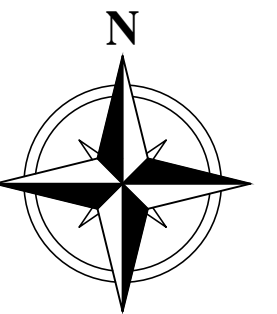


FINAL PLAT
of
**LOT 1B, MERIDIAN BUSINESS CAMPUS
PHASE 2 UNIT 4**

PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE
THIRD PRINCIPAL MERIDIAN CITY OF AURORA, DUPAGE COUNTY,
STATE OF ILLINOIS

CITY RESOLUTION: _____ PASSED ON: _____



PROJECT NUMBER:
21-0579

PROJECT NAME:
FINAL PLAT OF LOT 1B
MERIDIAN BUSINESS CAMPUS
PHASE 2 UNIT 4

PLAT PREPARED
BY:

hbk
ENGINEERING

921 WEST VAN BUREN STREET, SUITE 100
CHICAGO, ILLINOIS 60607
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION.
LICENSE NO. 184-002308

OWNER/DEVELOPER:

ACRE INVESTMENT
COMPANY, LLC
4683 CHABOT DRIVE, SUITE 220
PLEASANTON, CALIFORNIA 94588
Phone: (925) 520-0091
CONTACT: DAMON HUBBART,
DIRECTOR OF ACQUISITIONS

SITE ADDRESS:

956, 966 & 980 N. ROUTE 59
AURORA, IL 60504

SURVEYOR:

MARK D. MARTIN, PLS
616 ENTERPRISE DRIVE
OAK BROOK, IL 60523

DRAWING LOG

REV	DATE	DESCRIPTION	BY
01			
02			
03			
04			
05			
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08			
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12			

DRAWN BY:	CHECKED BY:	APPROVED BY:
BLJ	BLJ	BLJ

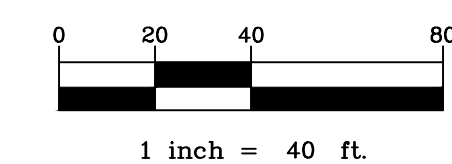
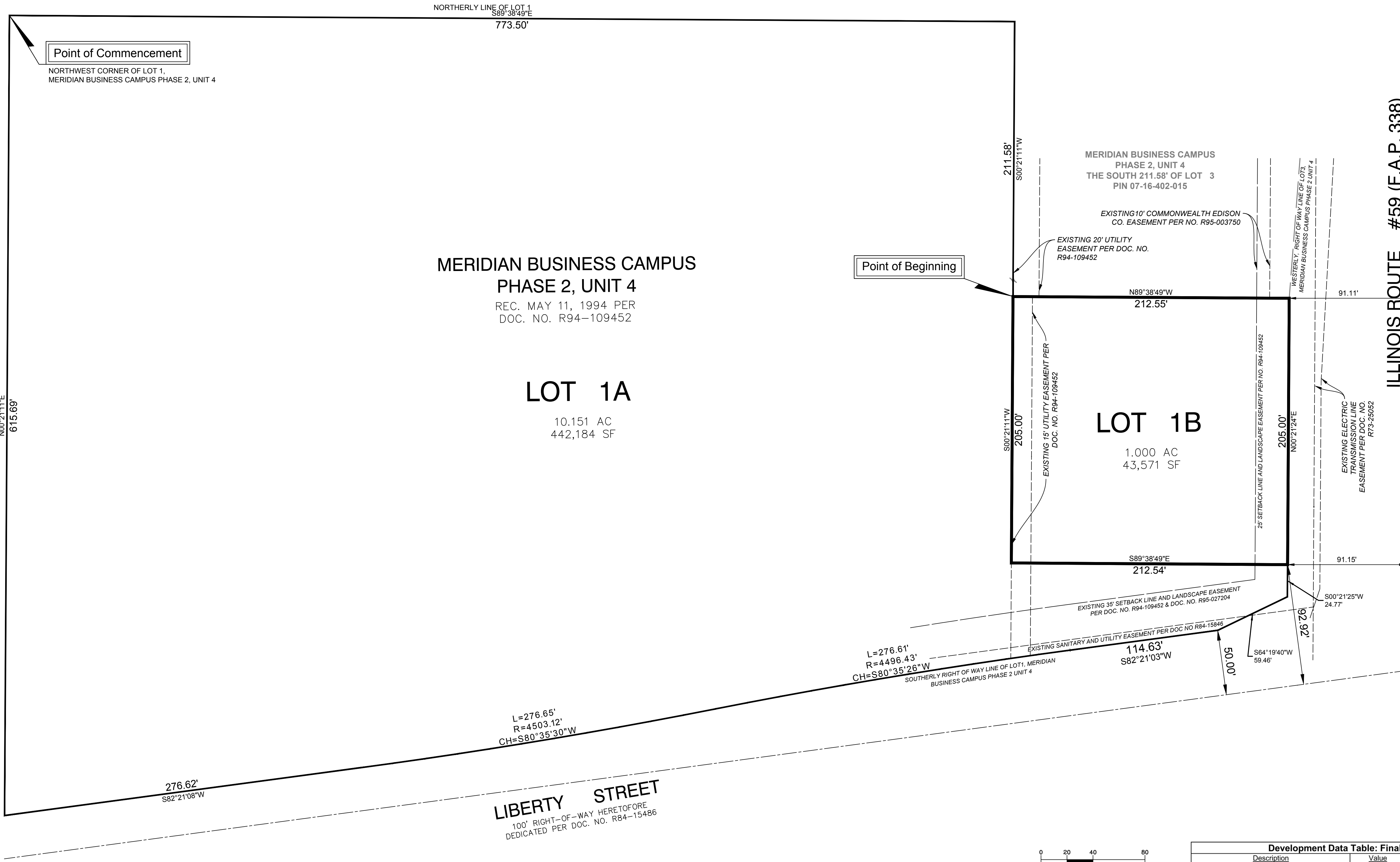
PROJECT NUMBER: **21-0579**

