

EXHIBIT "A"
LEGAL DESCRIPTION

For the property located 550 2nd Avenue and 545-563 E. Benton Street

Parcel Number(s): 15-27-210-001; 15-27-210-003; 15-27-210-004; 15-27-210-016; 15-27-210-017;
15-27-210-018; 15-27-210-019; 15-27-210-020; 15-27-210-021
Commonly known as: 550 2nd Avenue and 545-563 E. Benton Street located in Kane County.

PARCEL 1

PROPOSED LOT 1 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2, TOGETHER WITH THE SOUTH 1/2 OF LOT 3 AND THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 4 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET;

THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET;

THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET;

THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET;

THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET;

THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET;

THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET;

THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION AND THE WESTERLY EXTENSION THEREOF; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 AND THE WESTERLY EXTENSION THEREOF, 207.34 FEET TO THE EAST LINE OF THE WEST 1/2 OF LOT 4 IN BLOCK 1 OF SAID HACKNEY'S ADDITION;

THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 1/2 OF LOT 4, A DISTANCE OF 136.78 TO THE SOUTH LINE OF SAID LOT 4 IN BLOCK 1;

THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 428.95 FEET TO THE SOUTHWEST CORNER OF LOT 1 AFORESAID AND THE POINT OF BEGINNING.

(SAID PROPOSED LOT 1 CONTAINING 52,490 SQ. FT. OR 1.205 ACRES, MORE OR LESS)

PARCEL 2

PROPOSED LOT 2 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THOSE PARTS OF LOTS 1 AND 2 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 145.15 FEET TO A POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 59 MINUTES 50 SECONDS EAST, 102.06 FEET;

THENCE SOUTH 06 DEGREES 55 MINUTES 00 SECONDS WEST, 12.31 FEET;

THENCE SOUTH 82 DEGREES 50 MINUTES 46 SECONDS EAST, 3.80 FEET;

THENCE SOUTH 21 DEGREES 07 MINUTES 16 SECONDS EAST, 7.66 FEET;

THENCE SOUTH 07 DEGREES 00 MINUTES 40 SECONDS WEST, 37.29 FEET;

THENCE SOUTH 83 DEGREES 05 MINUTES 00 SECONDS EAST, 115.06 FEET;

THENCE NORTH 03 DEGREES 53 MINUTES 56 SECONDS EAST 61.00 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF THE AFORESAID HACKNEY'S ADDITION; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF LOTS 3 AND 4 IN BLOCK 1 OF HACKNEY'S ADDITION, 9.34 FEET TO THE WEST LINE OF LOT 3 IN SAID BLOCK 1; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG THE NORTH LINE OF LOT 1 AND 2 IN BLOCK 1 AFORESAID, 230.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 128.42 FEET TO THE POINT OF BEGINNING.

(SAID PROPOSED LOT 2 CONTAINING 37,629 SQ. FT. OR 0.864 ACRES, MORE OR LESS)

PARCEL 3

PROPOSED LOT 3 IN LAS ROSAS SUBDIVISION (PER CONFIGURATION DATED 10/15/2024):

THE WESTERLY 42 FEET OF THE NORTHERLY 1/2 OF LOT 3 IN BLOCK 1 OF HACKNEY'S ADDITION TO AURORA, IN THE CITY OF AURORA, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1894 IN BOOK 15 OF PLATS PAGE 14, ALL IN KANE COUNTY, ILLINOIS, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 IN BLOCK 1; THENCE SOUTH 86 DEGREES 22 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 42.07 FEET TO THE EAST LINE OF THE WEST 42 FEET THEREOF; THENCE SOUTH 06 DEGREES 50 MINUTES 28 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 42 FEET THEREOF, 136.78 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 3; THENCE NORTH 86 DEGREES 22 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF LOT 3, A DISTANCE OF 42.07 FEET

TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 06 DEGREES 50 MINUTES 28 SECONDS EAST,
ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 136.78 FEET TO THE NORTHWEST CORNER
THEREOF AND THE POINT OF BEGINNING.

(SAID PROPOSED LOT 3 CONTAINING 5,745 SQ. FT. OR 0.132 ACRES, MORE OR LESS)

