



VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS

ORDINANCE NO. 20131203C

AN ORDINANCE AUTHORIZING EXECUTION OF THE ANNEXATION AGREEMENT FOR THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(CROWN PROPERTY)

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 3rd day of December, 2013

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 3rd day of December, 2013

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ORDINANCE NO. 20131203C

**AN ORDINANCE AUTHORIZING EXECUTION OF AN ANNEXATION AGREEMENT FOR THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
(CROWN PROPERTY)**

BE IT ORDAINED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-8 *et seq* ; and,

WHEREAS, the corporate authorities of the Village has held a public hearing on the proposed amended agreement, similar in form and substance to the Agreement attached hereto, pursuant to notice by publication in a newspaper of general circulation in the Village being not less than 15 days nor more than 30 days prior to said public hearing, and,

WHEREAS, the corporate authorities have approved this Amended Agreement, and,

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows

SECTION ONE: ANNEXATION AGREEMENT

That the Annexation Agreement entered into by and between the VILLAGE OF SUGAR GROVE, an Illinois municipal corporation (the "VILLAGE"), and Sugar Grove L L C , an Illinois Limited Liability Company, (the "Owner"), setting forth terms and conditions relating to the territory described in **Exhibit "A"** is hereby incorporated by reference in this ordinance as if fully set forth in the body hereof, a copy of which is attached hereto as **Exhibit "B"**. Said **Exhibit "B"** is hereby approved and the Village President and Clerk are hereby authorized to execute said amended agreement on behalf of the Village of Sugar Grove

SECTION TWO: RECORDING AND NOTICE

The Village Clerk is hereby authorized to record this ordinance along with all exhibits in the Office of the Recorder of Kane County

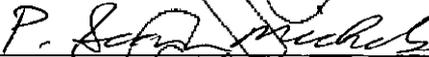
SECTION THREE: GENERAL PROVISIONS

REPEALER All ordinances or portions thereof in conflict with this annexation ordinance are hereby repealed

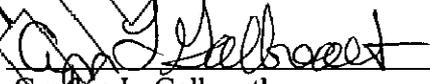
SEVERABILITY Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 3rd day of December, 2013



 P. Sean Michels,
 President of the Board of Trustees
 of the Village of Sugar Grove, Kane
 County, Illinois

ATTEST 

 Cynthia L. Galbreath,
 Clerk, Village of Sugar Grove

	Aye	Nay	Absent
Trustee Bohler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Montalto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Paluch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Geary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Herron	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
President Michels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

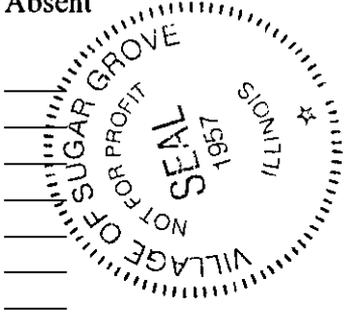


EXHIBIT A

PARCEL 1 THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220 20 FEET TO AN EXISTING LIMESTONE MONUMENT, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463 91 FEET TO AN EXISTING IRON PIPE STAKE, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175 00 FEET, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265 54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING, THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908 39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCELE8- 28 2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE SOUTH 6 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 1165 95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED-7077, AFOREMENTIONED, 669 96 FEET TO AN ANGLE IN SAID NORTHERLY LINE, THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845 31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712 02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102.08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35 13 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 4 THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94 40 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161 28 FEET TO THE SOUTHEASTERLY

CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372 20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989 79 FEET AND WHOSE TANGENT LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 194 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490 70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409.64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED-7077, AFOREMENTIONED, THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8-28 3, A DISTANCE OF 246 07 FEET TO AN ANGLE IN SAID EASTERLY LINE, THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828.42 FEET TO THE CENTER LINE OF SEA KEY ROAD, THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588 97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902.50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274 10 FEET, THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297 15 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 5 THAT PART LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET NORMAL DISTANT EASTERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 47 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, 16 90 CHAINS EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED DATED OCTOBER 17, 1844 AND RECORDED APRIL 24, 1848 IN BOOK 10, PAGE 487, THENCE SOUTH 40 DEGREES EAST ALONG SAID WESTERLY LINE 13 83 CHAINS TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO HARRY WHITE BY DEED DATED NOVEMBER 8, 1844 AND RECORDED DECEMBER 21, 1849 IN BOOK 16, PAGE 56,

THENCE SOUTH 68 DEGREES WEST ALONG SAID NORTHERLY LINE 14 80 CHAINS, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID, 15 78 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 1 58 CHAINS, THENCE NORTH THREE AND THREE QUARTERS DEGREES WEST 15 88 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 6 THAT PART OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 580 80 FEET TO THE CENTER LINE OF A ROAD, THENCE NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE 625 20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO 47, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST 63 08 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075 FOR A POINT OF BEGINNING, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST 66 12 FEET TO A POINT THAT IS 129 20 FEET NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST OF THE CENTER LINE OF SAID STATE ROUTE, THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS EAST 4105 25 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E8-31, BEING PART OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CONDEMNATION PROCEEDINGS HELD IN THE CIRCUIT COURT OF KANE COUNTY AND KNOWN AS CASE NO 71-ED-7447, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1439 12 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 60 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 301 10 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 52 DEGREES, 25 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 500 73 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1314 01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 88 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 938 03 FEET TO A POINT THAT IS 995 45 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 4 DEGREES, 08 MINUTES, 43 SECONDS WEST 221 76 FEET TO A MONUMENTAL STONE, THENCE SOUTH 84 DEGREES, 15 MINUTES, 40 SECONDS WEST 1502.24 FEET TO THE NORTHEAST CORNER OF PARCEL E8-31 1, BEING PART OF SAID ILLINOIS STATE TOLL HIGHWAY PREMISES, THENCE SOUTH 19 DEGREES, 39 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 447 36 FEET TO THE SOUTHERLY CORNER THEREOF, THENCE SOUTH 41 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 100 38 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE SOUTH 35 DEGREES, 25 MINUTES, 34 SECONDS EAST ALONG THE

NORTHEASTERLY LINE OF SAID STATE ROUTE 72 39 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED RECORDED APRIL 24, 1848 IN BOOK 10 AT PAGE 487, THENCE SOUTH 39 DEGREES, 38 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LINE 328 87 FEET TO A STONE ON THE SOUTHEASTERLY LINE EXTENDED OF LOT 13 IN MARIAN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE SOUTH 66 DEGREES, 02 MINUTES, 22 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE EXTENDED 24 63 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075, A DISTANCE OF 1550 42 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 7 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 580 8 FEET TO THE CENTER LINE OF A GRAVEL ROAD, THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 625 2 FEET TO THE CENTER LINE OF STATE HIGHWAY NO 47 FOR THE POINT OF BEGINNING, THENCE NORTH 87 DEGREES 59 MINUTES EAST 129 2 FEET, THENCE NORTH 88 DEGREES 37 MINUTES EAST 215 1 FEET, THENCE SOUTH 9 DEGREES 54 MINUTES EAST 404.5 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290 6 FEET TO THE CENTER LINE OF SAID STATE HIGHWAY NO 47, THENCE NORTHERLY ALONG SAID CENTER LINE 414 8 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WESTERLY OF A LINE DRAWN 60 FEET EASTERLY OF AND RADIALLY DISTANT FROM THE CENTER LINE OF F.A. ROUTE 47), IN TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 8 THAT PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 215 10 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 9 DEGREES 54 MINUTES 00 SECONDS EAST 404 50 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 228 93 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1363 04 FEET TO THE SOUTH LINE EXTENDED

