

LEGAL FOR WEST RIVER AREA TIF DISTRICT

THAT PART OF SECTIONS 10, 15, 16 AND 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT OF INTERSECTION OF THE NORTHERLY LINE OF PINNEY STREET AND THE WESTERLY BANK OF THE FOX RIVER; THENCE NORTHWEST ALONG THE NORTHERLY LINE OF PINNEY STREET TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF RIVER STREET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SPRUCE STREET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF WILDER STREET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHWESTERLY CORNER OF LOT 10 OF BLOCK 13 OF WILDER'S AMENDED ADDITION COMPLETED; THENCE SOUTHEASTERLY ALONG A SOUTHERLY LINE OF SAID LOT 10 TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 9 & 10 IN SAID BLOCK 13 TO THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 9 TO THE NORTHWESTERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF WILDER STREET TO THE SOUTHWESTERLY CORNER OF THE NORTHERLY HALF OF LOT 7 IN SAID BLOCK 13; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY HALF OF LOT 7 IN SAID BLOCK 13 TO THE SOUTH EAST CORNER OF THE WESTERLY 113.33 FEET OF SAID NORTHERLY HALF OF SAID LOT 7; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE WESTERLY 113.33 FEET OF SAID NORTHERLY HALF OF LOT 7 AND LOT 6 IN SAID BLOCK 13 TO THE NORTHEASTERLY CORNER OF THE WESTERLY 113.33 FEET OF SAID LOT 6; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 1 IN BLOCK 18 OF SAID WILDER'S AMENDED ADDITION COMPLETED; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE WESTERLY LINE OF LAKE STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2004K123776, SAID POINT BEING ON THE WESTERLY LINE OF LAKE STREET; THENCE EASTERLY TO THE SOUTHWEST CORNER OF BLOCK 20 OF WILDER'S AMENDED ADDITION COMPLETED; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 20 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE THEREOF, SAID LINE BEING ALSO THE WESTERLY LINE OF RIVER STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF LOT 8 OF OWNERS SUBDIVISION OF PARTS OF MC INHILL'S ADDITION AS RECORDED IN PLAT BOOK 21, PAGE

48; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 8 AND 9 IN SAID OWNERS SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 9 THEREOF; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 9 TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 8 AND 9 TO THE WEST LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT 255.75, MORE OR LESS, NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST PARALLEL WITH SAID SOUTH LINE TO THE WESTERLY LINE OF LAKE STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE SOUTHERLY 15.00 FEET OF LOT 6 IN BLOCK 1 OF H.H. EVANS 4TH ADDITION TO AURORA; THENCE WEST ALONG THE SAID NORTH LINE OF SAID SOUTHERLY 15.00 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH ALONG THE WEST LINE OF LOT 4, 5 AND 6 TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF THE EASTERLY 80.00 FEET OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF THE EASTERLY LINE OF LOTS 1, 2 AND 3 OF SAID BLOCK 1 AND SAID LINE EXTENDED NORTHERLY TO THE NORTH LINE OF ILLINOIS AVENUE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS AVENUE TO THE WEST LINE OF ORCHARD AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE, 100.00 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF A PARCEL DESCRIBED IN DOCUMENT 98K111577; THENCE EAST ALONG SAID SOUTHERLY LINE AND THE WESTERLY EXTENSION THEREOF 216.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2002K099125; THENCE NORTH ALONG SAID WESTERLY LINE 685.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2002K146246; THENCE WESTERLY ALONG THE SOUTH LINE AND THE SOUTH LINE EXTENDED WESTERLY TO THE WEST LINE OF ORCHARD AVENUE; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF CLARK WILDER'S FARM; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2005K131312; THENCE NORTH ALONG THE MOST WESTERLY LINE OF SAID PARCEL 196.85 FEET TO THE SOUTH LINE OF LOT 8 OF THE OWNER'S PLAT OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE 25.00 FEET MORE OR LESS TO A POINT ON A WESTERLY LINE OF THE PARCEL DESCRIBED IN DOCUMENT 2005K131312; THENCE NORTH ALONG SAID WEST LINE 233.99 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER BEING ON THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF LOTS 7 AND 8 OF SAID OWNERS PLAT TO THE EAST LINE OF LAKE STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF A PARCEL

