

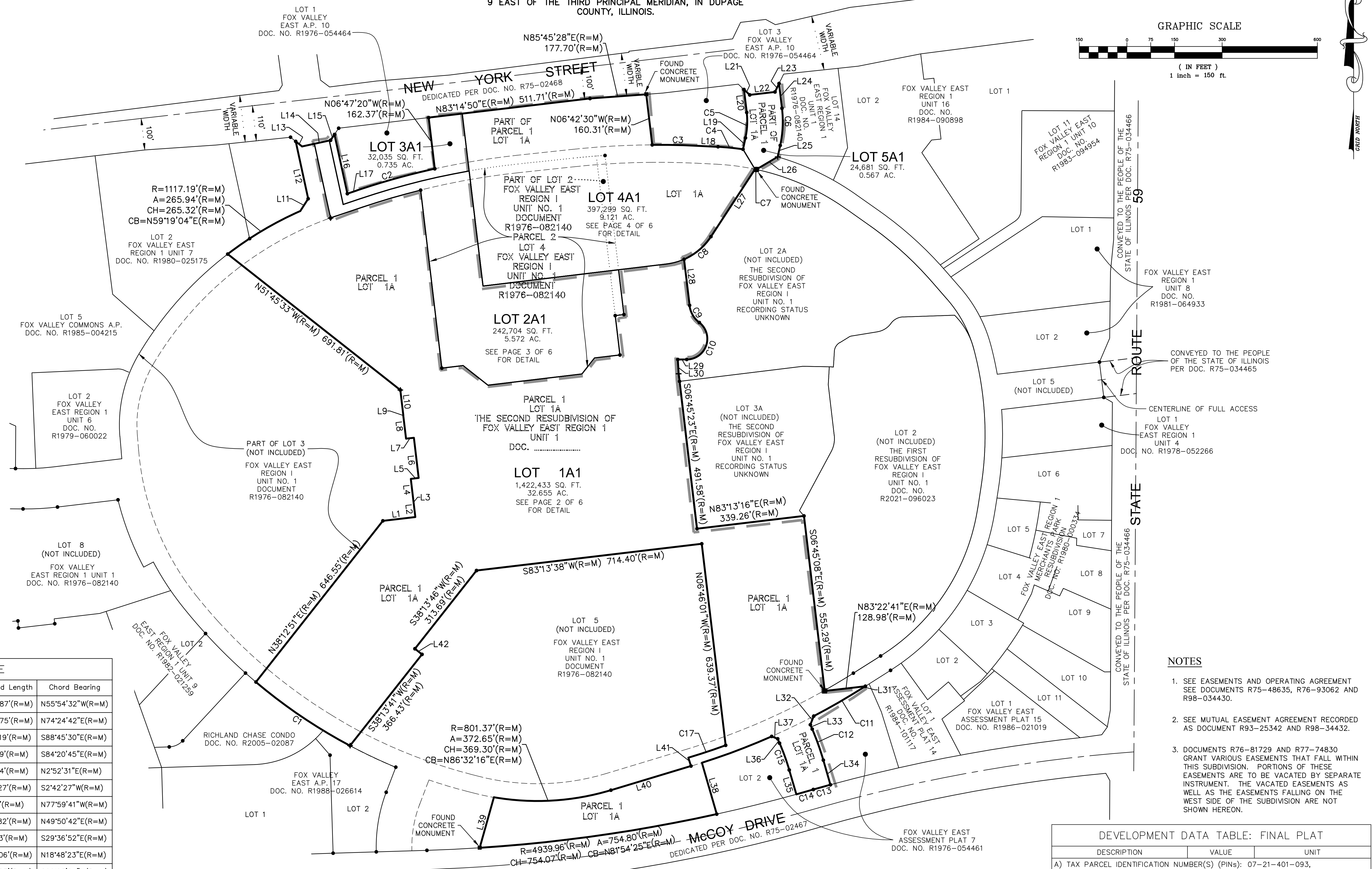
Line #	Direction	Length
L1	N83°16'05"E(R=M)	102.94'(R=M)
L2	N6°45'33"W(R=M)	46.55'(R=M)
L3	N83°14'27"E(R=M)	0.08'(R=M)
L4	N6°45'33"W(R=M)	74.42'(R=M)
L5	N83°14'27"E(R=M)	25.00'(R=M)
L6	N6°45'33"W(R=M)	127.58'(R=M)
L7	S83°14'27"W(R=M)	25.00'(R=M)
L8	N6°45'33"W(R=M)	73.71'(R=M)
L9	N83°14'27"E(R=M)	0.08'(R=M)
L10	N6°45'33"W(R=M)	80.74'(R=M)
L11	N32°36'12"E(R=M)	46.42'(R=M)
L12	N12°15'06"W(R=M)	184.94'(R=M)
L13	S51°11'44"E(R=M)	25.61'(R=M)
L14	N77°43'13"E(R=M)	91.91'(R=M)
L15	N34°02'40"E(R=M)	22.06'(R=M)
L16	S12°17'00"E(R=M)	190.96'(R=M)
L17	N71°19'45"E(R=M)	31.54'(R=M)
L18	S87°05'56"E(R=M)	60.00'(R=M)
L19	N12°07'28"E(R=M)	36.81'(R=M)
L20	N6°53'49"W(R=M)	72.72'(R=M)
L21	S47°03'27"E(R=M)	24.88'(R=M)
L22	N83°15'21"E(R=M)	80.03'(R=M)
L23	N26°00'23"E(R=M)	29.53'(R=M)
L24	S6°41'45"E(R=M)	78.52'(R=M)
L25	S12°32'38"W(R=M)	36.88'(R=M)
L26	N59°23'49"E(R=M)	78.07'(R=M)
L27	N33°09'39"E(R=M)	253.87'(R=M)
L28	N6°50'30"W(R=M)	146.24'(R=M)
L29	N90°00'00"E(R=M)	28.10'(R=M)
L30	N3°25'50"W(R=M)	45.13'(R=M)
L31	S57°45'34"W(R=M)	10.00'(R=M)
L32	S21°41'23"W(R=M)	29.16'(R=M)
L33	S23°20'02"E(R=M)	14.96'(R=M)
L34	S16°03'11"E(R=M)	80.73'(R=M)
L35	N16°14'30"W(R=M)	79.83'(R=M)
L36	N22°50'31"W(R=M)	14.96'(R=M)
L37	N68°11'38"W(R=M)	20.50'(R=M)
L38	S16°06'11"E(R=M)	168.35'(R=M)
L39	N15°39'23"E(R=M)	165.37'(R=M)
L40	N73°10'41"E(R=M)	263.49'(R=M)
L41	N17°27'46"W(R=M)	27.50'(R=M)
L42	S51°34'43"E(R=M)	28.51'(R=M)

