



City of Aurora

Mayor's Office • 44 E. Downer Place • Aurora, Illinois 60507-2067
Phone (630) 256-3010 • Fax (630) 256-3019

Thomas J. Weisner
Mayor

September 17, 2015

Fox Valley Hospitality, LLC
2450 North Farnsworth Avenue
Aurora, Illinois 60505

Fox Valley Hospitality, Inc.
c/o P. Gale Worrell
520 Main Street
Batavia, IL 60510

To Whom it May Concern:

It is my understanding that you hold legal and/or beneficial title to the property located at 2450 North Farnsworth Avenue, Aurora, Illinois, legally described as *Exhibit A* to this letter.

The City Council of Aurora and I have made the determination that it is in the best interests of the City and its residents to acquire your above referenced property for the purpose of the planned Corporate Boulevard extension. The City has had this property reviewed by an Illinois licensed real estate appraiser.

Based on the results of that review, I am authorized to make a good faith offer to you based on the appraised value of the property. Please consider this letter as AN ABSOLUTE OFFER TO PURCHASE FEE SIMPLE TITLE TO THE PROPERTY. PURCHASER WILL PAY CASH IN THE AMOUNT OF \$3,000,000.00. The City would anticipate closing within 45 days of reaching an agreement with respect to this purchase. If we are unable to reach an agreement as to the acquisition of this property, it is the intent of the City to use its EMINENT DOMAIN authority to effect such acquisition.

If this offer is acceptable to you, please contact or have your attorney contact this office within the next 14 days for the purpose of drafting a real estate purchase agreement to be executed between the appropriate title holder and the City. If you would like to discuss this further or make a counter offer, please do so within the same 14 day period.

If this good faith offer should also be tendered to another party with an ownership interest, please notify this office immediately.

This offer contemplates the transfer of a good and marketable title, free and clear of any and all liens and encumbrances.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Weisner". The signature is fluid and cursive, with a large initial "T" and a distinct "W".

Thomas J. Weisner
Mayor, City of Aurora

Cc: Carie Anne Ergo, Chief Management Officer

Cc: Bill Wiet, Chief Development Officer

Cc: David Hulseberg, President and CEO of Seize the Future Development Foundation

Exhibit A – Legal Description for 2450 N. Farnsworth Avenue

THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO A LINE DRAWN PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST QUARTER FOR THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID SOUTH LINE 389 FEET TO A LINE DRAWN PARALLEL WITH AND 429 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID PARALLEL LINE 450 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 389 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET WESTERLY OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID PARALLEL LINE 450 FEET TO THE POINT OF BEGINNING (EXCEPTING THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS BY WARRANTY DEED DATED MAY 11, 1957, RECORDED MAY 13, 1957, IN BOOK 1845, PAGE 536 AS DOCUMENT NO. 834248 AND ALSO EXCEPT THAT PART CONVEYED TO THE COUNTY OF KANE BY WARRANTY DEED DATED JANUARY 18, 1966 AND RECORDED MARCH 15, 1966 IN BOOK 2336, PAGE 35 AS DOCUMENT NO. 1065468); ALSO THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 2, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 109.23 FEET TO A POINT 40 FEET WEST OF THE WESTERLY LINE OF SAID DOCUMENT NO. 834248 FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 319.77 FEET TO LINE DRAWN PARALLEL WITH AND 429 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID PARALLEL LINE 20 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 319.02 FEET TO A LINE DRAWN SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID DOCUMENT NO. 834248, FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 20.02 FEET TO THE POINT OF BEGINNING; ALL IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.