

EXHIBIT A

Parcel 1:

Part of Section 12, and part of the South Half (1/2) of Section 1, both in Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows: Beginning at the Northeast corner of the Northeast Quarter (1/4) of said Section 12; thence South 89 degrees 34 minutes 54 seconds West on the North line of Section 12, a distance of 2,323.84 feet to a point ninety-nine and one-half (99 1/2) rods East of the West line of the East Half (1/2) of the Southwest Quarter (1/4) of Section 1; thence North 0 degrees 42 minutes 06 seconds East, parallel with the West line of the East Half (1/2) of the Southwest Quarter (1/4) of said Section 1, a distance of 302.88 feet to the South line of Bel-Air Estates, being a Subdivision of part of Sections 1 and 2, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which is recorded in Plat Index File Envelope 170B to 172B in the Recorder's Office of Boone County, Illinois; thence South 89 degrees 40 minutes 06 seconds West on the South line of Bel-Air Estates, a distance of 1,460.40 feet to the Southwest corner thereof; thence South 0 degrees 42 minutes 06 seconds West parallel with the West line of the East Half (1/2) of the Southwest Quarter (1/4) of said Section 1, a distance of 298.31 feet to the North line of Section 12, said point being 1.72 feet East of the Southeast corner of Walnut Grove Subdivision, being a Subdivision of part of the South Half (1/2) of Section 1 and 2, Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which Subdivision is recorded in Plat Index File Envelope 13 in the Recorder's Office of Boone County, Illinois; thence South 89 degrees 55 minutes 17 seconds West on the South line of said Subdivision and the Easterly extension thereof, a distance of 420.50 feet to the East line of the West 66 acres of the Northwest Quarter (1/4) of said Section 12; thence South 0 degrees 46 minutes 42 seconds West on the East line of the West 66 acres of the Northwest Quarter (1/4) of Section 12, a distance of 2,646.92 feet to a point in the centerline of Woodstock Road; thence along the centerline of Woodstock Road the following courses: North 89 degrees 50 minutes 11 seconds East, a distance of 1,266.56 feet to a point of curvature; thence Northeasterly on a curve whose radius is 2,800 feet and whose center is to the North, an arc distance of 513.84 feet, the chord of which curve bears North 83 degrees 34 minutes 45 seconds East, a chord distance of 513.12 feet; thence North 78 degrees 19 minutes 18 seconds East, a distance of 714.94 feet to a point of curvature; thence Easterly on a curve whose radius is 1,500 feet and whose center is to the South, an arc distance of 363.95 feet, the chord of which curve bears North 85 degrees 16 minutes 22 seconds East, a chord distance of 363.06 feet; thence South 87 degrees 46 minutes 35 seconds East, a distance of 1,369.81 feet to the East line of the Northeast Quarter (1/4) of said Section 12, being also on the centerline of Poplar Grove Road; thence North 0 degrees 46 minutes 53 seconds East of the East line of the Northeast Quarter (1/4) of Section 12, a distance of 2,463.75 feet to the Point of Beginning, subject to the rights of the public in Woodstock and Poplar Grove Road; EXCEPTING THEREFROM Lots One (1) through Ninety-Two (92) as designated upon the Plat of The Knolls of Boone, being a Subdivision of part of the South Half (1/2) of Section 1 and part of the North Half (1/2) of Section 12, all in Township 44 North, Range 3 East of the Third Principal Meridian, the Plat of which Subdivision is recorded as Document No. 2002R10450 in the Recorder's Office of Boone County, Illinois; situated in the County of Boone and State of Illinois; situated in the County of Boone and State of Illinois.

Excepting therefrom the attached (which has already been annexed to the Village of Poplar Grove)

PROPERTY ALREADY ANNEXED

Part of the South Half of Section 1 and part of Section 12, both in Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois.