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	358.54'(R=M)	1686.23'(R=M)	357.87'(R=M)	N55°54'32"W(R=M)
C2	254.88'(R=M)	2357.51'(R=M)	254.75'(R=M)	N74°24'42"E(R=M)
C3	147.21'(R=M)	2541.24'(R=M)	147.19'(R=M)	S88°45'30"E(R=M)
C4	79.32'(R=M)	825.42'(R=M)	79.29'(R=M)	S84°20'45"E(R=M)
C5	80.61'(R=M)	241.80'(R=M)	80.24'(R=M)	N2°52'31"E(R=M)
C6	117.82'(R=M)	353.80'(R=M)	117.27'(R=M)	S2°42'27"W(R=M)
C7	4.26'(R=M)	770.42'(R=M)	4.26'(R=M)	N77°59'41"W(R=M)
C8	112.40'(R=M)	193.00'(R=M)	110.82'(R=M)	N49°50'42"E(R=M)
C9	63.59'(R=M)	80.00'(R=M)	61.93'(R=M)	S29°36'52"E(R=M)
C10	161.53'(R=M)	65.00'(R=M)	123.06'(R=M)	N18°48'23"E(R=M)
C11	177.88'(R=M)	2195.24'(R=M)	177.83'(R=M)	S60°02'24"W(R=M)
C12	104.02'(R=M)	823.54'(R=M)	103.95'(R=M)	S19°40'44"E(R=M)
C13	55.79'(R=M)	5060.00'(R=M)	55.79'(R=M)	S74°27'36"W(R=M)
C14	55.80'(R=M)	4939.96'(R=M)	55.79'(R=M)	N74°12'34"E(R=M)
C15	89.89'(R=M)	711.54'(R=M)	89.83'(R=M)	N19°51'39"W(R=M)
C16	235.04'(R=M)	2195.24'(R=M)	234.93'(R=M)	N69°16'19"E(R=M)
C17	123.86'(R=M)	2167.24'(R=M)	123.84'(R=M)	N71°38'50"E(R=M)

FINAL PLAT OF SUBDIVISION

THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



ABBREVIATIONS
 O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (C) = CALCULATED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 B.S.L. = BUILDING SETBACK LINE
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 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
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LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

DEVELOPMENT DATA TABLE: FINAL PLAT		
DESCRIPTION	VALUE	UNIT
A) TAX PARCEL IDENTIFICATION NUMBER(S) (PINs): 07-21-401-093, 07-21-401-096, 07-21-401-005, 07-21-401-008		
B) SUBJECT PROPERTY AREA	48.649	ACRES
	2,119,147	SQUARE FEET
C) PROPOSED NEW RIGHT-OF-WAY	0.000	ACRES
	0	SQUARE FEET
	0	LINEAR FEET OF CENTERLINE
D) PROPOSED NEW EASEMENTS	1.137	ACRES
	49,528	SQUARE FEET

- NOTES**
- SEE EASEMENTS AND OPERATING AGREEMENT SEE DOCUMENTS R75-48635, R76-93062 AND R98-034430.
 - SEE MUTUAL EASEMENT AGREEMENT RECORDED AS DOCUMENT R93-25342 AND R98-34432.
 - DOCUMENTS R76-81729 AND R77-74830 GRANT VARIOUS EASEMENTS THAT FALL WITHIN THIS SUBDIVISION. PORTIONS OF THESE EASEMENTS ARE TO BE VACATED BY SEPARATE INSTRUMENT. THE VACATED EASEMENTS AS WELL AS THE EASEMENTS FALLING ON THE WEST SIDE OF THE SUBDIVISION ARE NOT SHOWN HEREON.

