



CINCO DE MAYO RETAIL CENTER



Owner: Gerardo Parra
Civil Eng.: Intech Engineering, Inc.
Architect: Allen+Pepa Architects Aurora Studio, Inc.
Landscape Architect: Design Perspectives, Inc.



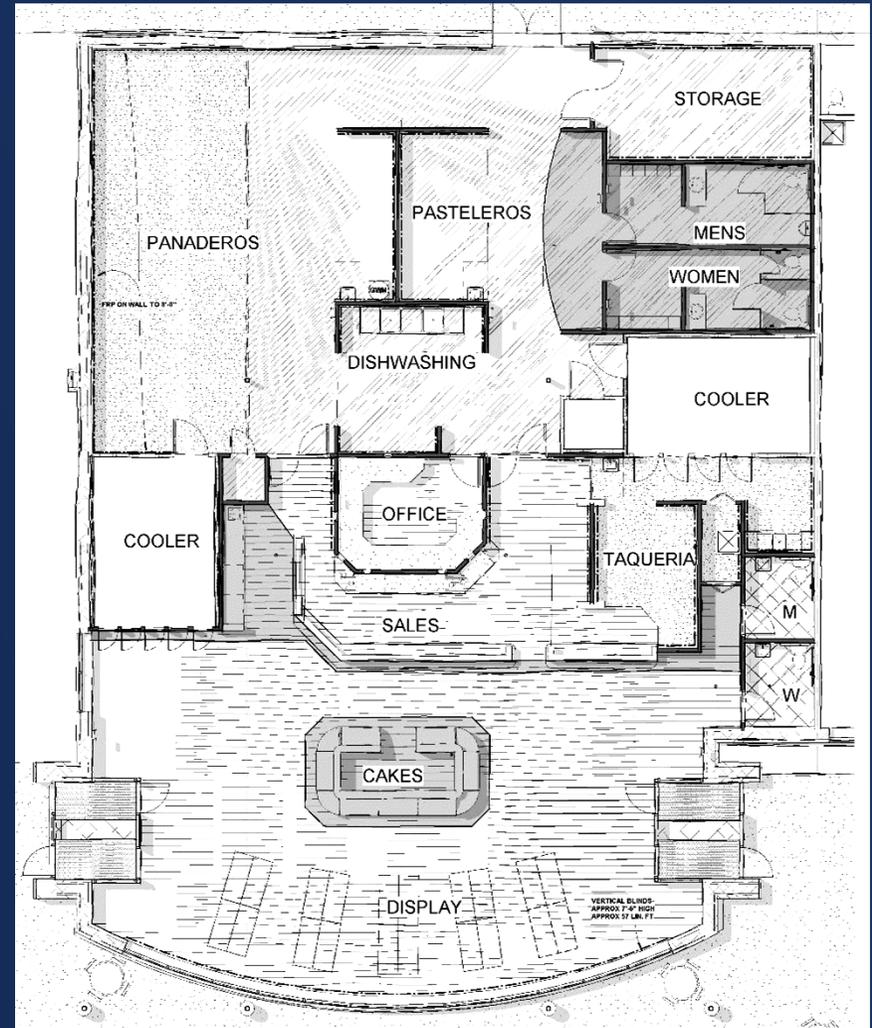
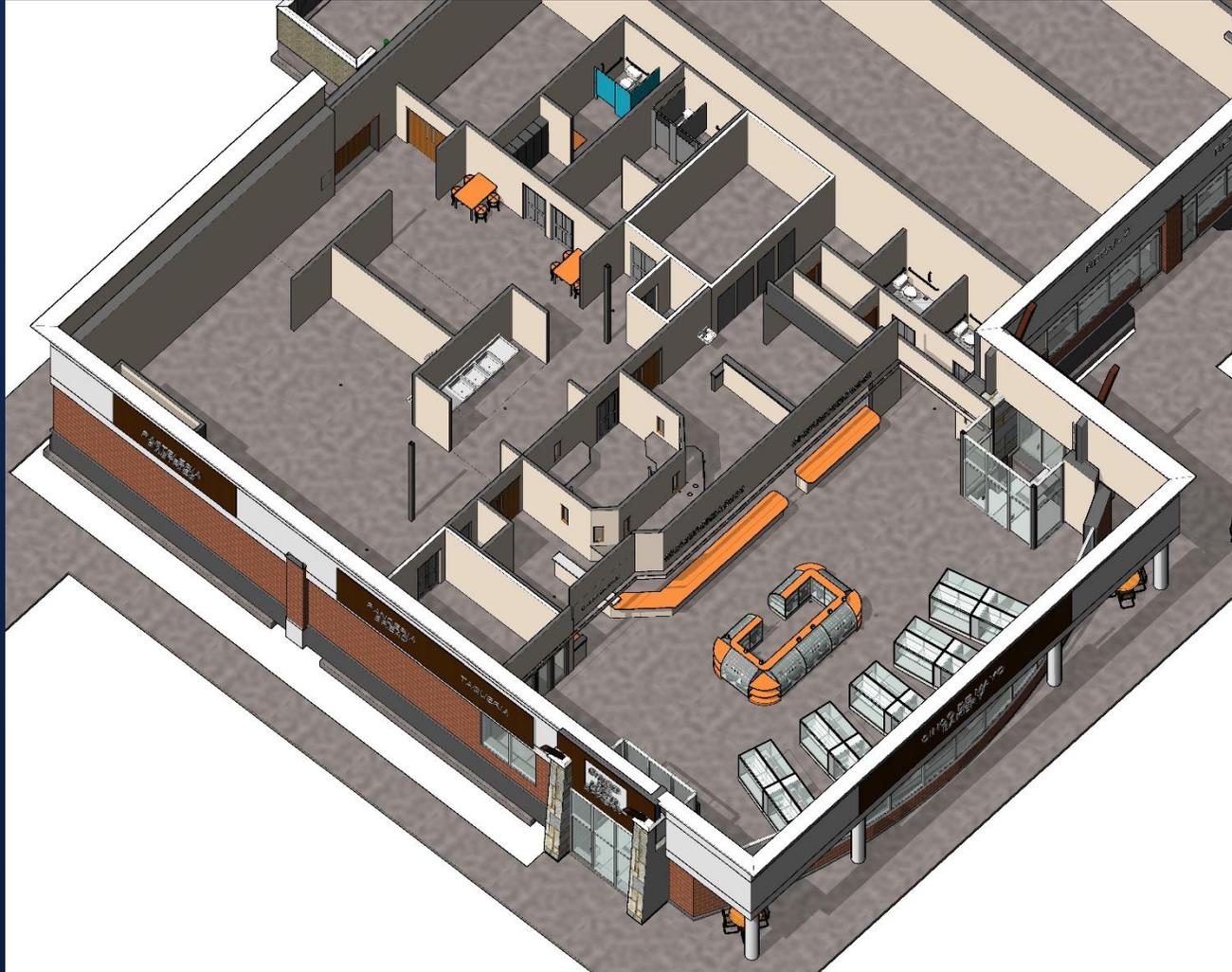
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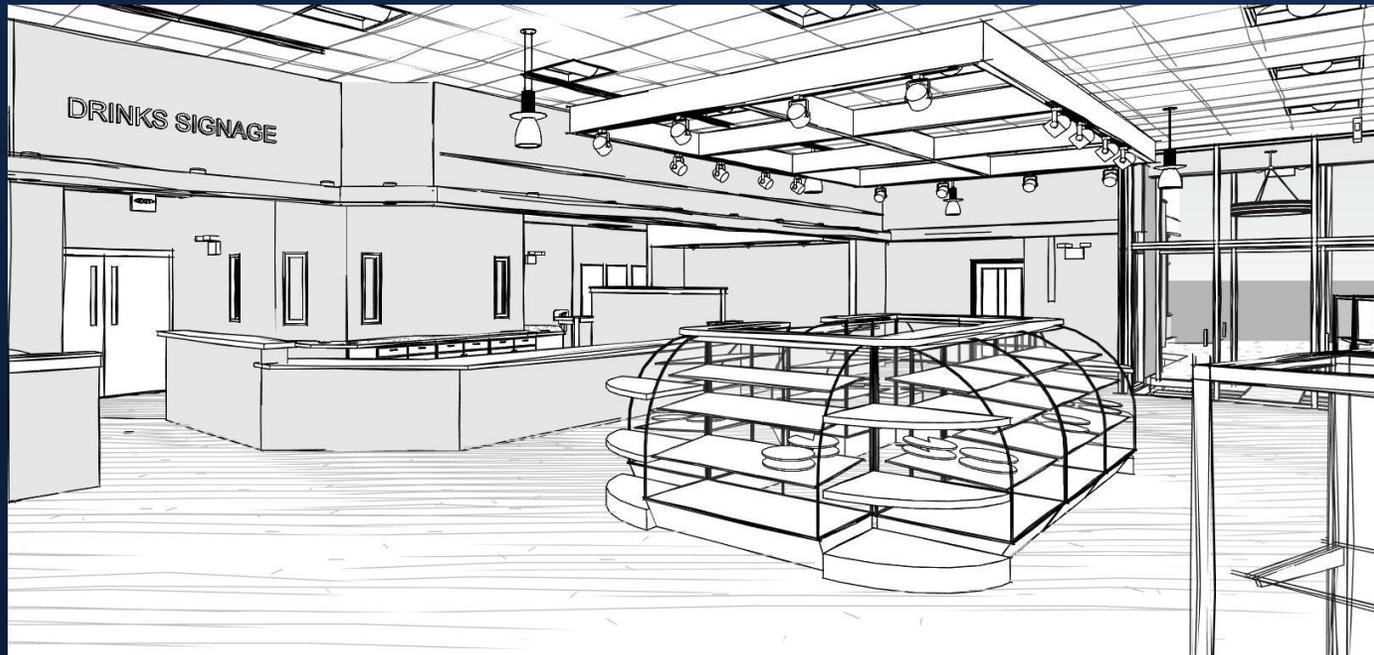
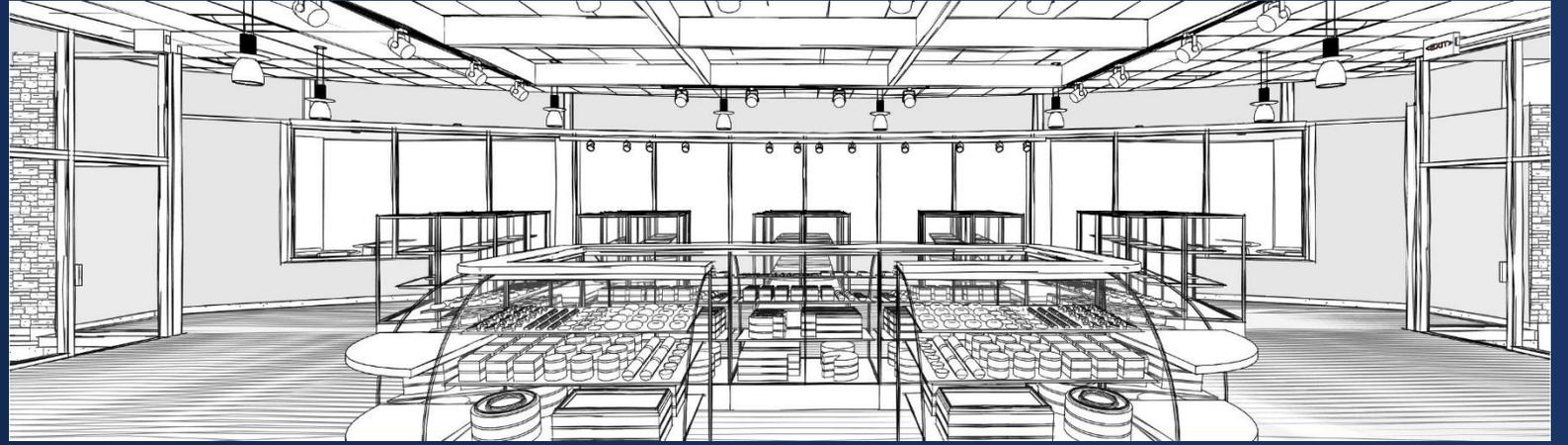


