

**RESOLUTION OF THE BOARD OF EDUCATION OF  
DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NO. 323**

**WHEREAS**, the Lockhart Family Partnership for the Dunlap Farm, an Illinois limited partnership (the "Partnership") is the owner of the real estate commonly known as 5002 West Cedar Hills Drive in Dunlap, Illinois, identified by PIN: 08-14-100-008 (the "Lockhart Parcel"); and

**WHEREAS**, Dunlap Community Unit School District No. 323 ("District") is the owner of the real estate commonly known as 5200 West Cedar Hills Drive in Dunlap, Illinois, identified by PIN: 08-14-100-004 (the "District Parcel"); and

**WHEREAS**, in order to accommodate the District's need for land expansion for the construction of a physical training facility and associated driveways, the Partnership has agreed to transfer to the District that part of the Lockhart Parcel identified as the "Lockhart Exchange Parcel," on the preliminary site plan attached hereto as **Exhibit A** and incorporated herein; and

**WHEREAS**, in exchange for the conveyance to the District of the Lockhart Exchange Parcel, the District desires to convey to the Partnership that part of the District Parcel identified as the "District Exchange Parcel," on the preliminary site plan attached hereto as **Exhibit A**; and

**WHEREAS**, the District Exchange Parcel constitutes a school site, which has become inconvenient for a school and school purposes within the meaning of 105 ILCS 5/5-23; and

**WHEREAS**, the Lockhart Exchange Parcel is a suitable, convenient and desirable substitutional site for a school and school purposes; and

**WHEREAS**, the Partnership has offered to convey the Lockhart Exchange Parcel to the District in exchange for the conveyance by the District of the District Exchange Parcel to the Partnership, under the terms and conditions set forth in the exchange agreement (the "Exchange Agreement") attached hereto and incorporated herein as **Exhibit B**; and

**WHEREAS**, the Lockhart Exchange Parcel and the District Exchange Parcel are contiguous and of equal fair market value; and

**WHEREAS**, the Board of Education ("Board") of Dunlap Community Unit School District No. 323 finds that it is in the best interests of the District to approve the Exchange Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF  
DUNLAP COMMUNITY UNIT SCHOOL DISTRICT NO. 323 THAT:**

**Section 1.** The findings and recitations set forth above are hereby adopted and found to be true.

**Section 2.** The Exchange Agreement is hereby approved.

**Section 3.** The President of the Board may in his discretion approve modifications to the Exchange Agreement which do not materially change the area of the parcels intended to be conveyed under the terms of such agreement and which do not otherwise substantially increase the obligations of the Board under the terms of such agreement.

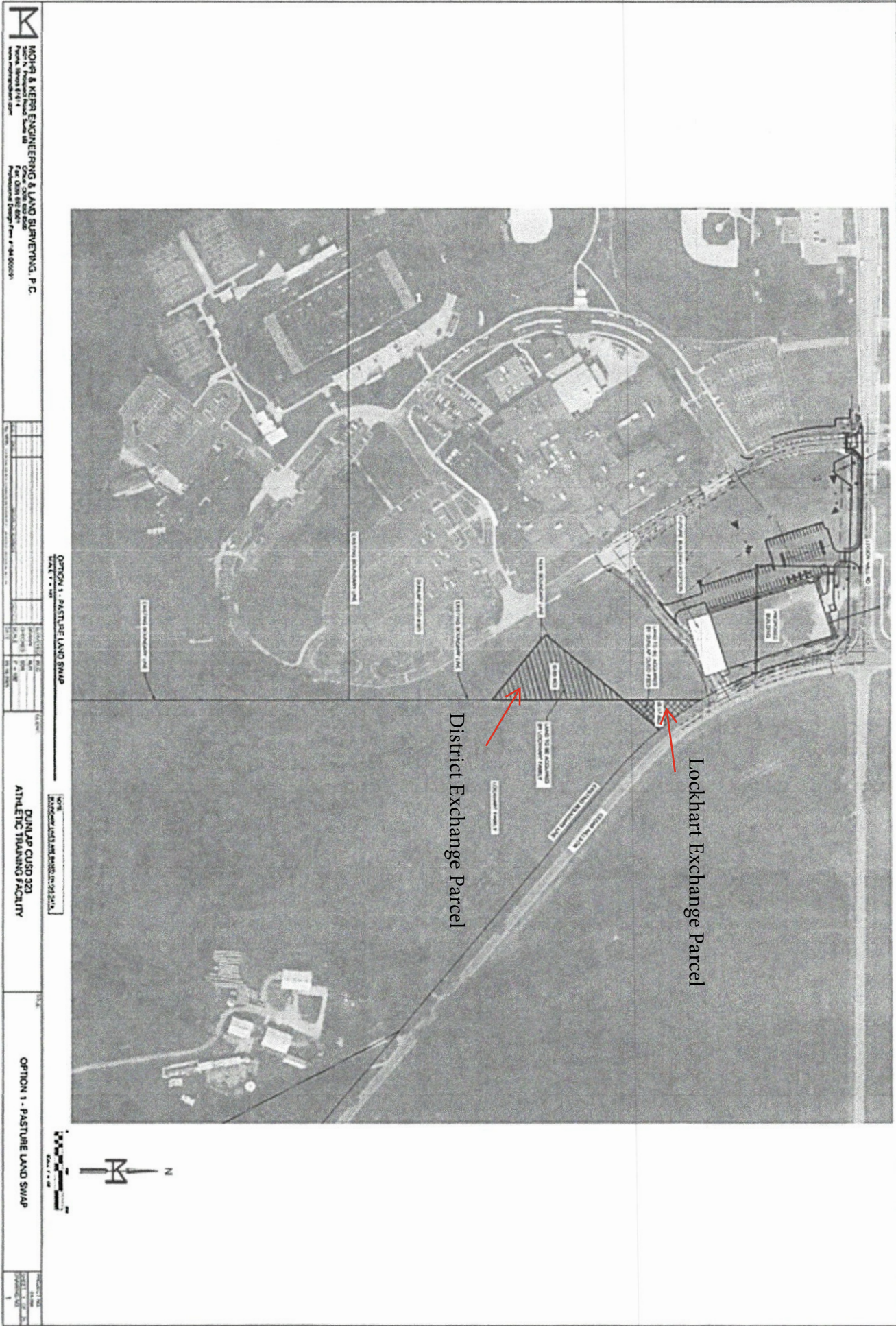
**Section 4.** The President and Secretary of the Board are hereby authorized, respectively, to execute and attest the Exchange Agreement together with such modifications therein as the President may approve under authority of this resolution; provided, however, that such agreement shall not be binding upon the Board until an executed original of the Exchange Agreement has been delivered to the Partnership; and the President, or his designee, is hereby authorized to take such further actions and execute such other documents as may be necessary and appropriate in furtherance of this resolution.

**PASSED BY THE BOARD OF EDUCATION OF DUNLAP COMMUNITY UNIT  
SCHOOL DISTRICT NO. 323 BY A 2/3 MAJORITY VOTE THEREOF IN REGULAR  
AND PUBLIC SESSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

\_\_\_\_\_  
President, Board of Education

**ATTEST:**

\_\_\_\_\_  
Secretary, Board of Education



## **EXHIBIT B - Real Estate Exchange Agreement**