Know what's below.
Call before you dig.

PETITIONER
 Jon Meshele
 Centennial Real Estate Company
 8750 N. Central Expressway, Suite 1740
 Dallas, Texas 75231

DATE	BY	BOOK	PG.	CHECKED BY	SK
03/03/22	MP				
04/22/22	MP				

CLIENT
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 1101 WARRENVILLE ROAD, SUITE 350,
 AURORA, IL
 PHONE: 630-487-5550
 WWW.KIMLEY-HORN.COM

PROJECT
 Fox Valley Mall
 Centennial REC
 Aurora, IL

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 AURORA, IL 60502
 PHONE: (630) 820-7000 FAX: (630) 820-7000 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 150'

1 OF 6

PROJ. NO.: 22.0049

FINAL PLAT OF SUBDIVISION

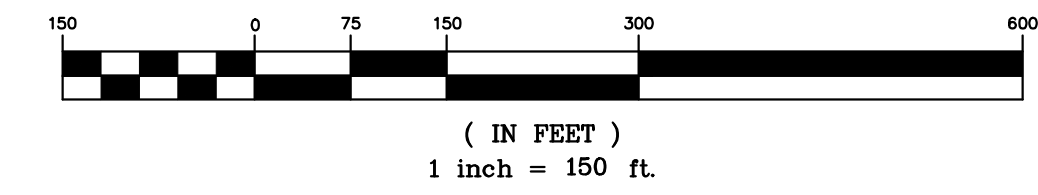
THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EASEMENT LEGEND

- A** 20' STORM EASEMENT PER DOCUMENT NUMBER R76-81729
- B** STORM EASEMENT PER DOCUMENT NUMBER R76-81729
- C** 10' COMED AND ILLINOIS BELL TELEPHONE EASEMENT PER DOCUMENT NUMBER R76-81729, R76-81731
- D** 10' WATERMAIN EASEMENT PER DOCUMENT NUMBER R76-81729
- E** 20' SANITARY EASEMENT PER DOCUMENT NUMBER R76-81729
- F** 10' NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT NUMBER R76-81729
- G** ACCESS EASEMENT PER DOCUMENT NUMBER R75-48635 AND DEPICTED ON DOCUMENTS R78-1485 AND R76-81729

GRAPHIC SCALE



Know what's below.
Call before you dig.

PETITIONER
Jon Meshele
Centennial Real Estate Company
8750 N. Central Expressway, Suite 1740
Dallas, Texas 75231

NO.	DATE	BY
1	03/03/22	MP
2	04/22/22	MP

DATE: 02-23-2022 | PC | CS | DRAWN BY: BT | CHECKED BY: SK | BOOK: 477 PG. 33

REVISIONS
EASEMENT AREA - IN HOUSE REVIEW: MP
PER PZ REVIEW MEMO DATED: 3/29/22: MP

CLIENT
Kimley-Horn
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1007 WARRENVILLE ROAD, SUITE 350,
AURORA, IL 60502
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