WESTERLY OF UNIT NO 1 - OAKCREST, SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE EXTENDED 585 70 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO 1, THENCE NORTH 34 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID UNIT 1, 472 01 FEET TO THE CENTER LINE OF MERRILL ROAD, THENCE SOUTH 55 DEGREES, 09 MINUTES 08 SECONDS EAST ALONG SAID CENTER LINE 56 0 FEET TO AN ANGLE IN SAID MERRILL ROAD CENTER LINE, THENCE SOUTH 57 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID CENTER LINE 612 98 FEET TO THE SOUTHEAST CORNER OF SAID UNIT NO 1, BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT 714344, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PUBLIC SERVICE COMPANY (NOW COMMONWEALTH EDISON COMPANY) TRACT, 247 08 FEET TO AN ANGLE IN SAID NORTH LINE, THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 4712 94 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E-8-33 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 2960 71 FEET TO A LINE DRAWN NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 3890 15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE EASTERLY, 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 215 10 FEET, THENCE SOUTH 08 DEGREES 50 MINUTES 33 SECONDS EAST 404 5 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST 229 34 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY, 265 47 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3879 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 10 DEGREES 59 MINUTES 30 SECONDS EAST TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 76 93 TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTHERLY, 45 24 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3889 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 07 DEGREES 34 MINUTES 24 SECONDS EAST TO THE CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST,

137 50 FEET ALONG SAID CENTERLINE AS STAKED; THENCE SOUTH 47 DEGREES 39 MINUTES 05 SECONDS EAST, 270 56 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED TO THE POINT OF BEGINNING, THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS EAST, 441.01 FEET, THENCE SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, 573 32 FEET, THENCE SOUTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440 04 FEET TO THE SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 54 DEGREES 03 MINUTES 27 SECONDS WEST, 470 21 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 47 DEGREES 39 MINUTES 05 SECONDS WEST, 103 59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 10 THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST 393 71 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 00220581 TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 3036.76 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF TO THE NORTHEAST CORNER OF THE WEST 13 26 CHAINS, AS OCCUPIED, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, THENCE SOUTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 1322 63 FEET ALONG THE EAST LINE, AS OCCUPIED, OF SAID WEST 13 26 CHAINS TO THE SOUTHEAST CORNER OF SAID WEST 13 26 CHAINS, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 2045 24 FEET ALONG THE SOUTH LINE, AS MONUMENTED, OF SAID NORTH HALF TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602 92 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS OF REAL ESTATE

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST, 196 56 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 00220581, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 189 96 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 65 00 FEET, THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST, 126 36 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, 83 91 FEET, THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 86 56 FEET TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 255 00 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO,

AND ALSO,

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 1156 98 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE CENTER LINE OF MERILL ROAD, AS IT EXISTED IN 1936, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 424 22 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, 391 78 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 540 27 FEET; THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 224 41 FEET TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345 72 FEET ALONG MERILL ROAD TO THE AFOREMENTIONED NORTH LINE OF SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 412 23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS

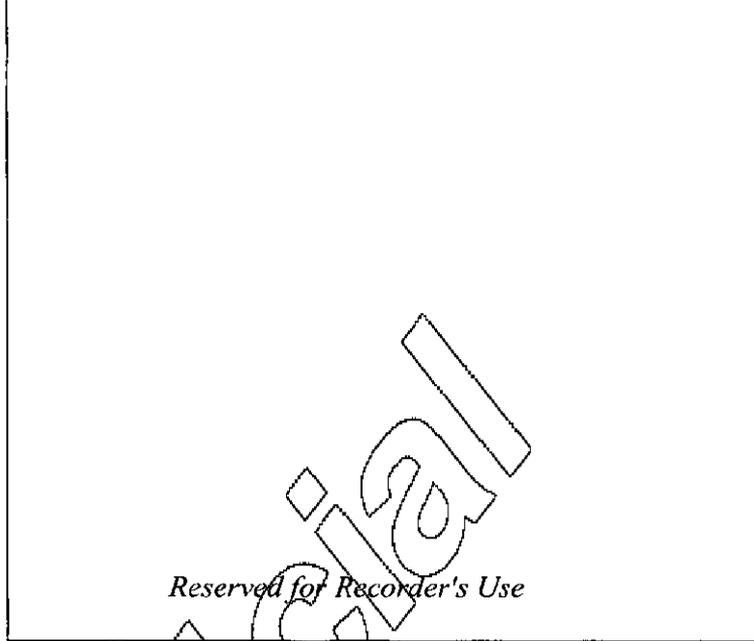
EXHIBIT B

Unofficial

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

*Prepared by
Steven A Andersson
Mickey, Wilson, Weiler, Renzi &
Andersson, P C
P O Box 787
2111 Plum St , Suite 201
Aurora, Illinois, 60507-0787*

*Return to after recording
VILLAGE Clerk
VILLAGE of Sugar Grove
10 S Municipal Drive
Sugar Grove, IL 60554*



ANNEXATION AGREEMENT

CROWN PROPERTY

This Annexation Agreement (the "Agreement"), is made and entered into this 3rd day of December, 2013, by and between the VILLAGE OF SUGAR GROVE, a municipal corporation (the "VILLAGE"), and Sugar Grove LLC, an Illinois Limited Liability Company, (collectively the "OWNER"), individually referred to as "Party" and collectively referred to as "Parties "

WITNESSETH

WHEREAS, OWNER owns fee simple interest to the property which is legally described in Exhibit "A," attached hereto, consisting of approximately 792 acres, more or less (the "Property"), and,

WHEREAS, the Property is situated in the unincorporated area of Kane County and is contiguous to the incorporated territory of the VILLAGE, and,

WHEREAS, it is the desire of OWNER to annex to the VILLAGE in accordance with the terms of this Agreement and the ordinances of the VILLAGE, and,

WHEREAS, it is the desire of the VILLAGE to annex the Property pursuant to the terms and conditions of this Agreement and the ordinances of the VILLAGE, and,

WHEREAS, OWNER has or will perform and execute all acts required by law to effectuate such annexation, and,

WHEREAS, OWNER will perform all acts, duties and responsibilities required by this Agreement and by the VILLAGE Code to develop the Property, and,

WHEREAS, all notices required by law relating to this annexation and to this Agreement have been given to the persons or entities entitled to such notice pursuant to the applicable provisions of the Illinois Compiled Statutes, and,

WHEREAS, the Corporate Authorities of the VILLAGE have duly affixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Illinois Compiled Statutes, and,

WHEREAS, in reliance upon the development of the Property in the manner proposed, OWNER, and the VILLAGE have executed all petitions and other documents that are necessary to accomplish the annexation of the Property to the VILLAGE, and,

WHEREAS, it is the desire of the VILLAGE and OWNER that the development of the Property proceed, subject to the ordinances, codes and regulations of the VILLAGE as amended, and,

WHEREAS, in accordance with the powers granted to the VILLAGE by the provisions of 65 ILCS 5/11-15 1-1 through 15 1-5, inclusive, relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the Property and to provide for various other matters related directly or indirectly to the annexation of the Property as authorized by the provisions of said statutes, and,

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties agree as follows

1 **ANNEXATION.**

OWNER has filed with the Clerk of the VILLAGE a duly executed verified petition pursuant to, and in accordance with, the provisions of 65 ILCS 5/7-1-1 *et seq* to annex the Property and any adjacent highways to the VILLAGE subject to the approval of this Agreement. Upon execution of this Agreement the VILLAGE shall thereafter take all steps necessary to annex and zone the Property pursuant to the terms of this Agreement. The Annexation of the Property shall occur in two phases. The portion of the Property described on Exhibit A-1 (attached hereto and incorporated herein by reference) shall be annexed immediately upon execution of this Agreement. It is expressly understood that this Agreement, in its entirety, together with the Petition for Annexation for the Property, shall be null, void and of no force and effect unless the portion of the Property described on Exhibit A-1 is zoned and classified as provided in this Agreement by the adoption of ordinances by the VILLAGE contemporaneously

with the annexation of the PROPERTY. The annexation of the portion of the Property legally described on Exhibit A-2 (attached hereto and incorporated herein by reference) shall occur upon the 1st Amendment of this agreement contemplated in Section 3 and Exhibit B hereto.