BAKERY





BAKERY



FINAL PLAT OF SUBDIVISION OF CINCO DE MAYO SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED

UNDER MY OFFICES THIS _____ DAY OF _____ A.D., 20____.

CITY ENGINEER _____

TYPE OR PRINT NAME _____

PLANNING COMMISSION'S APPROVAL

STATE OF ILLINOIS)
COUNTY OF KANE)

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF AURORA, KANE AND JOI WACK COULTER, 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

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

BY THE CITY COUNCIL OF THE CITY OF AURORA, ILLINOIS

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY CLERK _____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY CLERK _____

TYPE OR PRINT NAME _____

CROSS ACCESS EASEMENT PROVISIONS

AN INSTRUMENT OF ACCESS HAS BEEN EASEMENT OVER THE PORTIONS OF THE PROPERTY DESIGNATED AS THE "CROSS ACCESS EASEMENT" FOR THE BENEFIT OF THE OWNERS FROM ME TO ME OF LOTS _____ AND _____ IN _____

AGENTS, EMPLOYEES, VENDORS AND INTERESTS 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 REFERRED TO SHALL BE SUBJECT TO TERMS AND PROVISIONS SET FORTH HEREON.

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

CARS, TRUCKS OR OTHER MOTOR VEHICLES SHALL BE ALLOWED TO BE PARKED IN DESIGNATED PARKING SPACES ON THE EASEMENT AREA HOWEVER 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 ACCESS AREAS AND ROADWAYS INSTALLED WITHIN THE EASEMENT AREAS WITH ALL NECESSARY MAINTENANCE, REPAIRS AND RECONSTRUCTION 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 WITH SUCH WORK BEING CONDUCTED AND EXPENSES INCURRED FOR SUCH WORK BEING PAID BY THE PARTY RESPONSIBLE FOR SUCH WORK.

NO PERMANENT STRUCTURES SHALL BE LOCATED ON THE SURFACE OF OR ABOUT THE EASEMENT AREAS WHICH INTERFERE WITH THE FREE MOVEMENT OF VEHICULAR TRAFFIC THEREON. THE PERSONS WHOSE JOBS REQUIRE THE INSTALLATION OF DIRECTIONAL TRAFFIC SIGNAGE THEREON OR THE INSTALLATION OF SIGNAGE SO LONG AS SUCH SIGNAGE AND LIGHTS 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 _____ AND _____ IN _____ SUBDIVISION ON _____ PLATTED, RECORDED AND ARE INTENDED TO SERVE THE INTERESTS OF THE PARTIES TO THE INSTRUMENT AND TO THE BENEFIT OF ALL THE OWNERS OCCUPANTS AND HOLDERS OF LEGAL INTERESTS THEREIN.

BLANKET CITY EASEMENT

A BLANKET CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA, CITY OF AURORA, ILLINOIS, PERMITS OR LICENSEES FOR ALL AREAS HEREAFTER PLATTED AND DESIGNATED "BLANKET CITY EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE ANY UTILITY, TRANSPORTATION AND/OR OTHER PUBLIC UTILITIES, UNDERGROUND, ABOVE AND BELOW THE SURFACE OF SAID EASEMENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WATER MAINS, STORMWATER, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC RESTRICTION EGRESS AND ACCESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GUTTERS, CURBS AND OTHER APPURTENANCES MAINTAINED.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF (OWNER) HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL HAVE 14 DAYS TO CORRECT SUCH DEFICIENCIES. IF SUCH DEFICIENCIES ARE NOT CORRECTED WITHIN THE 14 DAY PERIOD, THE CITY SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REMOVAL. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REMOVAL.

IF THE CITY HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REMOVAL.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ A _____ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SUBDIVISION CERTIFICATE ATTACHED HEREOF, AND DOES HEREBY CERTIFY TO THE SUBDIVISION CERTIFICATE AND THE VARIOUS EASEMENTS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS OF WAY THEREON HEREOF.

ALSO, THIS IS TO STATE THAT THE PROPERTY BEING SUBDIVIDED ADDRESS AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT _____.

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

SIGNATURE _____

TYPE OR PRINT NAME _____

CITY ENGINEER _____

TYPE OR PRINT NAME _____

STORMWATER CONTROL EASEMENT

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA, CITY OF AURORA, ILLINOIS, PERMITS OR LICENSEES FOR ALL AREAS HEREAFTER PLATTED AND DESIGNATED AS "STORMWATER CONTROL FACILITY" FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY OF AURORA'S AND APPROVED ORDINANCES AND STANDARDS. SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY, ITS CONTRACTORS AND OR ASSISTANTS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND/OR OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN ANY SAID STORM SEWER. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GUTTERS, CURBS AND OTHER APPURTENANCES MAINTAINED.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREOF (OWNER) HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL HAVE 14 DAYS TO CORRECT SUCH DEFICIENCIES. IF SUCH DEFICIENCIES ARE NOT CORRECTED WITHIN THE 14 DAY PERIOD, THE CITY SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REMOVAL.

IF THE CITY HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA. THE CITY SHALL HAVE THE RIGHT TO REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WHICH ARE IN THE EASEMENT AREA AND SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REMOVAL.

WORKSHEET CERTIFICATE

THIS IS TO CERTIFY THAT _____ A _____ CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN THE SUBDIVISION CERTIFICATE ATTACHED HEREOF, AND DOES HEREBY CERTIFY TO THE SUBDIVISION CERTIFICATE AND THE VARIOUS EASEMENTS, GRANTS AND RESERVATIONS OF EASEMENT AND RIGHTS OF WAY THEREON HEREOF.

ALSO, THIS IS TO STATE THAT THE PROPERTY BEING SUBDIVIDED ADDRESS AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION IS ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT _____.

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

SIGNATURE _____

TYPE OR PRINT NAME _____

CITY ENGINEER _____

TYPE OR PRINT NAME _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, THE UNDERSIGNED, AS COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO OTHER INSTRUMENTS, TAXES, OR CLAIMS OR FORFEITED TAXES, AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED HEREOF, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT DESCRIBED HEREOF.

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

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY CLERK _____

TYPE OR PRINT NAME _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF KANE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATER 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 PROVISIONS HAVE BEEN MADE FOR COLLECTION AND CONVEYANCE OF SUCH SURFACE WATER INTO PUBLIC AREAS OR DRAINS WHICH WILL BE PLANNED AND ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO INCLUDE THE MINIMUM LOSS OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY CLERK _____

TYPE OR PRINT NAME _____

SUBDIVISION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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

THAT PART OF THE NORTH-EAST QUARTER OF SECT 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF BEGINNING OF SAID QUARTER SECTION 10 CHAINS AND 50 LINKS EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING THE SOUTHWEST CORNER OF BLOCK 4 OF DEWALD ADDITION TO AURORA, THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK, BEING IN THE CENTER OF THE STREET, 3 CHAINS, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 10 CHAINS, THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE 5 CHAINS TO THE QUARTER SECTION CORNER, THENCE WEST ON SAID QUARTER SECTION LINE 10 CHAINS TO THE POINT OF BEGINNING IN THE TOWNSHIP AND CITY OF AURORA, KANE COUNTY, ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY SHOWS 3.86 ACRES MORE OR LESS CONTAINING 38,000 FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SET OFF WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS PERFORMING THE DUTY OF A MUNICIPALITY UNDER THE PROVISIONS OF CHAPTER 11 OF THE ILLINOIS CODE AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 11 OF THE ILLINOIS CODE AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 11 OF THE ILLINOIS CODE AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 11 OF THE ILLINOIS CODE AND THAT THE PLAT MEETS THE PROVISIONS OF CHAPTER 11 OF THE ILLINOIS CODE.

INSURANCE RATE AND COMMUNITY NUMBER: 1086 (PANEL NUMBER 1986000000). EFFECTIVE DATE JANUARY 1, 2000. NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA.