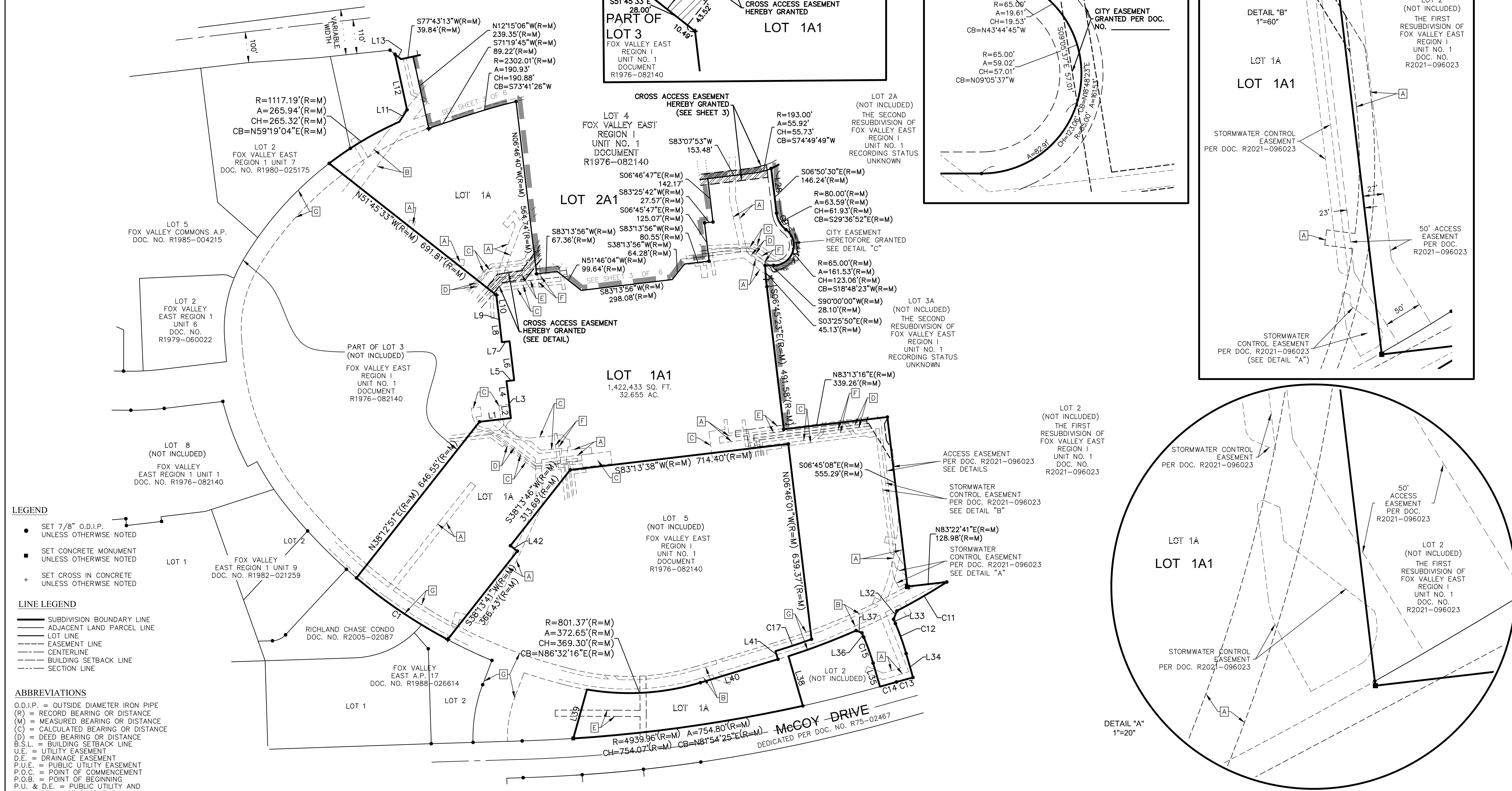
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PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 150'