2 **ZONING.**

After annexation of the Property, per the Zoning Ordinance Section 11-2-5 the Property shall be automatically classified as an E-1 Estate Residential District.

3 **FUTURE USE AND DEVELOPMENT.**

The Parties acknowledge that the current use of the Property is agricultural (plants, not animal husbandry which is hereby prohibited). Said use may continue upon and after annexation of the Property to the VILLAGE uninterrupted for the duration of this Agreement. Further, no other uses, may be commenced, nor may any further development of the Property (of any type or character) be commenced until an amended annexation agreement for the Property is agreed to between the then OWNER of the Property (or portion of the Property) and the VILLAGE. Said Amendment shall encompass the items listed on Exhibit B and potentially other items not yet contemplated by the Parties. The VILLAGE is free to condition its approval of an amendment on any items it deems appropriate at the time and shall not be required to approve any amendment or allow any use (other than what is occurring as of the date of this agreement) unless it wishes to do so in its sole and absolute discretion. The Parties acknowledge that said discretion on the part of the VILLAGE is broad, and as such, the only remedy for the then current OWNER, if he/she/it is not satisfied with the proposed conditions of an amendment, is that he/she/it shall be permitted to disconnect the Property from the VILLAGE, pursuant to Paragraph 4 hereof.

4 **DISCONNECTION**

A) **Voluntary** As noted in Paragraph 3 hereof, the VILLAGE acknowledges that VILLAGE and OWNER have entered into this Agreement with the expectation that the Agreement would be subsequently amended to incorporate certain mutually satisfactory conditions for development, including, but not limited to, the rezoning of part or all of the Property, the issuance of special uses, and the modification of certain VILLAGE ordinances (the "Conditions of Development"). In the event that OWNER determines, anytime prior to the issuance of the first occupancy permit within the Property, that, in its sole opinion, the Conditions of Development it deems necessary for the development of the Property have not been incorporated into an Amendment of this Agreement, then OWNER may elect to disconnect the entire Property from the VILLAGE. Upon receipt of OWNER's notice of disconnection, VILLAGE and OWNER shall immediately take such actions as may be required to effect the disconnection of the Property from the VILLAGE, including but not limited to the filing of petitions and the passage of ordinances. Upon such disconnection, this Agreement shall be of no further force and effect, except as otherwise provided herein.

VILLAGE agrees that it shall not annex, incorporate, consolidate, or otherwise join any property contiguous to the Property to the VILLAGE prior to the issuance of the first occupancy

permit on the Property unless such annexation, incorporation, consolidation or any other joinder of property will not (i) affect the Property's status as located on the border of the VILLAGE and (ii) in the event the Property is disconnected, result in the isolation of any part of the VILLAGE from the remainder of the VILLAGE. The OWNER may waive the provisions of this subparagraph without an amendment of this Agreement.

VILLAGE hereby acknowledges that if the Property is disconnected from the VILLAGE pursuant to this provision (a) the growth prospects and plan and zoning ordinances of the VILLAGE would not be unreasonably disrupted, (b) there would be no disruption to existing municipal service facilities, such as, but not limited to, sewer systems, street lighting, water mains, garbage collection, and fire protection, and (c) if disconnected, the VILLAGE would not be unduly harmed through loss of tax revenue in the future.

B) Mandatory: In the event no amended annexation Agreement has been entered into by the Parties (or their successors), the OWNER agrees to consent (and does hereby consent) to a disconnection of the Property by the VILLAGE 19 years and 6 months after execution hereof. The OWNER agrees it shall immediately take such actions as may be required to effect the disconnection of the Property from the VILLAGE, including but not limited to, the filing of petitions.

5 **TIME IS OF THE ESSENCE.**

It is understood and agreed by the parties that time is of the essence in this Agreement, and that all parties will make every reasonable effort to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this Agreement requires their continued cooperation.

6 **BINDING EFFECT AND TERM.**

This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their successors and assigns including, but not limited to, successor OWNER of record, successor developers, lessees and successor lessees, and upon any successor municipal authority of the VILLAGE and successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. The Parties agree that this Agreement may be amended, at any time. This power to amend includes the power to amend the Agreement as to only a portion of the Property. An amendment as to any portion of the Property shall only require the consent of the then OWNER of said portion of the Property and shall not require the consent of the then OWNER(s) of any other portion of the Property. It is acknowledged that this power to amend as to a portion of the Property may result in inequitable treatment between the OWNERS of portions of the Property as to obligations that may have once been uniform across the Property. The OWNER hereby agrees that the benefits of the ability to amend this Agreement (by OWNERS of portions of the Property) outweigh the potential detriments of inequitable treatment and agrees to this provision (thus binding its successor OWNERS) in spite of said potential inequities.

7 **NOTICES.**

Upon a breach of this Agreement, any of the Parties in any court of competent jurisdiction, by any action or proceeding at law or in equity, may exercise any remedy available at law or equity

Before any failure of any Party of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing, by certified mail/receipt requested, the Party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded

Notice shall be provided at the following addresses

VILLAGE

Village of Sugar Grove
10 S Municipal Drive
Sugar Grove, IL 60554

Copy to

VILLAGE Attorney
Steven A. Andersson
Mickey, Wilson, Weller, Renzi & Andersson P C
2111 Plum Street, Suite 201
Aurora, Illinois 60507-0787

OWNER

Sugar Grove LLC
1751A West Diehl Road
Naperville, Illinois 60563

Copy to

Gould & Ratner LLP
John H Mays
222 N LaSalle Street, Suite 800
Chicago, IL 60601

8 **AGREEMENT TO PREVAIL OVER ORDINANCES.**

In the event of any conflict between this Agreement and any ordinances of the VILLAGE in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provision of this Agreement shall prevail to the extent of any such conflict or inconsistency

9 **PARTIAL INVALIDITY OF AGREEMENT.**

If any provision of this Agreement (except those provisions relating to the requested rezoning of the Property identified herein and the ordinances adopted in connection herewith), or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of

any other terms, conditions and provisions of this Agreement and, to that end, any terms, conditions and provisions of this Agreement are declared to be severable

If for any reason during the term of this Agreement, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning is declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans, plat approvals or zoning ordinances effectuating the zoning, variations and plat approvals proposed herein

10 MISCELLANEOUS

A **Headings** The article headings are inserted for convenience only, and in no way define, limit or describe the scope or intent of any article or section of this Agreement

B **Governing Law and Venue** This Agreement, and the covenants and undertakings made hereunder, are performable in Kane County, Illinois, and shall be governed by the laws of the State of Illinois Any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois