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

SIGNATURE _____ NUMBER _____

MARK R. STRIMAK, PRINCIPAL SURVEYOR, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1188, UNIVERSITY OF ILLINOIS, URBANA, ILLINOIS 61802

CITY ENGINEER _____

TYPE OR PRINT NAME _____

CITY CLERK _____

TYPE OR PRINT NAME _____

CINCO DE MAYO SUBDIVISION

FINAL PLAT OF SUBDIVISION

OWNER & PETITIONER:
GERARDO PARRA
215 JACKSON STREET
AURORA, ILLINOIS 60505

ENGINEER - SURVEYOR:
MARK R. STRIMAK, PRINCIPAL SURVEYOR, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1188, UNIVERSITY OF ILLINOIS, URBANA, ILLINOIS 61802

INTECH CONSULTANTS, INC.
1100 UNIVERSITY DRIVE, SUITE 100
AURORA, ILLINOIS 60506
PHONE: 630-584-8800

FINAL PLAT OF SUBDIVISION

NONE

DATE: 02-29-16

DRAWN: CJF

CHECKED BY: SP

PROJECT NO: 2015-011

SHEET 2 OF 2

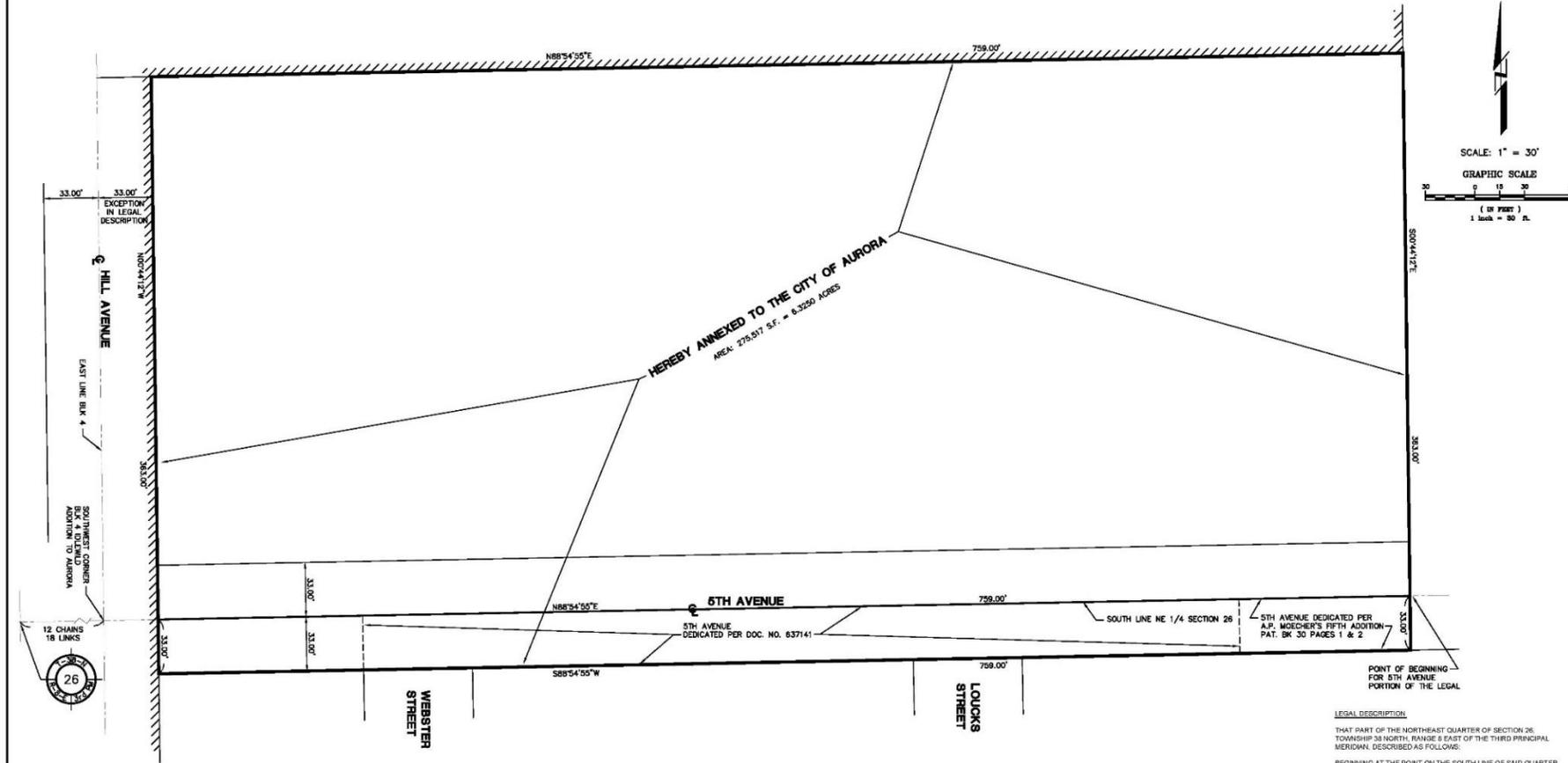
PLAT NO. 2015-011 OF THE CINCO DE MAYO SUBDIVISION, ILLINOIS, AS SHOWN ON SHEET 2 OF 2.

PLAT OF ANNEXATION TO THE CITY OF AURORA

OF
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE TOWNSHIP AND CITY OF AUROAR, KANE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSED ON: _____

P.I.N.: 15-26-276-007
15-26-276-026



COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
I, THE UNDERSIGNED, AS RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY
CERTIFY THAT THIS INSTRUMENT NUMBER _____ WAS FILED FOR
RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE
____ DAY OF _____, A.D. 20__ AT
O'CLOCK ____ M.
RECORDER OF DEEDS _____
TYPE OR PRINT NAME _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE
TERRITORY ANNEXED TO THE CITY OF AURORA, KANE COUNTY, ILLINOIS, BY
ORDINANCE NUMBER _____ A PROPER ORDINANCE PASSED AND
APPROVED BY THE AURORA CITY COUNCIL ON _____, 20__
CITY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THIS
PLAT WAS PREPARED FOR THE PURPOSE OF ANNEXATION TO THE CITY OF AURORA,
AND THAT THIS PLAT OF ANNEXATION ACCURATELY DEPICTS SAID PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 20__

SIGNATURE _____ NUMBER _____

MARK S. STAMAC, PRINCIPAL
INTECH CONSULTANTS, INC.
1960 UNIVERSITY LANE, SUITE D, LISLE, IL 60532

LEGEND

- BOUNDARY
- LIMITS OF ANNEXATION
- EXISTING CORPORATE LIMITS OF THE CITY OF AURORA

ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- M - MEASURED
- R - RECORD
- S.F. - SQUARE FEET

Development Data Table: Annexation Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-26-276-007, 15-26-276-026		
b) Subject Property being Annexed	6.33	Acres
	276.517	Square Feet

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, 12 CHAINS AND 18 LINKS EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, BEING THE SOUTHWEST CORNER OF BLOCK 4 OF BLEMEL ADDITION TO AURORA, THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK, BEING IN THE CENTER OF THE STREET, 5 CHAINS, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, 12 CHAINS, THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE, 5 CHAINS TO THE QUARTER SECTION LINE, THENCE WEST ON SAID QUARTER SECTION LINE, 12 CHAINS TO THE POINT OF BEGINNING, IN THE TOWNSHIP AND CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE WEST 33.00 FEET, AS MEASURED PERPENDICULAR TO THE WEST LINE THEREOF.