2 OF 6

PROJ. NO.: 22.0049



- ### LEGEND
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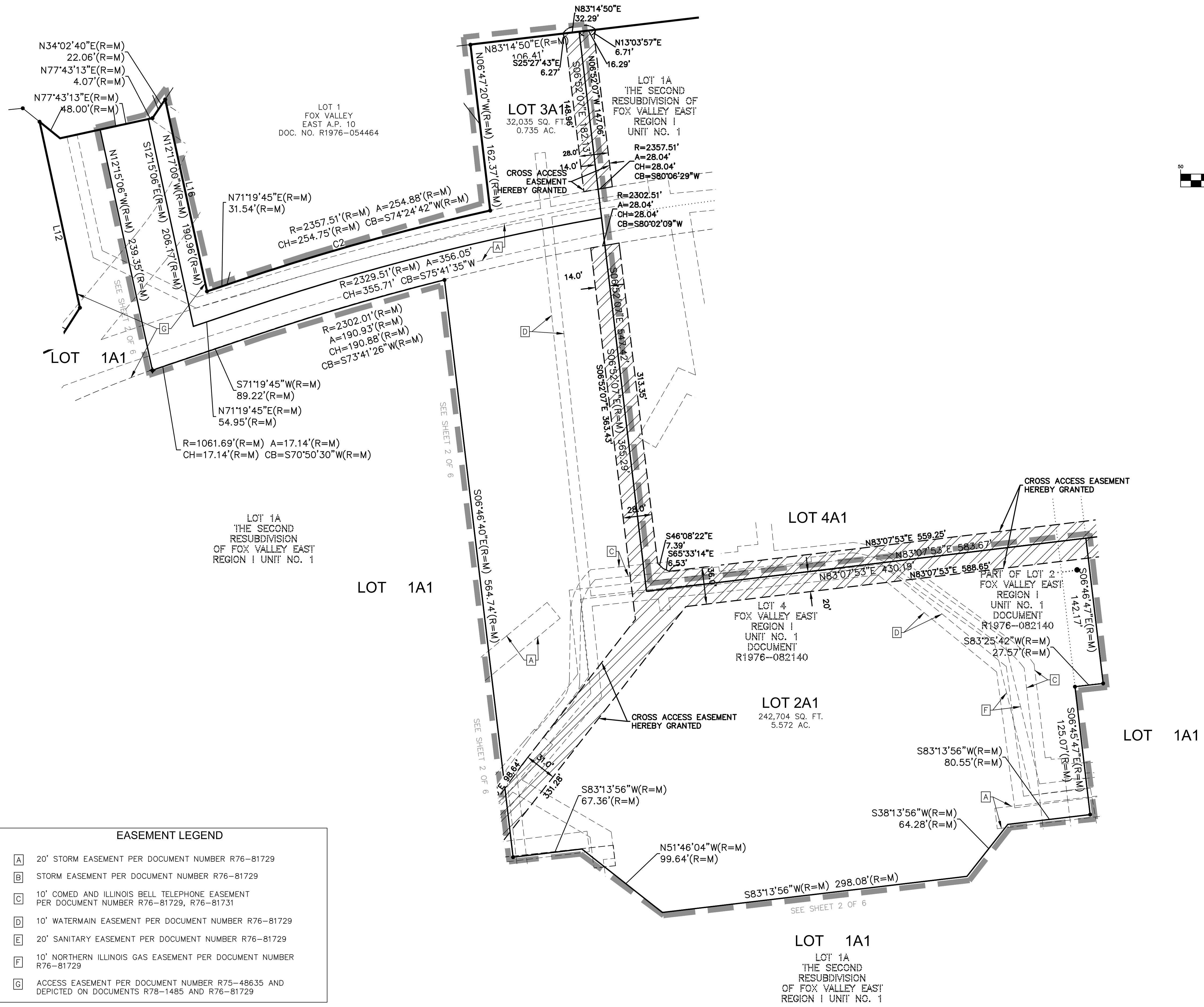
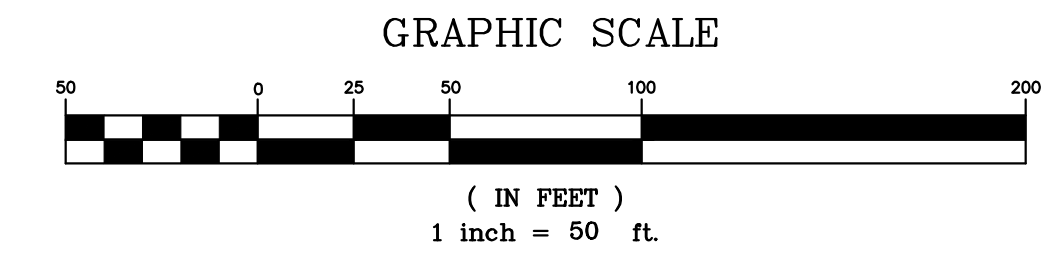
FINAL PLAT OF SUBDIVISION

THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.



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EASEMENT LEGEND	
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[E]	20' SANITARY EASEMENT PER DOCUMENT NUMBER R76-81729
[F]	10' NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT NUMBER R76-81729
[G]	ACCESS EASEMENT PER DOCUMENT NUMBER R75-1485 AND DEPICTED ON DOCUMENTS R78-1485 AND R76-81729

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2.	04/12/22	MP

DATE: 02-23-2022 | PC | CS | DRAWN BY: BT | CHECKED BY: SK | BOOK: 477 PG. 33

REVISIONS
EASEMENT AREA - IN HOUSE REVIEW: MP
PER PZ REVIEW MEMO DATED: 3/29/22: MP

CLIENT
Kimley-Horn
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1101 WARRENVILLE ROAD, SUITE 350,
AURORA, IL 60502
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT
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Centennial REC
Aurora, IL

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AURORA, IL 60502
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SCALE: 1" = 50'

FINAL PLAT OF SUBDIVISION THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