TRACT ONE

Commencing at the Southwest Corner of said Section 1, thence North 89 degrees 55 minutes 19 seconds East on the South Line of said Section 1, said line also being the South Line of Walnut Grove Subdivision, being a subdivision of part of the South Half of Section 1 and part of the South Half of Section 2, all in Township 44 North, Range 3 East of the Third Principal Meridian, the plat of which subdivision is recorded in Envelope 13 as Document No. 76-1845 in the Recorder's Office of Boone County, Illinois, a distance of 1082.55 feet to the Point of Beginning; thence continuing North 89 degrees 55 minutes 19 seconds East on the South line of said Section 1 and the South Line of said Walnut Grove Subdivision, a distance of 420.50 to the Southeast Corner of said Walnut Grove Subdivision; thence North 0 degrees 42 minutes 06 seconds East on the East Line of said Walnut Grove Subdivision, a distance of 298.32 feet to the South Line of Bel-Air Estates, being a subdivision of part of Sections 1 and 2, Township 44 North, Range 3 East of the Third Principal Meridian, the plat of which subdivision is recorded in Envelope 170-B to 172-B as Document No. 96-6189 in said Recorder's Office; thence North 89 degrees 40 minutes 06 seconds East on the South Line of said Bel-Air Estates, a distance of 1460.40 feet to the Southeast Corner thereof; thence South 0 degrees 42 minutes 06 seconds West, a distance of 345.73 feet; thence South 89 degrees 40 minutes 06 seconds West, a distance of 309.27 feet; thence Westerly on a non-tangential curve to the right having a radius of 69.00 feet, an arc distance of 120.75 feet, the long chord of said curve bears South 88 degrees 10 minutes 58 seconds West, a chord distance of 105.92 feet to a point of reverse curvature; thence Westerly on a curve to the left having a radius of 6.00 feet, an arc distance of 6.14 feet, the long chord of said curve bears North 71 degrees 01 minute 02 seconds West, a chord distance of 5.88 feet to a point of tangency; thence South 79 degrees

38 minutes 56 seconds West, a distance of 91.48 feet to a point of curvature; thence Southwesterly on a curve to the left having a radius of 267.09 feet, an arc distance of 144.50 feet, the long chord of said curve bears South 64 degrees 08 minutes 03 seconds West, a chord distance of 142.84 feet to a point of tangency; thence South 48 degrees 37 minutes 11 seconds West, a distance of 62.96 feet to a point of curvature; thence Southerly on a curve to the left having a radius of 8.00 feet, an arc distance of 9.49 feet, the long chord of said curve bears South 3 degrees 17 minutes 52 seconds West, a chord distance of 8.53 feet to a point of tangency; thence South 42 degrees 01 minute 27 seconds East, a distance of 122.25 feet; thence South 81 degrees 45 minutes 27 seconds East, a distance of 322.90 feet; thence South 6 degrees 34 minutes 02 seconds East, a distance of 767.09 feet; thence South 42 degrees 13 minutes 46 seconds West, a distance of 130.28 feet; thence South 3 degrees 28 minutes 36 seconds East, a distance of 107.62 feet; thence South 27 degrees 07 minutes 44 seconds East, a distance of 439.54 feet; thence South 69 degrees 39 minutes 14 seconds West, a distance of 355.56 feet; thence North 51 degrees 51 minutes 33 seconds West, a distance of 26.85 feet; thence South 38 degrees 08 minutes 27 seconds West, a distance of 228.16 feet; thence Southwesterly on a tangential curve to the left having a radius of 567.00 feet, an arc distance of 41.23 feet, the long chord of said curve bears South 36 degrees 03 minutes 27 seconds West, a chord distance of 41.22 feet; thence South 53 degrees 10 minutes 16 seconds East, a distance of 198.88 feet; thence South 25 degrees 59 minutes 43 seconds West, a distance of 133.02 feet; thence South 1 degree 09 minutes 49 seconds East, a distance of 450.90 feet to the Southerly Line of Woodstock Road; thence Westerly on the Southerly Line of said Woodstock Road, said line being a circular curve to the left having a radius of 2,833.00 feet, an arc distance of 179.78 feet, the long chord of said curve bears South 87 degrees 01 minute 06 seconds West, a chord distance of 179.75 feet to a point of tangency; thence South 88 degrees 50 minutes 11 seconds West on the Southerly Line of said Woodstock Road, a distance of 1,267.68 feet; thence North 0 degrees 46 minutes

42 seconds East, a distance of 2,679.93 feet to the Point of Beginning, containing 105.185 acres, more or less.