ALSO INCLUDING THE FOLLOWING PORTION OF 5TH AVENUE DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE SOUTH 00° 44' 12" EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY, 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5TH AVENUE, THENCE SOUTH 89° 54' 55" WEST, ALONG SAID RIGHT-OF-WAY LINE, 759.00 FEET, TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HILL AVENUE, THENCE NORTH 00° 44' 12" WEST, 33.00 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAID LINE ALSO BEING THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE NORTH 89° 54' 55" EAST, ALONG SAID SOUTH LINE, 759.00 FEET, TO THE POINT OF BEGINNING.

INTECH CONSULTANTS, INC.
1960 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE 630-964-5558

OWNER & PETITIONER:
GERARDO PARRA
215 JACKSON STREET
AURORA, ILLINOIS 60505

CINCO DE MAYO
SUBDIVISION

PLAT OF ANNEXATION
TO
THE CITY OF AURORA

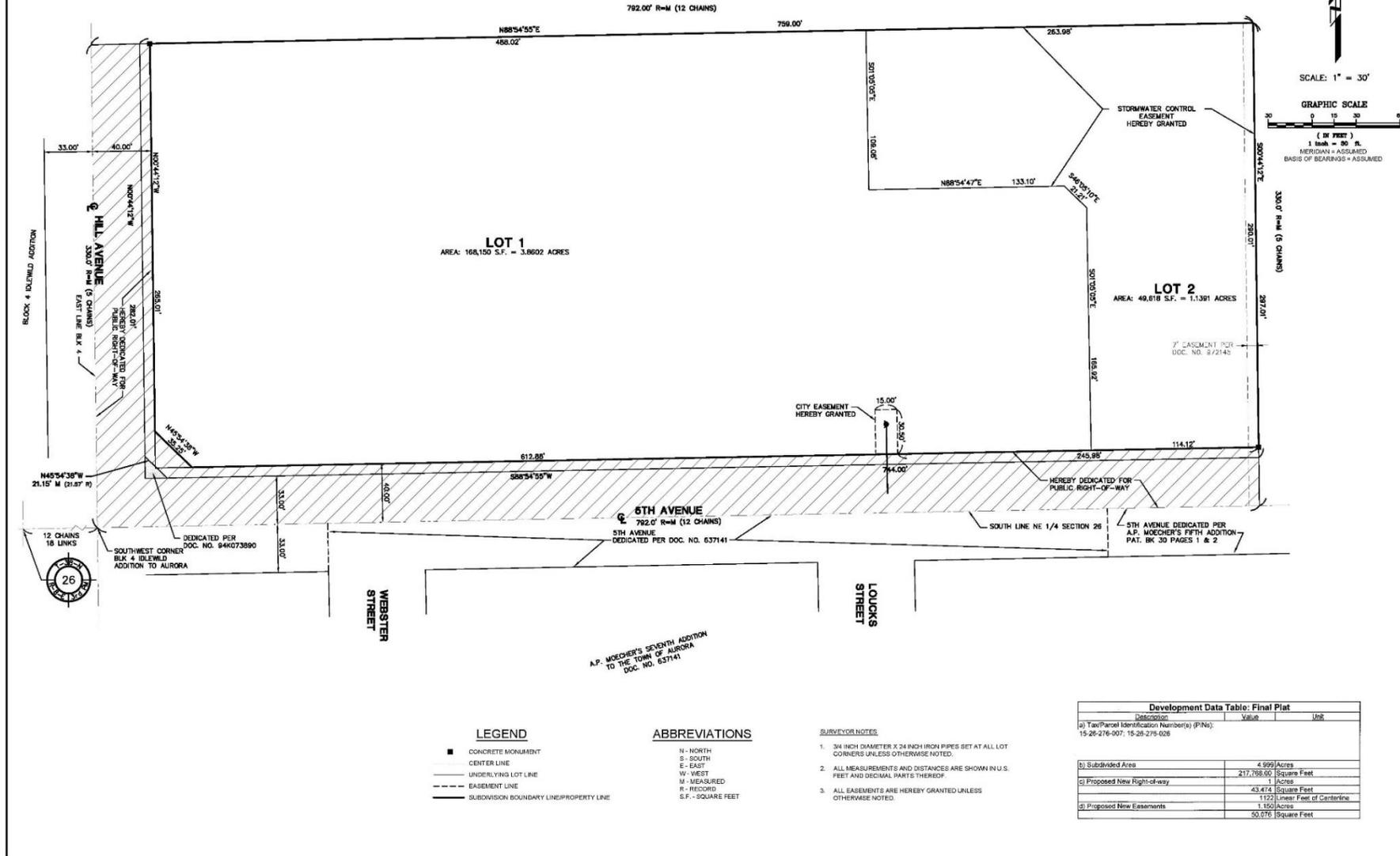
2015-011
1 1

FINAL PLAT OF SUBDIVISION OF CINCO DE MAYO SUBDIVISION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

P.L.N. 15-26-276-007
15-26-276-026

CITY RESOLUTION: _____ PASSED ON: _____



INTECH CONSULTANTS, INC.
ENGINEERS - SURVEYORS
1800 UNIVERSITY LAKE SUITE 100
LITTLE ROCK, AR 72110
PHONE 501-984-6661

OWNER & PETITIONER:
GERARDO PARRA
2115 JACKSON STREET
AURORA, ILLINOIS 60505

CINCO DE MAYO
SUBDIVISION

FINAL PLAT
OF
SUBDIVISION

DATE: 11-30
DATE: 03-20-16
SCALE: SLP
DRAWN: CP
CHECKED: CP
PROJECT NO.: 2015-011
PAGE: 1 OF 2

LOT 1
AREA: 168,150 S.F. = 3.8602 ACRES

LOT 2
AREA: 49,610 S.F. = 1.1391 ACRES

LEGEND

- CONCRETE MONUMENT
- CENTER LINE
- UNDERLYING LOT LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY LINE/PROPERTY LINE

ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- M - MEASURED
- R - RECORD
- S.F. - SQUARE FEET

SURVEYOR NOTES

1. 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.
3. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

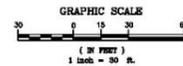
Development Data Table: Final Plat

Description	Value	Unit
a) Parcel Identification Number(s) (P/No): 15-26-276-007; 15-26-276-026		
b) Subdivided Area	4.999	Acres
c) Proposed New Right-of-way	217,798.00	Square Feet
d) Proposed New Easements	43,414	Square Feet
	1,123	Linear Feet of Centerline
	1.150	Acres
	50,676	Square Feet