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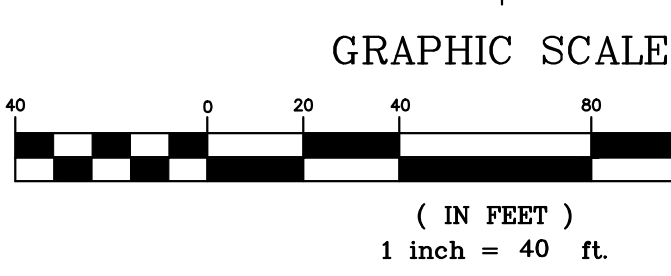
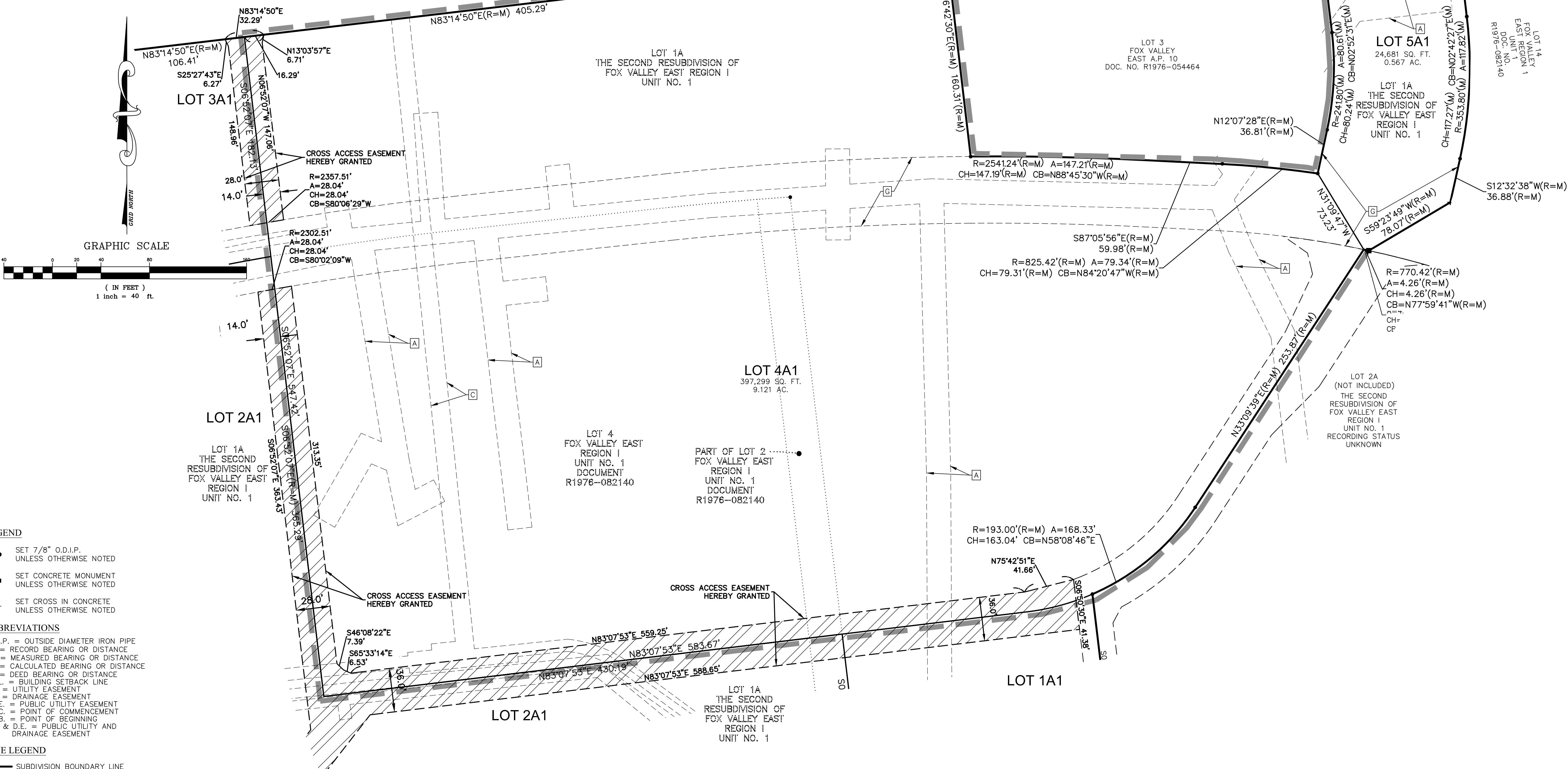
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SCALE: 1" = 40'
4 OF 6
PROJ. NO.: 22.0049

EASEMENT LEGEND	
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G	ACCESS EASEMENT PER DOCUMENT NUMBER R75-48635 AND DEPICTED ON DOCUMENTS R78-1485 AND R76-81729



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FINAL PLAT OF SUBDIVISION

THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE
9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.

OWNER'S CERTIFICATE - (LOT 1A1, 3A1, 5A1 AND PART OF 4A1)

THIS IS TO CERTIFY THAT FOX VALLEY MALL LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE RECORD OWNER OF PART OF LOT 1A OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT, TO THE BEST OF SAID OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF INDIAN PRAIRIE SCHOOL DISTRICT 204.

DATED AT _____, THIS ____ DAY OF _____, 20____

FOX VALLEY MALL LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: US CENTENNIAL MALLS JV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: CENTENNIAL/USEF MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

BY: _____
NAME: STEVEN LEVIN
TITLE: PRESIDENT

NOTARY'S CERTIFICATE - (LOT 1A1, 3A1, 5A1 AND PART OF 4A1)

STATE OF TEXAS }
COUNTY OF DALLAS } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE FOREGOING OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND THAT SAID INDIVIDUAL APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE SIGNED THIS PLAT AS HIS FREE AND VOLUNTARY ACT ON BEHALF OF THE ABOVE LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____

NOTARY: _____

PRINT NAME: _____

SEAL

MORTGAGEE'S CERTIFICATE - (LOT 1A1, 3A1, 5A1 AND PART OF 4A1)

STATE OF TEXAS }
COUNTY OF DALLAS } SS.