C **Mutual Assurances** The Parties shall do all things necessary or appropriate to carry out the terms and provision of this Agreement, and to aid and assist each other in carrying out the terms and objectives of this Agreement and the intentions of the Parties as stated herein Such actions shall include, but not be limited to, giving of such notices, holding public hearings, enactment by the VILLAGE of such resolutions, ordinances, or other measures as may be necessary to enable the Parties' compliance with the provisions of this Agreement

D **Amendment** This Agreement, together with the exhibits attached hereto, may be amended only by the written agreement of the Parties, and execution of all required ordinances and after provided public notice as provided by law

E **Entire Agreement.** This Agreement, together with all exhibits referenced herein and attached hereto, contains all agreements, understandings, and covenants of the Parties

F **Conflict** In the event there is a conflict between the terms and provision of the body of the text of this Agreement with the applicable VILLAGE codes, ordinances, or regulations, the terms and provisions of this Agreement shall control and prevail Except as specifically provided otherwise in this agreement, all parties shall perform their obligations under this agreement in accordance with all applicable State, Federal and County laws, rules, ordinances and regulations and all VILLAGE Ordinances, resolutions and rules and regulations at the time of reference

G **Counterparts** This Agreement may be signed in counterparts

H **Incorporation of Recitals** The Recitals are material to this Agreement, and are incorporated as part of this Agreement by this reference

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written

[Space below intentionally left blank]

Unofficial

VILLAGE:

THE VILLAGE OF SUGAR GROVE

By P. Sean Michels
P Sean Michels, Village President

Attest Cynthia L Galbreath
Cynthia L Galbreath, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that P Sean Michels and Cynthia L Galbreath, personally known to me to be the VILLAGE President and VILLAGE Clerk, respectively, of the VILLAGE of Sugar Grove, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such VILLAGE President and VILLAGE Clerk, they signed and delivered the said instrument as President and VILLAGE Clerk caused the corporate seal of said VILLAGE to be affixed thereto, pursuant to authority, given by the VILLAGE of Sugar Grove VILLAGE Trustees as the free and voluntary act and deed of said VILLAGE for the uses and purposes set forth.

Given under my hand and official seal, this 17th day of December, 2013

UNOFFICIAL

Holly J Baker
Notary Public

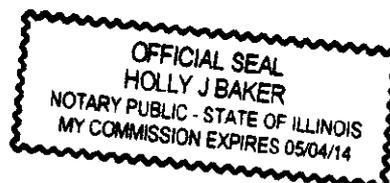


EXHIBIT LIST

Exhibit "A"	LEGAL DESCRIPTION
"Exhibit A-1"	LEGAL DESCRIPTION OF PHASE 1 OF ANNEXATION
"Exhibit A-2"	LEGAL DESCRIPTION OF PHASE 2 OF ANNEXATION
Exhibit "B"	CHECKLIST OF AMENDMENT ISSUES

Unofficial

Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED

PARCEL 1 THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220 20 FEET TO AN EXISTING LIMESTONE MONUMENT, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463 91 FEET TO AN EXISTING IRON PIPE STAKE, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175 00 FEET, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265 54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING, THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908 39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8- 28 2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE SOUTH 06 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 7165 95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED-7077, AFOREMENTIONED, 669 96 FEET TO AN ANGLE IN SAID NORTHERLY LINE, THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845 31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712 02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102 08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35 13 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 2 THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE, THENCE SOUTHERLY, 366 30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT

THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336 FOR A POINT OF BEGINNING, THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955 09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL, THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273 19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572 87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2776 73 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8, THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 251 66 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY CORNER OF PART "C" OF PARCEL NO 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO 70ED8972, THENCE NORTH 23 DEGREES 43 MINUTES 23 SECONDS EAST, 127 64 FEET ALONG THE EASTERLY LINE OF ROUTE 47, BEING THE EASTERLY LINE OF SAID PART "C" OF PARCEL NO 0066, TO AN ANGLE POINT, THENCE NORTH 31 DEGREES 02 MINUTES 48 SECONDS EAST, 154 30 FEET ALONG SAID EASTERLY LINE, THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST, 563 45 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PROPERTY CONVEYED TO NICHOLAS PANAGIOTAROS AS PER DEED RECORDED AS DOCUMENT 2000K050918, THENCE NORTH 14 DEGREES 20 MINUTES 19 SECONDS EAST, 1017 33 FEET ALONG SAID PROLONGATED AND EASTERLY LINE TO THE NORTHEAST CORNER OF SAID PANAGIOTAROS PROPERTY, THENCE SOUTH 69 DEGREES 00 MINUTES 35 EAST, 156 76 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 98K036488 TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 3. THAT PART OF THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE, THENCE SOUTHERLY, 366 30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336, THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955 09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL, THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273 19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572 87

FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE FOR A POINT OF BEGINNING, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 758 17 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 11 DEGREES 48 MINUTES 48 SECONDS WEST, 291 56 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE IN THE CENTER LINE OF SEAVEY ROAD, THENCE NORTH 84 DEGREES 45 MINUTES 06 SECONDS WEST, 4 14 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT, THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2372.40 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF PART "A" OF PARCEL NO 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO 70ED8972 (THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PART "A" OF PARCEL NO 0066), THENCE NORTH 04 DEGREES 42 MINUTES 24 SECONDS EAST, 33 00 FEET; THENCE NORTH 77 DEGREES 30 MINUTES 30 SECONDS WEST, 234.68 FEET, THENCE NORTH 06 DEGREES 20 MINUTES 24 SECONDS WEST, 145 44 FEET, THENCE NORTH 10 DEGREES 53 MINUTES 12 SECONDS WEST, 147 37 FEET, THENCE NORTH 02 DEGREES 42 MINUTES 08 SECONDS EAST, 287 71 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8, THENCE NORTHERLY, 45 33 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1870.08 FEET, THE CHORD OF SAID CURVE BEARING NORTH 10 DEGREES 37 MINUTES 54 SECONDS EAST, THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 361 08 FEET ALONG SAID EASTERLY LINE TANGENT TO THE LAST DESCRIBED COURSE, THENCE SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST, 2776 73 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 4 THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94 40 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161 28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372 20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989 79 FEET AND WHOSE TANGENT LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED

POINT AN ARC DISTANCE OF 194 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490 70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409 64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED- 7077, AFOREMENTIONED, THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28 3, A DISTANCE OF 246 07 FEET TO AN ANGLE IN SAID EASTERLY LINE, THENCE NORTH 09 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828 42 FEET TO THE CENTER LINE OF SEAVEY ROAD, THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588 97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902 50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274 10 FEET, THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297 15 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 5. THAT PART LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET NORMAL DISTANT EASTERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 47 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, 16 90 CHAINS EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED DATED OCTOBER 17, 1844 AND RECORDED APRIL 24, 1848 IN BOOK 10, PAGE 487, THENCE SOUTH 40 DEGREES EAST ALONG SAID WESTERLY LINE 13 83 CHAINS TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO HARRY WHITE BY DEED DATED NOVEMBER 8, 1844 AND RECORDED DECEMBER 21, 1849 IN BOOK 16, PAGE 56, THENCE SOUTH 68 DEGREES WEST ALONG SAID NORTHERLY LINE 14 80 CHAINS, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID, 15 78 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 1 58 CHAINS, THENCE NORTH THREE AND THREE QUARTERS DEGREES WEST 15 88 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 6 THAT PART OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 580 80 FEET TO THE CENTER LINE OF A ROAD, THENCE NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST ALONG SAID CENTER LINE 625 20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 63 08 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075 FOR A POINT OF BEGINNING, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST 66 12 FEET TO A POINT THAT IS 129 20 FEET NORTH 87 DEGREES, 59 MINUTES, 00 SECONDS EAST OF THE CENTER LINE OF SAID STATE ROUTE, THENCE NORTH 88 DEGREES, 37 MINUTES, 00 SECONDS EAST 4105 25 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E8-31, BEING PART OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CONDEMNATION PROCEEDINGS HELD IN THE CIRCUIT COURT OF KANE COUNTY AND KNOWN AS CASE NO 71-ED-7447, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1439 12 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 60 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 301 10 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 52 DEGREES, 25 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 500 73 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1314 01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 88 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 938 03 FEET TO A POINT THAT IS 995 45 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 04 DEGREES, 08 MINUTES, 43 SECONDS WEST 221 76 FEET TO A MONUMENTAL STONE, THENCE SOUTH 84 DEGREES, 15 MINUTES, 40 SECONDS WEST 1502 24 FEET TO THE NORTHEAST CORNER OF PARCEL E8-31 1, BEING PART OF SAID ILLINOIS STATE TOLL HIGHWAY PREMISES, THENCE SOUTH 19 DEGREES, 39 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 447 36 FEET TO THE SOUTHERLY CORNER THEREOF, THENCE SOUTH 41 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 100 38 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE SOUTH 35 DEGREES, 25 MINUTES, 34 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 72.39 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED RECORDED APRIL 24, 1848 IN BOOK 10 AT PAGE 487, THENCE SOUTH 39 DEGREES, 38 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LINE 328 87 FEET TO A STONE ON THE SOUTHEASTERLY LINE EXTENDED OF LOT 13 IN MARIAN WOODS, BEING A

SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE SOUTH 66 DEGREES, 02 MINUTES, 22 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE EXTENDED 24 63 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075, A DISTANCE OF 1550 42 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 7 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 580 8 FEET TO THE CENTER LINE OF A GRAVEL ROAD, THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 625.2 FEET TO THE CENTER LINE OF STATE HIGHWAY NO 47 FOR THE POINT OF BEGINNING, THENCE NORTH 87 DEGREES 59 MINUTES EAST 129 2 FEET, THENCE NORTH 88 DEGREES 37 MINUTES EAST 215 1 FEET, THENCE SOUTH 09 DEGREES 54 MINUTES EAST 404 5 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290 6 FEET TO THE CENTER LINE OF SAID STATE HIGHWAY NO 47, THENCE NORTHERLY ALONG SAID CENTER LINE 414 8 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WESTERLY OF A LINE DRAWN 60 FEET EASTERLY OF AND RADially DISTANT FROM THE CENTER LINE OF F A ROUTE 47), IN TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 8 THAT PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 215 10 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 09 DEGREES 54 MINUTES 00 SECONDS EAST 404 50 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 228 93 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1363 04 FEET TO THE SOUTH LINE EXTENDED WESTERLY OF UNIT NO 1 - OAKCREST, SUGAR GROVE

TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE EXTENDED 585 70 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO. 1, THENCE NORTH 34 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID UNIT 1, 472 01 FEET TO THE CENTER LINE OF MERRILL ROAD, THENCE SOUTH 55 DEGREES, 09 MINUTES 08 SECONDS EAST ALONG SAID CENTER LINE 56 0 FEET TO AN ANGLE IN SAID MERRILL ROAD CENTER LINE, THENCE SOUTH 57 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID CENTER LINE 612 98 FEET TO THE SOUTHEAST CORNER OF SAID UNIT NO. 1, BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT 714344, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PUBLIC SERVICE COMPANY (NOW COMMONWEALTH EDISON COMPANY) TRACT, 247 08 FEET TO AN ANGLE IN SAID NORTH LINE, THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 4712 94 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E-8-33 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 2960 71 FEET TO A LINE DRAWN NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 3890 15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE EASTERLY, 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 215 10 FEET, THENCE SOUTH 08 DEGREES 50 MINUTES 33 SECONDS EAST 404 25 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST 229 34 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY, 265 47 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3879 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 10 DEGREES 59 MINUTES 30 SECONDS EAST TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 76 93 TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTHERLY, 45.24 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3889 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 07 DEGREES 34 MINUTES 24 SECONDS EAST TO THE CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST,

137 50 FEET ALONG SAID CENTERLINE AS STAKED, THENCE SOUTH 47 DEGREES 39 MINUTES 05 SECONDS EAST, 270 56 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED TO THE POINT OF BEGINNING, THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS EAST, 441 01 FEET, THENCE SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, 573 32 FEET, THENCE SOUTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440 04 FEET TO THE SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 54 DEGREES 03 MINUTES 27 SECONDS WEST, 470 21 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 47 DEGREES 39 MINUTES 05 SECONDS WEST, 103 59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 9 THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129 2 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 4460 0 FEET, THENCE NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST 182 23 FEET TO A LINE DRAWN PARALLEL WITH AND 191 0 FEET NORTHEASTERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PARCEL E-8-33 ACQUIRED BY ILLINOIS STATE TOLL HIGHWAY AUTHORITY, FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE PARALLEL AND CONCENTRIC WITH SAID CENTER LINE, 2314 41 FEET TO A LINE DRAWN SOUTH 01 DEGREE 27 MINUTES 00 SECONDS EAST FROM A POINT ON THE NORTH LINE OF SAID SECTION 4 THAT IS 620 4 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION 4. THENCE NORTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1356 71 FEET TO A LINE DRAWN NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST 1870 69 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS

PARCEL 10 THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERRILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG

MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST 393 71 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1984791 TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 3036 76 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF TO THE NORTHEAST CORNER OF THE WEST 13 26 CHAINS, AS OCCUPIED, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, THENCE SOUTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 1322 63 FEET ALONG THE EAST LINE, AS OCCUPIED, OF SAID WEST 13 26 CHAINS TO THE SOUTHEAST CORNER OF SAID WEST 13 26 CHAINS, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 2045 24 FEET ALONG THE SOUTH LINE, AS MONUMENTED, OF SAID NORTH HALF TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602 92 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS OF REAL ESTATE

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST, 253 00 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 1984791, THENCE SOUTH 51 DEGREES 12 MINUTES 59 SECONDS EAST, 165 89 FEET, THENCE SOUTH 06 DEGREES 59 MINUTES 05 SECONDS WEST, 192 43 FEET, THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 89 40 FEET TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 267 31 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO,

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 1156 98 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE CENTER LINE OF MERILL ROAD, AS IT EXISTED IN 1936, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 424 22 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE POINT OF BEGINNING,

THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST , 391 78 FEET,
THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 540 27 FEET, THENCE
SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 224 41 FEET TO A POINT IN
MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345 72
FEET ALONG MERILL ROAD TO THE AFOREMENTIONED NORTH LINE OF SAID
QUARTER SECTION, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST,
412 23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SUGAR
GROVE TOWNSHIP, KANE COUNTY, ILLINOIS

Unofficial

“Exhibit A-1”

LEGAL DESCRIPTION OF PHASE 1 OF ANNEXATION

PARCEL 1 THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220 20 FEET TO AN EXISTING LIMESTONE MONUMENT, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463 91 FEET TO AN EXISTING IRON PIPE STAKE, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175 00 FEET, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265.54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING, THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908 39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8- 28 2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE SOUTH 6 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 1165 95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED-7077, AFOREMENTIONED, 669 96 FEET TO AN ANGLE IN SAID NORTHERLY LINE, THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845 31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712 02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102 08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35 13 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 4 THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94 40 FEET FOR A POINT OF BEGINNING,

THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161 28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372 20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989 79 FEET AND WHOSE TANGENT LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC DISTANCE OF 194.86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490 70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409 64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED- 7077, AFOREMENTIONED, THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28 3, A DISTANCE OF 246 07 FEET TO AN ANGLE IN SAID EASTERLY LINE, THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828 42 FEET TO THE CENTER LINE OF SEAVEY ROAD, THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 2588 97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902 50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274 10 FEET, THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297 15 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 300 FEET THEREOF, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 5 THAT PART LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET NORMAL DISTANT EASTERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 47 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHWEST QUARTER, 16 90 CHAINS EAST OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED DATED OCTOBER 17, 1844 AND RECORDED APRIL 24, 1848 IN BOOK 10, PAGE 487, THENCE SOUTH 40 DEGREES EAST ALONG SAID WESTERLY LINE 13 83 CHAINS TO THE NORTHERLY

LINE OF A TRACT OF LAND CONVEYED TO HARRY WHITE BY DEED DATED NOVEMBER 8, 1844 AND RECORDED DECEMBER 21, 1849 IN BOOK 16, PAGE 56, THENCE SOUTH 68 DEGREES WEST ALONG SAID NORTHERLY LINE 14 80 CHAINS, THENCE WESTERLY ALONG SAID NORTHERLY LINE TO A POINT IN THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID, 15 78 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE WEST 1.58 CHAINS, THENCE NORTH THREE AND THREE QUARTERS DEGREES WEST 15 88 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 6 THAT PART OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 580/80 FEET TO THE CENTER LINE OF A ROAD, THENCE NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST ALONG SAID CENTER LINE 625 20 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO 47, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST 63 08 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075 FOR A POINT OF BEGINNING, THENCE CONTINUING NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST 66 12 FEET TO A POINT THAT IS 129 20 FEET NORTH 87 DEGREES, 59 MINUTES, 0 SECONDS EAST OF THE CENTER LINE OF SAID STATE ROUTE, THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS EAST 4105 25 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E8-31, BEING PART OF PREMISES ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CONDEMNATION PROCEEDINGS HELD IN THE CIRCUIT COURT OF KANE COUNTY AND KNOWN AS CASE NO 71-ED-7447, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1439 12 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 60 DEGREES, 02 MINUTES, 46 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 301 10 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 52 DEGREES, 25 MINUTES, 58 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 500 73 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE, THENCE NORTH 55 DEGREES, 17 MINUTES, 41 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 1314 01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 88 DEGREES, 15 MINUTES, 15 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 938 03 FEET TO A POINT THAT IS 995 45 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 4 DEGREES, 08 MINUTES, 43 SECONDS WEST 221 76 FEET TO A MONUMENTAL STONE, THENCE SOUTH 84 DEGREES, 15 MINUTES, 40 SECONDS WEST 1502 24 FEET TO THE NORTHEAST CORNER OF PARCEL E8-31 1, BEING PART OF SAID ILLINOIS STATE TOLL HIGHWAY PREMISES, THENCE SOUTH 19 DEGREES, 39 MINUTES, 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PARCEL 447 36 FEET TO THE SOUTHERLY CORNER THEREOF, THENCE SOUTH 41 DEGREES 08 MINUTES 37

SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 100 38 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE SOUTH 35 DEGREES, 25 MINUTES, 34 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID STATE ROUTE 72 39 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO HORACE MASON BY DEED RECORDED APRIL 24, 1848 IN BOOK 10 AT PAGE 487, THENCE SOUTH 39 DEGREES, 38 MINUTES, 22 SECONDS EAST ALONG SAID WESTERLY LINE 328 87 FEET TO A STONE ON THE SOUTHEASTERLY LINE EXTENDED OF LOT 13 IN MARIAN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE SOUTH 66 DEGREES, 02 MINUTES, 22 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE EXTENDED 24 63 FEET TO THE EASTERLY LINE OF SAID STATE ROUTE, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID STATE ROUTE AS ESTABLISHED BY DOCUMENT 1172075, A DISTANCE OF 1550 42 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 7 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 580 8 FEET TO THE CENTER LINE OF A GRAVEL ROAD, THENCE NORTH 87 DEGREES 59 MINUTES EAST ALONG SAID CENTER LINE, 625 2 FEET TO THE CENTER LINE OF STATE HIGHWAY NO. 47 FOR THE POINT OF BEGINNING, THENCE NORTH 87 DEGREES 59 MINUTES EAST 129 2 FEET, THENCE NORTH 88 DEGREES 37 MINUTES EAST 215 1 FEET, THENCE SOUTH 9 DEGREES 54 MINUTES EAST 404 5 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES WEST 290 6 FEET TO THE CENTER LINE OF SAID STATE HIGHWAY NO. 47, THENCE NORTHERLY ALONG SAID CENTER LINE 414 8 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WESTERLY OF A LINE DRAWN 60 FEET EASTERLY OF AND RADIALLY DISTANT FROM THE CENTER LINE OF F.A. ROUTE 47), IN TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS

PARCEL 8 THAT PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 215 10 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 9 DEGREES 54 MINUTES 00 SECONDS EAST 404 50 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 228 93 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO. 47 AS ESTABLISHED BY

PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY ALONG SAID EASTERLY LINE 1363 04 FEET TO THE SOUTH LINE EXTENDED WESTERLY OF UNIT NO 1 - OAKCREST, SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY LINE EXTENDED 585 70 FEET TO THE SOUTHWEST CORNER OF SAID UNIT NO 1, THENCE NORTH 34 DEGREES 50 MINUTES 01 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID UNIT 1, 472 01 FEET TO THE CENTER LINE OF MERRILL ROAD, THENCE SOUTH 55 DEGREES, 09 MINUTES 08 SECONDS EAST ALONG SAID CENTER LINE 56 0 FEET TO AN ANGLE IN SAID MERRILL ROAD CENTER LINE, THENCE SOUTH 57 DEGREES 45 MINUTES 58 SECONDS EAST ALONG SAID CENTER LINE 612 98 FEET TO THE SOUTHEAST CORNER OF SAID UNIT NO 1, BEING ALSO ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENT 714344, THENCE NORTH 88 DEGREES 02 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID PUBLIC SERVICE COMPANY (NOW COMMONWEALTH EDISON COMPANY) TRACT, 247 08 FEET TO AN ANGLE IN SAID NORTH LINE, THENCE NORTH 88 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 4712 94 FEET TO THE SOUTHWESTERLY LINE OF PARCEL E-8-33 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 2960 71 FEET TO A LINE DRAWN NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 37 MINUTES 00 SECONDS WEST 3890 15 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD SUBDIVISION, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE EASTERLY, 129 20 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 89 DEGREES 41 MINUTES 51 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 215 10 FEET; THENCE SOUTH 08 DEGREES 50 MINUTES 33 SECONDS EAST 404 5 FEET, THENCE SOUTH 89 DEGREES 46 MINUTES 31 SECONDS WEST 229 34 FEET TO THE EASTERLY LINE OF ILLINOIS STATE ROUTE NO 47 AS ESTABLISHED BY PROCEEDINGS OF THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AND KNOWN AS CASE 70 ED 7738, THENCE SOUTHERLY, 265 47 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3879 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 10 DEGREES 59 MINUTES 30 SECONDS EAST TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTH 15 DEGREES 56 MINUTES 15 SECONDS EAST, 76 93 TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTHERLY, 45 24 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT

HAVING A RADIUS OF 3889 83 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 07 DEGREES 34 MINUTES 24 SECONDS EAST TO THE CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST, 137 50 FEET ALONG SAID CENTERLINE AS STAKED, THENCE SOUTH 47 DEGREES 39 MINUTES 05 SECONDS EAST, 270 56 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED TO THE POINT OF BEGINNING, THENCE NORTH 33 DEGREES 54 MINUTES 49 SECONDS EAST, 441 01 FEET, THENCE SOUTH 52 DEGREES 48 MINUTES 19 SECONDS EAST, 573 32 FEET, THENCE SOUTH 33 DEGREES 54 MINUTES 49 SECONDS WEST, 440 04 FEET TO THE SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 54 DEGREES 03 MINUTES 27 SECONDS WEST, 470 21 FEET ALONG SAID CENTERLINE OF MERRILL ROAD, AS STAKED, THENCE NORTH 47 DEGREES 39 MINUTES 05 SECONDS WEST, 103 59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 10 THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST 393 71 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 00220581 TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 3036 76 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTH HALF TO THE NORTHEAST CORNER OF THE WEST 13 26 CHAINS, AS OCCUPIED, OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4, THENCE SOUTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 1322 63 FEET ALONG THE EAST LINE, AS OCCUPIED, OF SAID WEST 13 26 CHAINS TO THE SOUTHEAST CORNER OF SAID WEST 13 26 CHAINS, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 2045 24 FEET ALONG THE SOUTH LINE, AS MONUMENTED, OF SAID NORTH HALF TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 1602 92 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS OF REAL ESTATE

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTH HALF, THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 99 46 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP AND RANGE AFORESAID TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 483 0 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, THENCE NORTH 38 DEGREES 47 MINUTES 01 SECONDS EAST, 196 56 FEET ALONG THE NORTHWESTERLY LINE OF PROPERTY DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT 00220581, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 189 96 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 65 00 FEET, THENCE SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST, 126 36 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 50 SECONDS WEST, 83 91 FEET, THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 86 56 FEET TO A POINT IN MERILL ROAD, THENCE NORTH 51 DEGREES 13 MINUTES 39 SECONDS WEST, 235 00 FEET ALONG MERILL ROAD TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS, AND ALSO,

AND ALSO,

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY), 1156 98 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE CENTER LINE OF MERILL ROAD, AS IT EXISTED IN 1936, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 424 22 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION, AS MONUMENTED, TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, 391 78 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, 540 27 FEET, THENCE SOUTH 38 DEGREES 46 MINUTES 21 SECONDS WEST, 224 41 FEET TO A POINT IN MERILL ROAD, THENCE SOUTH 51 DEGREES 13 MINUTES 39 SECONDS EAST, 345 72 FEET ALONG MERILL ROAD TO THE AFOREMENTIONED NORTH LINE OF SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 412 23 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS

“Exhibit A-2”

LEGAL DESCRIPTION OF PHASE 2 OF ANNEXATION

PARCEL 1A THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS THE NORTH 300 FEET OF THE FOLLOWING DESCRIBED PARCEL COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, THENCE NORTH 80 DEGREES, 31 MINUTES, 14 SECONDS EAST 220 20 FEET TO AN EXISTING LIMESTONE MONUMENT, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST 1463 91 FEET TO AN EXISTING IRON PIPE STAKE, THENCE NORTH 86 DEGREES, 54 MINUTES, 14 SECONDS EAST ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 175 00 FEET, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST 265 54 FEET TO AN EXISTING CROSS CUT ON THE CENTER OF A CONCRETE BRIDGE OVER BLACKBERRY CREEK FOR A POINT OF BEGINNING, THENCE SOUTH 86 DEGREES, 55 MINUTES, 14 SECONDS EAST ALONG THE CENTER LINE OF SEAVEY ROAD 1908 39 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8- 28 2 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE SOUTH 6 DEGREES, 55 MINUTES, 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT 1165 95 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE SOUTH 83 DEGREES, 23 MINUTES, 39 SECONDS WEST ALONG A NORTHERLY LINE OF A TRACT OF LAND KNOWN AS PARCEL E8-28A ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED-7077, AFOREMENTIONED, 669 96 FEET TO AN ANGLE IN SAID NORTHERLY LINE, THENCE NORTH 62 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 845 31 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 36 DEGREES, 35 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 712 02 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 30 DEGREES, 41 MINUTES, 55 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 349 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 37 DEGREES, 48 MINUTES, 25 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 102 08 FEET TO A LINE DRAWN NORTH 77 DEGREES, 24 MINUTES, 27 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 77 DEGREES, 24 MINUTES, 27 SECONDS EAST ALONG SAID LINE 35 13 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 2 THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE, THENCE SOUTHERLY, 366 30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT

THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336 FOR A POINT OF BEGINNING, THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955 09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL, THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273 19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572 87 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2776 73 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8, THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 251 66 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY CORNER OF PART "C" OF PARCEL NO 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO 70ED8972, THENCE NORTH 23 DEGREES 43 MINUTES 23 SECONDS EAST, 127 64 FEET ALONG THE EASTERLY LINE OF ROUTE 47, BEING THE EASTERLY LINE OF SAID PART "C" OF PARCEL NO 0066, TO AN ANGLE POINT, THENCE NORTH 31 DEGREES 02 MINUTES 48 SECONDS EAST, 154 30 FEET ALONG SAID EASTERLY LINE, THENCE SOUTH 79 DEGREES 22 MINUTES 50 SECONDS EAST, 563 45 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF PROPERTY CONVEYED TO NICHOLAS PANAGIOTAROS AS PER DEED RECORDED AS DOCUMENT 2000K050918, THENCE NORTH 14 DEGREES 20 MINUTES 19 SECONDS EAST, 1017 33 FEET ALONG SAID PROLONGATED AND EASTERLY LINE TO THE NORTHEAST CORNER OF SAID PANAGIOTAROS PROPERTY, THENCE SOUTH 69 DEGREES 00 MINUTES 36 EAST, 156 76 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 98K036488 TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 3 THAT PART OF THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AS MONUMENTED BY AN AXLE, THENCE SOUTHERLY, 366 30 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO AN IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN A DEED RECORDED AS DOCUMENT 2001K029336, THENCE SOUTH 68 DEGREES 17 MINUTES 52 SECONDS EAST, 1955 09 FEET ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 2001K029336 TO AN IRON PIPE AT THE FENCE CORNER OF A FENCE LINE BETWEEN PROPERTY OCCUPIED BY DONALD AND RUTH FEECE AND RALPH AND HELEN RUSSELL, THENCE SOUTH 12 DEGREES 33 MINUTES 48 SECONDS WEST, 273 19 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 572 87

FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE FOR A POINT OF BEGINNING, THENCE SOUTH 12 DEGREES 18 MINUTES 48 SECONDS WEST, 758 17 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE, THENCE SOUTH 11 DEGREES 48 MINUTES 48 SECONDS WEST, 291 56 FEET ALONG SAID OCCUPIED LINE TO AN IRON PIPE IN THE CENTER LINE OF SEAVEY ROAD, THENCE NORTH 84 DEGREES 45 MINUTES 06 SECONDS WEST, 4 14 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT, THENCE NORTH 85 DEGREES 17 MINUTES 36 SECONDS WEST, 2372 40 FEET ALONG SAID CENTERLINE TO THE SOUTHEASTERLY CORNER OF PART "A" OF PARCEL NO 0066 IN THE CONDEMNATION PROCEEDINGS OF THE SIXTEENTH JUDICIAL CIRCUIT, KNOWN AS CASE NO 70ED8972 (THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PART "A" OF PARCEL NO 0066), THENCE NORTH 04 DEGREES 42 MINUTES 24 SECONDS EAST, 33 00 FEET, THENCE NORTH 77 DEGREES 30 MINUTES 30 SECONDS WEST, 234 68 FEET, THENCE NORTH 06 DEGREES 20 MINUTES 24 SECONDS WEST, 145 44 FEET, THENCE NORTH 10 DEGREES 53 MINUTES 12 SECONDS WEST, 147 37 FEET, THENCE NORTH 02 DEGREES 42 MINUTES 08 SECONDS EAST, 287 71 FEET TO THE EASTERLY LINE OF ROUTE 47 AS DEDICATED AND DESCRIBED AS TRACT NO. 2 IN A MISCELLANEOUS RECORD RECORDED AS DOCUMENT 323956 AND DEPICTED ON PLAT OF DEDICATION RECORDED AND FILED IN BLUE PRINT BOOK 8, THENCE NORTHERLY, 45 33 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1870.08 FEET, THE CHORD OF SAID CURVE BEARING NORTH 10 DEGREES 37 MINUTES 54 SECONDS EAST, THENCE NORTH 11 DEGREES 19 MINUTES 34 SECONDS EAST, 361 08 FEET ALONG SAID EASTERLY LINE TANGENT TO THE LAST DESCRIBED COURSE, THENCE SOUTH 85 DEGREES 17 MINUTES 36 SECONDS EAST, 2776 73 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

PARCEL 4A THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS THE NORTH 300 FEET OF THE FOLLOWING DESCRIBED PARCEL COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 94 40 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 19 MINUTES, 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 161 28 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28B ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY PROCEEDINGS OUTLINED IN CASE NO 71-ED-7077 IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, THENCE NORTH 54 DEGREES, 13 MINUTES, 45 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT, 372 20 FEET TO A POINT OF CURVATURE IN SAID NORTHEASTERLY LINE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 2989 79 FEET AND WHOSE TANGENT LINE BEARS NORTH 54 DEGREES, 14 MINUTES, 43 SECONDS WEST FROM THE LAST DESCRIBED POINT AN ARC

DISTANCE OF 194 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 57 DEGREES, 58 MINUTES, 47 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 490 70 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 68 DEGREES, 36 MINUTES, 48 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 876 97 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 65 DEGREES, 45 MINUTES, 51 SECONDS WEST 1246 86 FEET TO AN ANGLE IN SAID NORTHEASTERLY LINE, THENCE NORTH 79 DEGREES, 18 MINUTES, 31 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 409 64 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND KNOWN AS PARCEL E8-28 3 ALSO ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY UNDER CASE NO 71-ED- 7077, AFOREMENTIONED, THENCE NORTH 21 DEGREES, 25 MINUTES, 46 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PARCEL E8- 28 3, A DISTANCE OF 246 07 FEET TO AN ANGLE IN SAID EASTERLY LINE, THENCE NORTH 9 DEGREES, 35 MINUTES, 13 SECONDS WEST ALONG SAID EASTERLY LINE 828 42 FEET TO THE CENTER LINE OF SEAVEY ROAD, THENCE SOUTH 85 DEGREES, 18 MINUTES, 20 SECONDS EAST ALONG SAID CENTER LINE 1588 97 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 84 DEGREES, 45 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 1902 50 FEET TO AN EXISTING IRON PIPE STAKE AT AN ANGLE IN SAID CENTER LINE, THENCE SOUTH 61 DEGREES, 31 MINUTES, 32 SECONDS EAST ALONG SAID CENTER LINE 274 10 FEET, THENCE SOUTH 28 DEGREES, 20 MINUTES, 58 SECONDS WEST 2297 15 FEET TO THE POINT OF BEGINNING, IN BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

PARCEL 9 THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF LAKEWOOD, BLACKBERRY AND SUGAR GROVE TOWNSHIPS, KANE COUNTY, ILLINOIS, THENCE NORTH 87 DEGREES 59 MINUTES 00 SECONDS EAST 129 2 FEET TO AN ANGLE POINT IN THE CENTER LINE OF A FORMER GRAVEL ROAD (NOW ABANDONED), THENCE NORTH 88 DEGREES 37 MINUTES 00 SECONDS EAST 4460 0 FEET, THENCE NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST 182 23 FEET TO A LINE DRAWN PARALLEL WITH AND 191 0 FEET NORTHEASTERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PARCEL E-8-33 ACQUIRED BY ILLINOIS STATE TOLL HIGHWAY AUTHORITY, FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A LINE PARALLEL AND CONCENTRIC WITH SAID CENTER LINE, 2314 41 FEET TO A LINE DRAWN SOUTH 1 DEGREE 27 MINUTES 00 SECONDS EAST FROM A POINT ON THE NORTH LINE OF SAID SECTION 4 THAT IS 620 4 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION 4, THENCE NORTH 1 DEGREE 27 MINUTES 00 SECONDS WEST, 1356 71 FEET TO A LINE DRAWN NORTH 88 DEGREES 44 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 44 MINUTES 00 DEGREES WEST 1870 69 FEET TO THE POINT OF

BEGINNING, IN SUGAR GROVE AND BLACKBERRY TOWNSHIPS, KANE COUNTY,
ILLINOIS

Unofficial

Exhibit "B"

CHECKLIST OF AMENDMENT ISSUES

(Not exhaustive)

1 Zoning, Building and Planning

- Plat and Plan
- Landscaping
- Engineering
- "Lock in" code compliance for a period of years
- Compliance with Ordinances by Contract

2 Fees, Donations & Contributions

- Consultants Fees
- Municipal Annexation Fees
- Other Governmental Fees
- Water Tap fees
- Other Fees
- Park Land/Cash Donations
- School/Land Cash Donations
- Muni/FPD Land Cash Donations
- Special Contributions due to unique conditions (Bridges, off ramps, etc)
- Timing of Payments of Fees (1/3 at Final Plat, 2/3 Building Permit etc.)

3 Construction Schedules & Site Cleanup

- Grading permits prior to Plat?
- Model Homes & Production prior utilities (indemnification for same)
- Sales Trailer prior to plat?
- Developer will snow plow, mow weeds, pick up debris , repair replace soil erosion, fencing during development (Posted security)
- Developer will snow plow streets until 80% build-out

4 Storm-water & Flood Plain Management

- Lot line separation from high water level
- Detention basins planting standards
- Release rates on downstream storm-water outlets (if any)
- Release rates established
- Base Flood Elevations for basements
- Compliance with Storm-water Ordinance or exempt?

5 Water & Sewer

- Annex Fee to Sanitary Districts other districts

- Requirement to extend all utilities to far side of property
- Over-sizing and recapture

6 Appearance Standards

- Anti-monotony codes
- Prefab Prohibitions
- Green (sustainable development) Requirements
- Fence Standards
- Lighting Standards
- Landscape Buffers
- Lot Landscape minimum packages
- Parkway Trees Standards

7 Funding Mechanisms for Common Areas

- SSA or HOA
- Backup SSA if HOA

8 Variances

- Storm-water
- Building Code
- Zoning
- Street & Street Widths

9 Other Matter

Unofficial

40