FILE NAME: **21-0579_FINAL-PLAT**

DATE DRAWN: **04/26/2023**

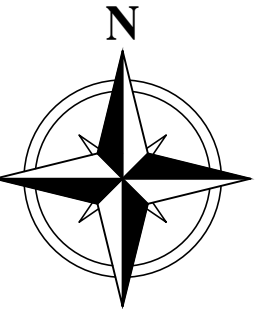
SCALE: **1"=40'**

SHEET: **1 OF 2**



Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-16-402-013		
b) Subdivided Area	11.151	Acres
	485,755.00	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.000	Acres
	-	Square Feet

PLOT DATE: Wed, 31 May 2023 FILE: N:\PROJECTS\16176\DWG\21-0579_FINAL.PLT



CITY RESOLUTION: _____ PASSED ON: _____

SURVEYOR'S CERTIFICATE

FINAL PLAT
of
**LOT 1B, MERIDIAN BUSINESS CAMPUS
PHASE 2 UNIT 4**

PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE
THIRD PRINCIPAL MERIDIAN CITY OF AURORA, DUPAGE COUNTY,
STATE OF ILLINOIS

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

THAT PART OF LOT 1 IN MERIDIAN BUSINESS CAMPUS PHASE 2 UNIT 4 BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1984 AS DOCUMENT NUMBER R94-109452 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 773.50 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 211.58 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 21 MINUTES 11 SECONDS WEST ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 49 SECONDS EAST, A DISTANCE OF 212.54 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 (F.A.P. 338) AS WIDENED BY DOCUMENT R2016-140816; THENCE NORTH 00 DEGREES 21 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 205.00 FEET TO A NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 212.55 FEET TO THE PLACE OF BEGINNING, IN DUPAGE 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 COMMUNITY NUMBER 170320, PANEL NUMBER 0139J, 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____.

SIGNATURE _____ 35-003163

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



AFFIX CORPORATE SEAL IF APPROPRIATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____, A _____ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND 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 THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) _____.

DATED THIS _____ DAY OF _____, A.D., 20____.

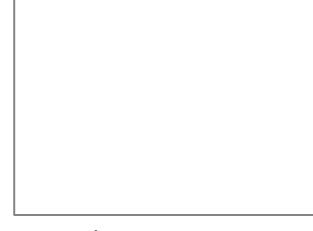
SIGNATURE _____

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

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

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



NOTARY _____

PLEASE TYPE/PRINT NAME _____

NOTARY'S SEAL

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

CITY ENGINEER

PLEASE TYPE/PRINT NAME _____

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILL. REV. STAT. 1987, CH. 109, PAR. 2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER

MORTGAGE CERTIFICATE

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

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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____.



NOTARY _____

PLEASE TYPE/PRINT NAME _____

NOTARY'S SEAL

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF _____ 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 _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK

PLEASE TYPE/PRINT NAME _____

CITY COUNCIL CERTIFICATE

State of Illinois)
)SS
County of Kane)

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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ (NAME) _____, A _____ (TYPE/STATE) _____ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND 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 THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S) _____.

DATED THIS _____ DAY OF _____, A.D., 20____.

SIGNATURE _____

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

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

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



NOTARY _____

PLEASE TYPE/PRINT NAME _____

NOTARY'S SEAL

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

CHAIRMAN

PLEASE TYPE/PRINT NAME _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME _____

Development Data Table: Final Plat			
Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs): 07-16-402-013			
b) Subdivided Area	11.151	Acres	
	485,755.00	Square Feet	
c) Proposed New Right-of-way	-	Acres	
	-	Square Feet	
	0	Linear Feet of Centerline	
d) Proposed New Easements	0.000	Acres	
	-	Square Feet	

PROJECT NUMBER:
21-0579

PROJECT NAME:
**FINAL PLAT OF LOT 1B
MERIDIAN BUSINESS CAMPUS
PHASE 2 UNIT 4**

PLAT PREPARED
BY:

hbk
ENGINEERING

921 WEST VAN BUREN STREET, SUITE 100
CHICAGO, ILLINOIS 60607
STATE OF ILLINOIS DEPARTMENT
OF PROFESSIONAL REGULATION.
LICENSE NO. 184-002308

OWNER/DEVELOPER:

ACRE INVESTMENT
COMPANY, LLC
4683 CHABOT DRIVE, SUITE 220
PLEASANTON, CALIFORNIA 94588
Phone: (925) 520-0091
CONTACT: DAMON HUBBART,
DIRECTOR OF ACQUISITIONS

SITE ADDRESS:

**956, 966 & 980 N. ROUTE 59
AURORA, IL 60504**

SURVEYOR:

**MARK D. MARTIN, PLS
616 ENTERPRISE DRIVE
OAK BROOK, IL 60523**

DRAWING LOG

REV	DATE	DESCRIPTION	BY
01			
02			
04			
05			
06			
07			
08			
09			
10			
11			
12			

DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
BLJ **BLJ** **BLJ**

PROJECT NUMBER: **21-0579**

FILE NAME: **21-0579_FINAL-PLAT**

DATE DRAWN: **04/26/2023**

SCALE: **NA**

SHEET: **2 OF 2**