THE UNDERSIGNED, AS AN AUTHORIZED OFFICER OF JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR ITSELF AND OTHER LENDERS, DOES HEREBY CERTIFY THAT SUCH ENTITY IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON UNDER PROVISIONS OF THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED OCTOBER 11, 2016, AND RECORDED ON OCTOBER 12, 2016 WITH THE OFFICE OF THE COUNTY RECORDER IN AND FOR DUPAGE COUNTY, ILLINOIS (THE "RECORDS") AS DOCUMENT NO. R2016-112006, AS RE-RECORDED TO CORRECT A SCRIVENER ERROR ON FEBRUARY 23, 2017 AS DOCUMENT NO. R2017-018887 IN THE RECORDS, (COLLECTIVELY, THE "MORTGAGE"), AND THAT AS MORTGAGEE IT HEREBY CONSENTS TO THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON AND TO THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHTS-OF-WAY DEPICTED HEREON.

DATED AT DALLAS, TEXAS, THIS ___ DAY OF _____, 20____

BY: JPMORGAN CHASE BANK, N.A.,
A NATIONAL BANKING ASSOCIATION,
AS ADMINISTRATIVE AGENT

BY: DIANE M. CHAVEZ

NAME: _____
ITS: AUTHORIZED OFFICER

NOTARY'S CERTIFICATE - (LOT 1A1, 3A1, 5A1 AND PART OF 4A1)

STATE OF TEXAS }
COUNTY OF DALLAS } SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DOES HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE MORTGAGE CERTIFICATE, _____, ACTING IN [HIS] [HER] CAPACITY AS AN AUTHORIZED OFFICER OF JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, IN ITS CAPACITY AS ADMINISTRATIVE AGENT, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AS AUTHORIZED OFFICER FOR SAID MORTGAGEE, AND SUCH AUTHORIZED OFFICER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED [HER] [HER] EXECUTION OF THIS PLAT TO BE THE FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE - (LOT 2A1 AND PART OF 4A1)

THIS IS TO CERTIFY THAT FOX VALLEY CP LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE RECORD OWNER OF PART OF LOT 2, LOT 4 OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY, AND THE VARIOUS DEDICATIONS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS-OF-WAY DEPICTED HEREON.

ALSO, THIS IS TO CERTIFY THAT, TO THE BEST OF SAID OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF INDIAN PRAIRIE SCHOOL DISTRICT 204.

DATED AT _____, THIS ____ DAY OF _____, 20____

FOX VALLEY CP LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

BY: _____

BY: _____
NAME: _____
TITLE: _____

NOTARY'S CERTIFICATE (LOT 2A1 AND PART OF 4A1)

STATE OF _____ }
COUNTY OF _____ } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATORY OF THE FOREGOING OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND THAT SAID INDIVIDUAL APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE SIGNED THIS PLAT AS HIS FREE AND VOLUNTARY ACT ON BEHALF OF THE ABOVE LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____

NOTARY: _____

PRINT NAME: _____

SEAL

MORTGAGE CERTIFICATE -(LOT 2A1 AND PART OF 4A1)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) _____ IN _____ COUNTY IN THE STATE OF _____

AS DOCUMENT _____,

HEREBY CERTIFY THAT _____ (LENDING INSTITUTION)

IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S
NAME, TITLE,
CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY'S CERTIFICATE -(LOT 2A1 AND PART OF 4A1)

STATE OF _____ }
COUNTY OF _____ } SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS

DAY OF _____, A.D., 20____

PLEASE TYPE/PRINT NAME

NOTARY'S SEAL

SURFACE WATER STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER OR ATTORNEY

PLEASE TYPE/PRINT NAME

ENGINEER

PLEASE TYPE/PRINT NAME



Know what's below.
Call before you dig.

DATE	NO.	BY	REVISIONS
03/03/22	1.	MP	EASEMENT AREA - IN HOUSE REVIEW: MP
04/12/22	2.	MP	PER PZ REVIEW MEMO DATED 3/29/22: MP

CLIENT
Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
AURORA, IL 60502
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT
Fox Valley Mall
Centennial REC
Aurora, IL

COMPASS
SURVEYING LTD
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: N/A

5 OF 6

FINAL PLAT OF SUBDIVISION

THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

APPROVED THIS ____ DAY OF _____ A.D., 20____ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO ORDINANCE/RESOLUTION NUMBER _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS ____ DAY OF _____ A.D., 20____

CITY ENGINEER

PLEASE TYPE/PRINT NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

I, THE UNDERSIGNED, AS COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

COUNTY CLERK

PLEASE TYPE / PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR DuPAGE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D., 20____ AT _____ O'CLOCK ____M.

