

## **EXHIBIT 1**

### **COMMON BOUNDARIES, PINS AND LEGAL DESCRIPTION FOR THE AURORA LINCOLN AND WESTON TAX INCREMENT FINANCING DISTRICT**

Common boundaries: the area generally located east of South Lincoln Avenue, south of South Avenue and South of Weston Avenue, west of 4th Street and north of Seminary Avenue, in the City of Aurora, Kane County, Illinois

Commonly known as The Old Copley Hospital, 502 South Lincoln Avenue, Aurora, Kane County, Illinois

Property Index Numbers: 15-27-156-2 (part parcel 1), 15-27-156-3 (part parcel 1), 15-27-156-4 (part parcel 1), 15-27-156-5 (part parcel 1), 15-27-156-6 (part parcel 1), 15-27-156-7 (part parcel 1), 15-27-156-008 (part parcel 1), 15-27-156-009 (part parcel 1), 15-27-156-010 (part parcel 1), 15-27-156-11 (part parcel 1), 15-27-156-12 (part parcel 1), 15-27-156-13 (part parcel 1), 15-27-156-14 (part parcel 1), 15-27-156-15 (part parcel 1), 15-27-156-16 (part parcel 1), 15-27-156-31 (part parcel 1), 15-27-156-32 (part parcel 1), 15-27-156-33 (part parcel 1), 15-27-156-34 (part parcel 1), 15-27-156-35 (part parcel 1), 15-27-156-36 (part parcel 1), 15-27-156-37 (part parcel 1), 15-27-156-38 (part parcel 1), 15-27-156-43 (part parcel 1), 15-27-156-44 (part parcel 1), 15-27-156-45 (part parcel 1), 15-27-156-46 (part parcel 1), 15-27-156-47 (part parcel 1), 15-27-156-48 (part parcel 1), 15-27-156-49 (part parcel 1), 15-27-156-50 (part parcel 1), 15-27-156-051 (part parcel 1), 15-27-156-052 (part parcel 1), 15-27-155-036 (part Parcel 2) and 15-27-155-041 (part Parcel 2)

Legal Description:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, and that part of the vacated alley lying westerly of the easterly line extended northerly of said lot 32, all in Block 5 of Clark Seminary Addition to Aurora (excepting therefrom the easterly 44.0 feet of said Lot 32), more particularly described as follows: Beginning at the northeast corner of Seminary Avenue and Lincoln Avenue; thence westerly to the northwest corner of Seminary Avenue and Lincoln Avenue; thence northerly, along the westerly line of said Lincoln Avenue, to the westerly extension of the north line of Weston Avenue; thence easterly, along said westerly extension and along the north line of said Weston Avenue to the northerly extension of the east line of Lot 31 in said Block 5; thence southerly, along said northerly extension and along the east line of said Lot 31 to the centerline of a vacated alley; thence westerly, along said centerline, to the west line of the east 44 feet of Lot 32 in said Block 5; thence southerly, along said west line and west line extended southerly, to the south line of Seminary Avenue; thence westerly, along said south line to the southeast corner of Seminary Avenue and Lincoln Avenue; thence northeasterly to the point of beginning in the City of Aurora, Kane County, Illinois.

Parcel 2:

Lots 1, 2 and 4 in Block 6 of Clark Seminary Addition to Aurora, and that part of Lot 3 and the vacated alley in said Block 6 more particularly described as follows: Beginning at the Southwesterly Corner of said Lot 3; thence southeasterly along the southwesterly line of said Lot 3, 25.50 feet; thence northeasterly along a line forming an angle of 89 degrees, 15 minutes, and 00 seconds with the last described course (measured clockwise therefrom) 56.43 feet to the northerly line of said Lot 3; thence westerly along said northerly line, 11.18 feet to a point that is 16.68 feet easterly of the northwesterly Corner of said Lot 3; thence northeasterly parallel with the northwesterly line of said Lot 3, 22.24 feet to the south line of said Lot 4; thence easterly, along said south line, to the southeast corner of said Lot 4; thence northerly, along the east line of said Lot 4 to the northeast corner of said Lot 4; thence northerly to the southwest corner of Lot 8 in Block 1 in John Reising's Subdivision; thence westerly, along the north line of South Avenue, to the northeast corner of South Avenue and Lincoln Avenue; thence southerly to the southeast corner of South Avenue and Lincoln Avenue; thence northwesterly, perpendicular to the east line of said Lincoln Avenue, to the west line of said Lincoln Avenue; thence southerly, along said west line, to the westerly extension of the north line of Weston Avenue; thence easterly, along said westerly extension and along the north line of said Weston Avenue, to the point of beginning, in the City of Aurora, Kane County, Illinois.