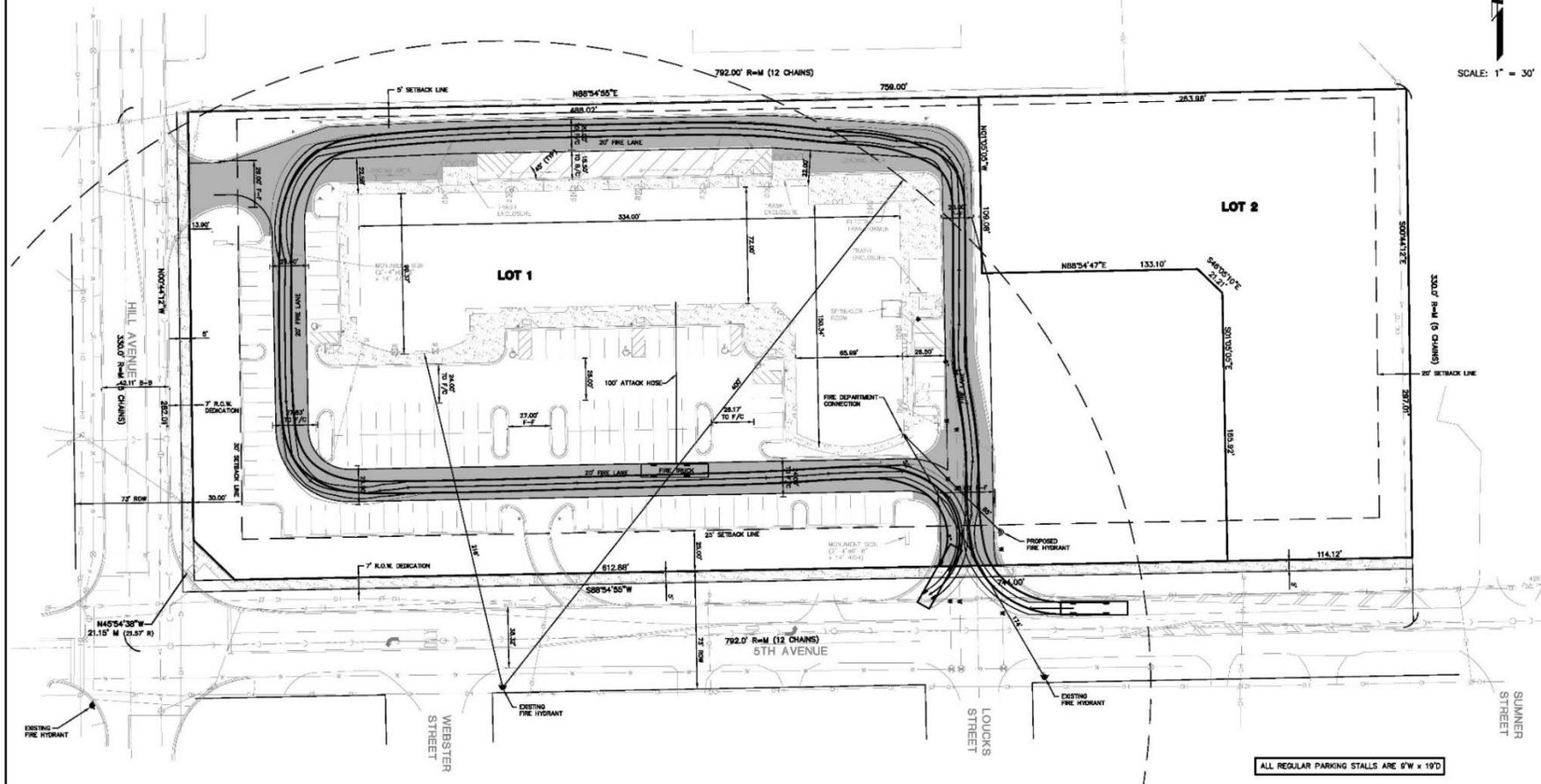
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INTECH ENGINEERING, INC

FIRE ACCESS PLAN FOR CINCO DE MAYO SUBDIVISION



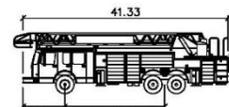
SCALE: 1" = 30'



ALL REGULAR PARKING STALLS ARE 8'W x 19'D

FIRE APPARATUS ACCESS PAVEMENT

- 1.5" HOT MIX ASPHALT SURFACE COURSE, MIX C, N-50
- 4.5" HOT MIX ASPHALT BINDER COURSE, MIX C, N-50
- STRAINING MATERIALS (PRIME COURSE) 0.5 GAL/20'
- 10" AGGREGATE BASE COURSE, TV B, CA-8



AURORA feet
 Width : 8.33
 Track : 7.50
 Lock to Lock Time : 6.00
 Steering Angle : 40.00

LEGEND

- ▲ FIRE HYDRANT
- VALVE IN VAULT
- FIRE APPARATUS ACCESS ROAD

Fire Access Plan Data Table

Description	Value	Unit
(1) Building Height	20.00	feet
(2) Building Square Footage (Total)	50,000	Square feet
(3) Building Fire Suppression Information including any proposed use of sprinkler systems, fire alarm systems, whether fire extinguishers are needed	[Blank]	
(4) All sprinklers and fire detection per NFPA.	[Blank]	
(5) General description of business to be conducted within each building including: will there be rack storage in the building, will there be storage of combustible materials over twelve feet in height, (absence of propane tanks and other materials 18 inch minimum)	[Blank]	
BUILDING 1: Unit 1-4: 3,000 sq. ft. Bakery; Units 5-9 and 11-14 General Retail 41- 1400 sq. ft. each Unit 10'	[Blank]	

INTECH CONSULTANTS, INC.
 PROFESSIONAL ENGINEERS - SURVEYORS
 111 N. WILSON AVENUE, SUITE 200
 AURORA, ILLINOIS 60505
 PHONE 630-964-5555