RECORDER OF DEEDS

PLEASE TYPE / PRINT NAME

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS ____ DAY OF _____ A.D., 20____

PLANNING COMMISSION, CITY OF AURORA

CHAIRMAN

PLEASE TYPE/PRINT NAME

CROSS-ACCESS EASEMENT

AN EASEMENT OF ACCESS IS HEREBY RESERVED OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM TIME TO TIME OF LOTS 1A, 2A AND 3A IN THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1 SUBDIVISION AS PLATTED HEREON AND THEIR RESPECTIVE TENANTS, AGENTS, EMPLOYEES, VENDORS AND INVITEES, TO USE THE EASEMENT AREA FOR ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES CONSTRUCTED AND INSTALLED THEREON. THE USE AND ENJOYMENT OF THE EASEMENT HEREIN RESERVED SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH BELOW.

EXCEPT TO THE EXTENT OTHERWISE PROVIDED ON A FINAL PLAN, THE EASEMENT AREA SHALL BE USED SOLELY AND EXCLUSIVELY FOR THE MOVEMENT OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN BOTH DIRECTIONS.

NO CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE PARKED OR LEFT UNATTENDED ON THE EASEMENT AREAS AND NO VEHICULAR OR OTHER OBSTRUCTIONS SHALL BE PLACED ON THE EASEMENT AREAS WHICH SHALL INTERFERE WITH OR PREVENT THE FREE MOVEMENT OF VEHICLES OVER THE EASEMENT AREAS.

ALL OWNERS SHALL COOPERATE AND WORK TOGETHER TO MAINTAIN, REPAIR AND REPLACE THE DRIVEWAYS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NEEDED MAINTENANCE, REPAIRS AND REPLACEMENTS BEING UNDERTAKEN AT SUCH TIMES AND IN SUCH A MANNER SO AS TO MINIMIZE THE DISRUPTION OF ACCESS TO THE BUILDINGS, STRUCTURES AND FACILITIES LOCATED ON SUCH LOTS WHILE SUCH WORK IS BEING UNDERTAKEN AND, EXCEPT FOR EMERGENCY REPAIRS, SHALL NOT BE CLOSED TO VEHICULAR TRAFFIC.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOVE THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE FOREGOING DOES NOT PROHIBIT THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF LIGHTING SO LONG AS SUCH SIGNS AND LIGHTING IS INSTALLED IN THE LOCATIONS SET FORTH ON THE FINAL PLANS AS APPROVED BY THE CITY.

THE EASEMENTS HEREBY RESERVED ARE EASEMENTS APPURTENANT TO LOTS 1A, 2A AND 3A IN THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1 SUBDIVISION, AS PLATTED HEREON AND ARE INTENDED TO RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFIT OF ALL FUTURE OWNERS, OCCUPANTS AND HOLDERS OF SECURITY INTERESTS THEREIN.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOT 1A IN THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, PURSUANT TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON _____, 20____, AS DOCUMENT NO. _____

PARCEL 2:

LOT 4 IN FOX VALLEY EAST, REGION I, UNIT NO. 1, AND THAT PART OF LOT 2 IN SAID UNIT NO. 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ADCOR REALTY CORPORATION BY DOCUMENT R75-48634; THENCE EASTERLY ALONG THE CONTINUATION OF A NORTHERLY LINE OF SAID ADCOR TRACT, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2513.24 FEET, 27.53 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF EAST NEW YORK STREET FORMING AN ANGLE OF 87 DEGREES 02 MINUTES 40 SECONDS WITH A LINE DRAWN TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT (MEASURED CLOCKWISE THEREFROM) 504.80 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 27.50 FEET TO AN EAST LINE OF SAID LOT 4; THENCE NORTHERLY ALONG SAID EAST LINE 506.07 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 43 "SUBDIVISIONS" OF THE AURORA MUNICIPAL CODE. I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17043C0139J COMMUNITY NUMBER 170320 PANEL NUMBER 139 OF 287, EFFECTIVE DATE AUGUST 1, 2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 20____

COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY
AURORA, ILLINOIS 60502
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____ 3509
SIGNATURE NUMBER

SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022

PLEASE TYPE / PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE, CORPORATION / COMPANY NAME AND ADDRESS:

SCOTT C. KREBS, P.L.S.
PROJECT MANAGER
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, ILLINOIS 60502

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I HEREBY DESIGNATE THE CITY OF AURORA, AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES HAVE BEEN MADE TO SAID PLAT.

DATED THIS ____ DAY OF _____, 20____, AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022



Know what's below.
Call before you dig.

NO.	DATE	BY
1.	03/03/22	MP
2.	04/12/22	MP

DATE: 02-23-2022 | PC | CS | DRAWN BY: BT | CHECKED BY: SK | BOOK: 477 PG: 33

CLIENT: **Kimley»Horn**
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1101 WARRENVILLE ROAD, SUITE 350,
AURORA, IL 60502
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT: Fox Valley Mall Centennial REC
Aurora, IL

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: N/A

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PROJ. NO.: 22.0049