DESCRIBED IN DOCUMENT 1999K100263; THENCE WESTERLY TO THE NORTHEAST CORNER OF BLOCK 10 OF RIDDLE HIGHLANDS; THENCE WEST ALONG THE NORTH LINE AND NORTH LINE EXTENDED TO THE WEST LINE OF WILDER STREET; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID RIDDLE HIGHLANDS; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF PALACE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 222 OF NORTH LAKE MANOR; THENCE EAST ALONG THE SOUTH LINE OF NORTH LAKE MANOR TO THE WEST LINE OF OAK AVENUE; THENCE NORTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 147 AND 148 IN SAID NORTH LAKE MANOR; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2000K095737; THENCE NORTH ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 3 OF NORTH LAKE MANOR; THENCE NORTHWESTERLY ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF NORTH LAKE MANOR TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5 TO THE WESTERLY LINE OF LAKE STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTH LINE OF LOT 9 OF SAID NORTH LAKE MANOR; THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 94K089914; THENCE NORTH ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 98K104825; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT 2002K128487 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTH LINE OF OLD INDIAN TRAIL ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 14 OF SAID NORTH LAKE MANOR; THENCE NORTHWESTERLY TO THE SOUTHWEST CORNER OF PARCEL "B" AS DESCRIBED IN DOCUMENT 97K077186; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF PARCEL "A" AS DESCRIBED IN SAID DOCUMENT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL "A" TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE SOUTH LINE OF LOT 10 OF GRISWOLD'S PLAT OF PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID SOUTH LINE AND SAID LINE EXTENDED WESTERLY TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT 2000K060731; THENCE SOUTH ALONG THE WESTERLY LINE OF

SAID PARCEL TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE SOUTHERLY LINE OF THE NORTHERLY 80.75 FEET OF LOT 12 OF SAID GRISWOLD'S PLAT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 80.75 FEET OF LOTS 12, 13 & 14 OF SAID GRISWOLD'S PLAT TO THE EAST LINE OF A PARCEL DESCRIBED IN DOCUMENT 2005K145501; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL TO THE WEST LINE THEREOF; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2000K034100; THENCE NORTH 1°12'36" EAST ALONG THE WEST LINE OF JOSEPH FREED SUBDIVISION 434.53 FEET; THENCE NORTH 85°39'41" EAST 73.91 FEET; THENCE SOUTH 4°20'19" EAST 45.02 FEET; THENCE NORTH 85°39'41" EAST 291.68 FEET; THENCE NORTH 28°58'50" EAST 41.12 FEET; THENCE NORTH 85°38'21" EAST 245.76 FEET; THENCE SOUTH 22°25'51" EAST 227.71 FEET; THENCE SOUTH 4°21'39" EAST 88.96 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN DOCUMENT 95K060552; THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF SAID PARCEL TO THE WESTERLY LINE OF LAKE STREET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF LAKE STREET TO THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE CENTERLINE OF VACATED WAUBONSEE AVENUE EXTENDED WESTERLY; THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND CENTERLINE EXTENDED TO THE WEST LINE OF RIVER STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE MOST SOUTHERLY CORNER OF THE PARCEL DESCRIBED IN DOCUMENT 2003K034908; THENCE NORTH 27°48'38" WEST ALONG THE NEW WESTERLY LINE OF RIVER STREET AS DESCRIBED IN SAID DOCUMENT, 271.73 FEET; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DOCUMENT 2003K034440; THENCE NORTH 85°46'14" EAST ALONG THE SOUTH LINE OF SAID PARCEL TO THE EASTERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTH LINE OF INDIAN TRAIL; THENCE WEST ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF SAID FORMER CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH ALONG SAID WESTERLY LINE TO THE POINT OF INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTH LINE OF LOT 4 OF OWNERS PLAT OF PART OF THE WESTERLY HALF OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID LOT 4 TO THE EAST LINE OF SAID FORMER CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2002K069320; THENCE EAST ALONG SAID SOUTH LINE TO THE CENTERLINE OF THE FOX RIVER; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 21 OF WILDER'S AMENDED ADDITION

COMPLETED; THENCE WEST ALONG SAID EXTENSION TO THE WEST BANK OF THE FOX RIVER; THENCE SOUTHERLY ALONG SAID WEST BANK TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING DESCRIBED PARCELS:

LOT 3 IN BLOCK 9 OF WILDER'S AMMENDED ADDITION COMPLETED AND THAT PART OF BLOCK 14 OF SAID WILDER'S AMMENDED ADDITION COMPLETED DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 14 IN SAID BLOCK; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE NORTHWEST CORNER OF LOT 8 IN SAID BLOCK; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 8 AND 9 TO THE NORTHEASTERLY CORNER OF THE SOUTHERLY 30.00 FEET OF LOT 7 IN SAID BLOCK; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 30.00 FEET AND SAID NORTHERLY LINE EXTENDED TO THE WESTERLY SIDE OF THE NORTH-SOUTH SIDE ALLEY IN SAID BLOCK; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXHIBIT 2
BOUNDARY MAP

EXHIBIT 3
EXISTING LAND USE MAP