

PROPERTY DESCRIPTION:

PARCEL ONE:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A NORTH-SOUTH FENCE LINE, A DISTANCE OF 855.00 RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST, 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE 589.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST, ALONG SAID FENCE LINE, 759.08 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; THENCE (THE FOLLOWING FIVE (5) CALL BEING ALONG THE SOUTH RIGHT OF WAY OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET RECORD, 79.92 FEET MEASURED; TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 996.56 FEET; THENCE SOUTH 76 DEGREES 09 MINUTES 46 SECONDS WEST, 290.00 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 55 SECONDS WEST, 1042.11 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A STANCE OF 855.00 FEET RECORD, 855.04 FEET MEASURED; THENCE NORTH 00 DEGREES 09

MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED) ALONG SAID FENCE LINE, 1348.89 FEET TO THE SOUTH LINE OF SULLIVAN ROAD, DEDICATED BY DOCUMENT NUMBER 1904564; (THE FOLLOWING FIVE (5) CALLS BEING ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SULLIVAN ROAD); THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 40.16 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1046.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 570.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 58 DEGREES 51 MINUTES 43 SECONDS EAST, 200.82 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 926.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 14 MINUTES 53 SECONDS A DISTANCE OF 505.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST, 79.71 FEET (RECORD), 79.92 FEET (MEASURED), TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THE SOUTH 00DEGREES 05 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1736.56 FEET TO THE NORTH LINE OF THE SOUTH 871.20 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 871.20 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 1324.44 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART LYING NORTH OF THE BOUNDARY LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, 12.84 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 25 SECONDS EAST ALONG A FENCE LINE, A DISTANCE OF 855.00 FEET (RECORD) 855.04 FEET (MEASURED); THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID FENCE LINE 16.17 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 08 SECONDS EAST (RECORD) NORTH 00 DEGREES 15 MINUTES 51 SECONDS EAST (MEASURED), ALONG SAID FENCE LINE, 589.81 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 32 MINUTES 55 SECONDS EAST, 1042.11 FEET; THENCE NORTH 76 DEGREES 09 MINUTES 46 SECONDS EAST, 290.00 FEET TO THE WEST LINE OF THE EAST 1321.36 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 7 FOR A POINT OF TERMINUS, EXCEPTING THEREFROM THAT PART FALLING WITHIN THE ORCHARD CORRIDOR OFFICE PARK SUBDIVISION, UNIT 1 RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

LOTS 1, 2 AND 4 TO 9, INCLUSIVE, IN ORCHARD CORRIDOR OFFICE PARK SUBDIVISION UNIT 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 2006 AS DOCUMENT 2006K088647, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.