERLY ON A LINE HAVING A BEARING OF SOUTH 46 DEGREES 11 MINUTES 18 SECONDS WEST, A DISTANCE OF 40.60 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 52 (F.A. ROUTE 694), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING IN THE NORTHEASTERLY PROPERTY LINE OF A PREMISES CONVEYED TO RITA A. CRUNDWELL FROM DIXON NATIONAL BANK, TRUSTEE, TRUST NUMBER 1651 BY TRUSTEE'S DEED RECORDED 17 SEPTEMBER 1987 IN BOOK 8709 PAGE 725 AS DOCUMENT NUMBER 481161; THENCE NORTHWESTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE BEING A CURVE HAVING A RADIUS OF 4257.18 FEET AND THE CENTER BEARS SOUTH 47 DEGREES 11 MINUTES 16 SECONDS WEST, AN ARC LENGTH OF 75.44 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE HAVING HAVING A BEARING OF NORTH 43 DEGREES 48 MINUTES 42 SECONDS WEST, A DISTANCE OF 62.92 FEET TO THE NORTHERLY PROPERTY CORNER OF SAID PREMISES SO CONVEYED; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY PROPERTY LINE OF SAID PREMISES SO CONVEYED, SAID LINE HAVING A BEARING OF SOUTH 46 DEGREES 11 MINUTES 18 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE HAVING A BEARING OF SOUTH 43 DEGREES 48 MINUTES 42 SECONDS EAST, A DISTANCE OF 138.36 FEET TO A POINT, THENCE SOUTHEASTERLY ON A LINE HAVING A BEARING OF SOUTH 55 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 102.04 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. ROUTE 52 (F.A. ROUTE 694); THENCE NORTHWESTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE BEING A CURVE HAVING A RADIUS OF 4257.18 FEET AND THE CENTER BEARS SOUTH 48 DEGREES 31 MINUTES 32 SECONDS WEST, AN ARC LENGTH OF 99.81 FEET TO THE POINT OF BEGINNING, IN LEE COUNTY, ILLINOIS.

Parcel Number: 18-08-10-100-019

- Subject to real estate tax bill in the amount of **\$12,008.14**, including interest, penalties, and fees calculated through Thursday, December 27, 2012, to be paid by the buyer to the Treasurer, Lee County, Illinois. Additional interest may apply through the date of title transfer.

UNSOLICITED OFFER: Three-hundred fifty thousand dollars (\$350,000.00)