OWNER & PETITIONER:
 GERARDO PARRA
 215 JACKSON STREET
 AURORA, ILLINOIS 60505

CINCO DE MAYO
 RETAIL CENTER

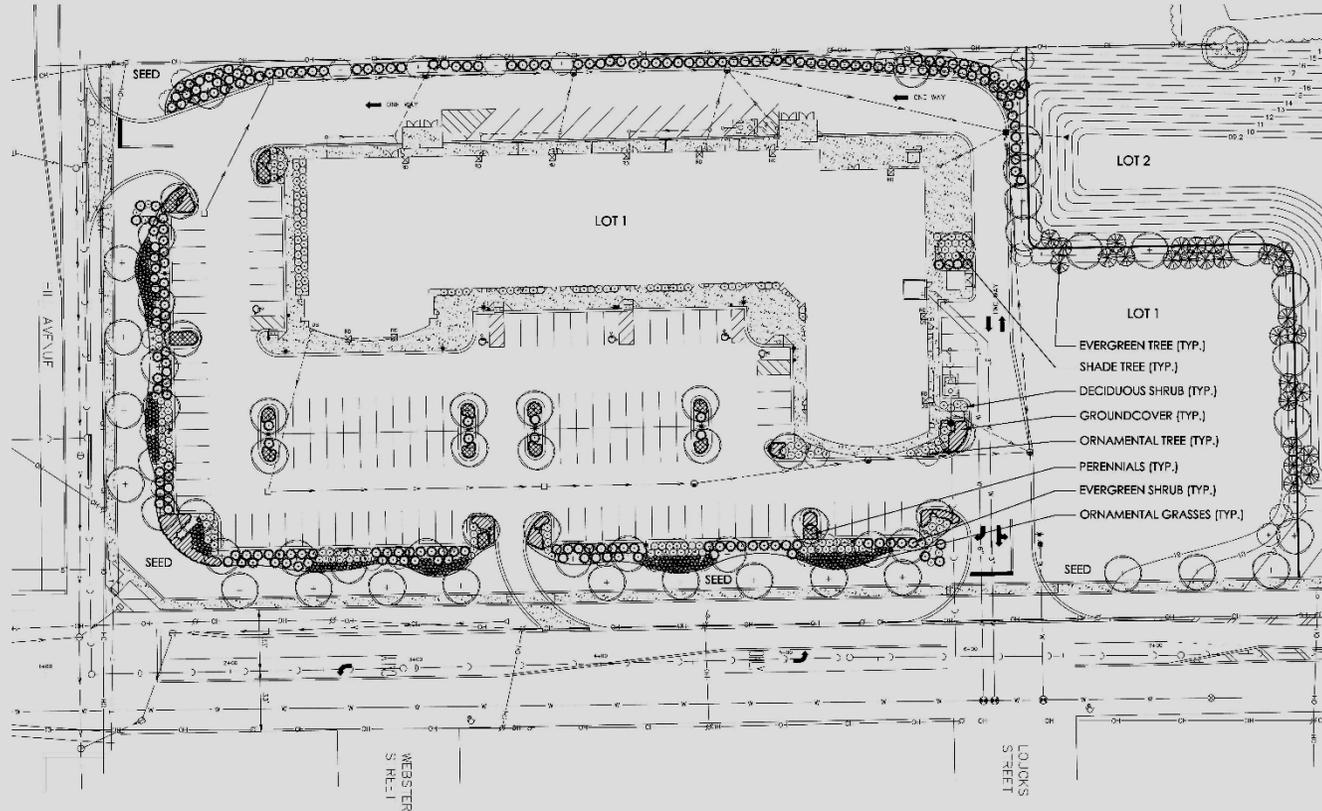
FIRE ACCESS PLAN
 FOR CINCO DE MAYO
 SUBDIVISION

DATE: 03-20-16
 DRAWN BY: SJP
 CHECKED BY: CP
 PROJECT NO: 2015-011
 SHEET NO: 1

LANDSCAPE PLAN LOT 1 IN CINCO DE MAYO SUBDIVISION

CINCO DE MAYO
SUBDIVISION

GERARDO PARRA
217 JACKSON ST.
AURORA, IL 60505



Landscape Data Table: CTEs Provided		
	CTE Value	Total CTEs Provided
Canopy Trees	1	64
Evergreen Trees	3	27
Understory Trees	3	34
Deciduous Shrubs	20	222
Evergreen Shrubs	20	216
Total:		563

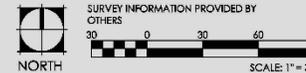
Planting Materials Table: Landscape Plan

Note: Symbols are blockline for proposed grayscale for existing Canopy Trees (minimum size 2.5 caliper) Count:

	64
Evergreen Trees (minimum size 4 feet) Count:	27
Understory Trees (minimum size 2.5 caliper or 8 feet minimum caliper) Count:	35
Deciduous Shrubs (minimum of 18 inches) Count:	222
Evergreen Shrubs (minimum of 18 inches) Count:	216
Ornamental Grasses Count:	366
Perennial Count:	350
Amsoil Count:	0
Groundcover Count:	850

NOTE: SEED AND BLANKET ALL AREAS DISTURBED DURING CONSTRUCTION.

NOTE: PARKWAY TREES LOCATED ON PROPERTY 5' FROM SIDEWALK TO AVOID CONFLICT WITH 10' CLEARANCE REQUIREMENTS FROM EXISTING OVERHEAD UTILITIES.



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

In Association With

REV.	COMMENT	DATE
	FOR BID AND PERMIT	6/21/2016
	FOR RESUBMISSION	8/22/2016
	FOR RESUBMISSION	9/8/2016
	FOR RESUBMISSION	9/20/2016

SEAL:



DATE: 3/22/2016
JOB NO.:
DRAWN BY: MAJ
CHECKED BY: TS

DRAWING TITLE:
**LOT 1
LANDSCAPE
PLAN**
SHEET NO.:
LP-100

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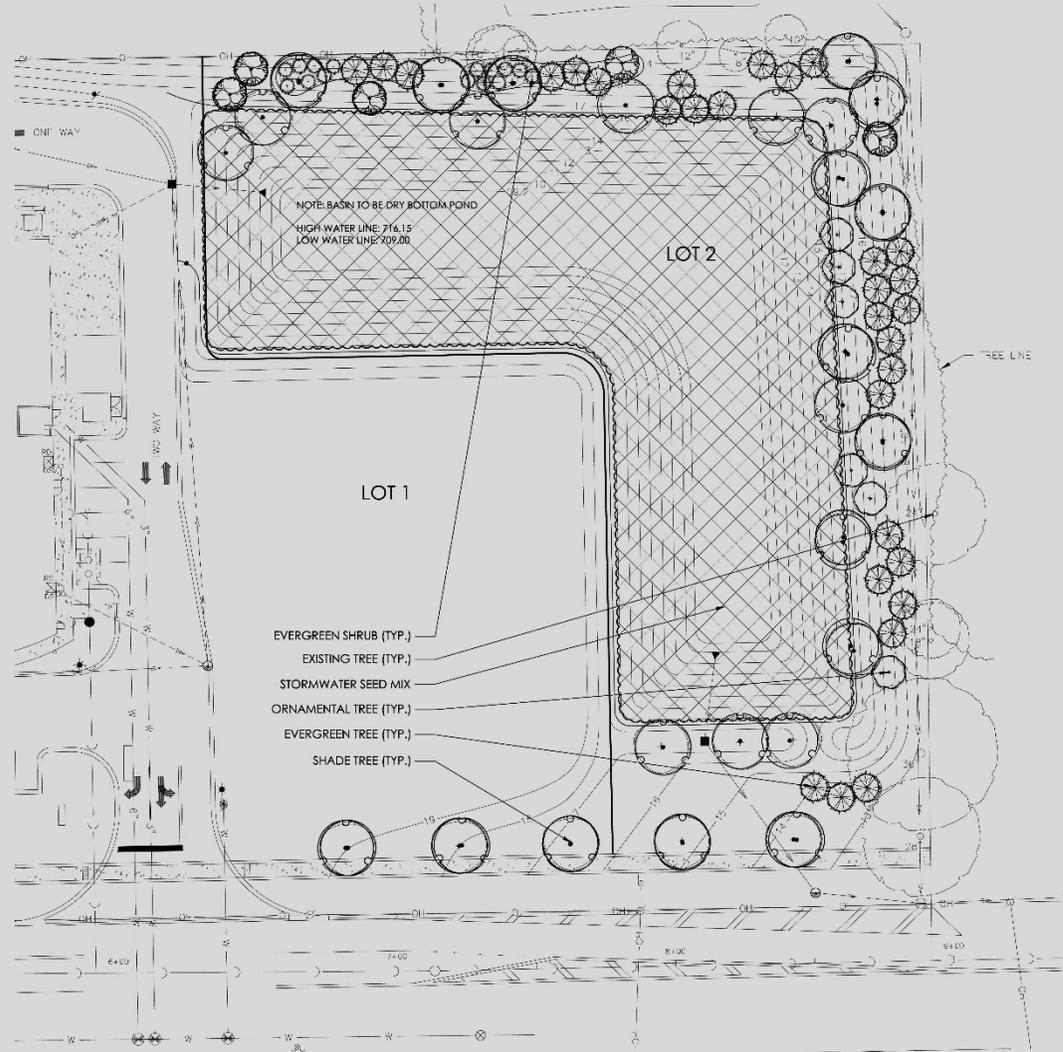
DESIGN PERSPECTIVES, INC.

ALLEN PEPA
ARCHITECTS

LANDSCAPE PLAN LOT 2 IN CINCO DE MAYO SUBDIVISION

CINCO DE MAYO
SUBDIVISION

GERARDO PARRA
217 JACKSON ST.
AURORA, IL 60505



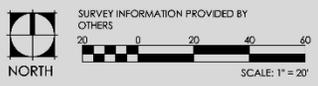
Landscape Data Table: CTEs Provided

CTE Value	Count Provided	Total CTEs Provided
1	74	74.0
3	30	10.0
3	10	3.3
20	0	0.0
20	15	0.8
Total:	81	40.1

Planting Materials Table: Landscape Plan
Note: Symbols are blackline for proposed gray-scale for existing

Canopy Trees (minimum size 2.5 caliper) Count:	Count
	26
Evergreen Trees (minimum size 6 feet) Count:	
	30
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	
	10
Deciduous Shrubs (minimum of 18 inches) Count:	
N/A	0
Evergreen Shrubs (minimum of 18 inches) Count:	
	15
Ornamental Grasses Count:	
N/A	0
Perennials Count:	
N/A	0
Annuals Count:	
N/A	0
Groundcover Count:	
N/A	0

NOTE: SEED AND BLANKET ALL AREAS DISTURBED DURING CONSTRUCTION.
NOTE: PARKWAY TREES LOCATED ON PROPERTY 5' FROM SIDEWALK TO AVOID CONFLICT WITH 10' CLEARANCE REQUIREMENTS FROM EXISTING OVERHEAD UTILITIES.



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

In Association With

REV.	COMMENT	DATE
	FOR BID AND PERMIT	6/21/2016
	FOR RESUBMISSION	8/2/2016
	FOR RESUBMISSION	9/9/2016



DATE: 3/22/2016
JOB NO.:
DRAWN BY: MJA
CHECKED BY: TS

DRAWING TITLE:
LOT 1
LANDSCAPE
PLAN
SHEET NO.:
LP-101

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DESIGN PERSPECTIVES, INC.



CINCO DE MAYO NEIGHBORHOOD RETAIL CENTER

5TH AND HILL AURORA, IL 60504

**STANDING SEAM ROOF,
FASCIA, WINDOW
FRAMES, HARDWARE**

DARK BRONZE

Color: Brick-Cherry Velour Liberty Brick (under window, columns, entrance walls) over CMU.

CHERRY VELOUR



Cherry Velour > Details

Shapes



www.schalmerscorp.com

NORTHFIELD

Architectural Porcelain

Colors

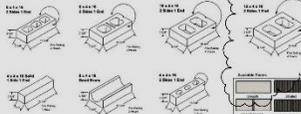
Neutral Brick Colors

SEE A1-1 FOR LOCATIONS OF THESE MATERIALS

**REAR WALL
STRUCTURAL BRICK**

Boston

Culk-Brk and Harvard Brk Standard Shapes

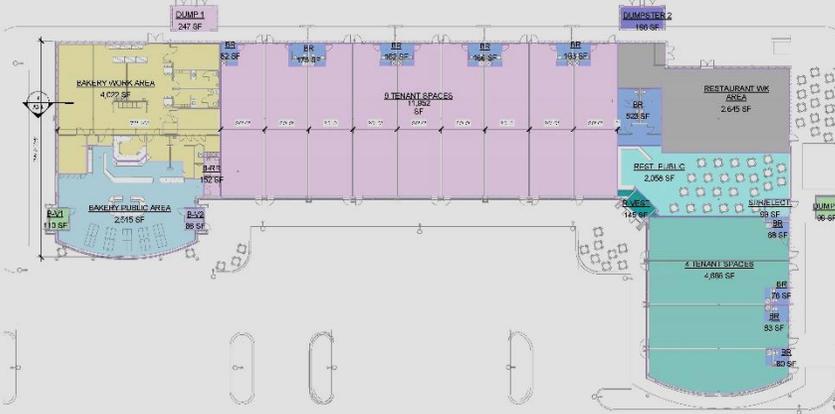


Sto Limestone



**DIMENSIONAL CHALET BUFF (CASTLE)
REAL STONE AT ENTRY COLUMNS OF
RESTAURANT AND BAKERY**

**1 EXTERIOR MATERIALS
1/4" = 1'-0"**



**2 S.F. ANALYSIS
1" = 20'-0"**

ALTERNATE #1: (15) TYPICAL 1500 S.F. FUTURE TENANT 2X4 ACT CEILING
ALTERNATE #2:
ALTERNATE #3: BAKERY SIGNAGE \$10,000 (NOT INCLUDING POWER TO SIGN)
ALLOWANCE #2: (13) TENANT SIGNAGE AND (1) RESTAURANT SIGNAGE

BASE BID VANILLA BOX FOR 13 TENANTS:
A. FULL CONCRETE FLOOR
B. 1 COMPLETE BATHROOM AND 1/2 SINK WITH WALLS, CEILING, LIGHTS, SINK
AND TOILET, GRAB BARS, GFCI OUTLET, MIRROR, DOOR AND HARDWARE
C. SEE ALTERNATE #1 FOR FUTURE ACT CEILING MATERIAL AND
INSTALLATION

**4 ALTERNATES AND ALLOWANCES LIST
1/4" = 1'-0"**

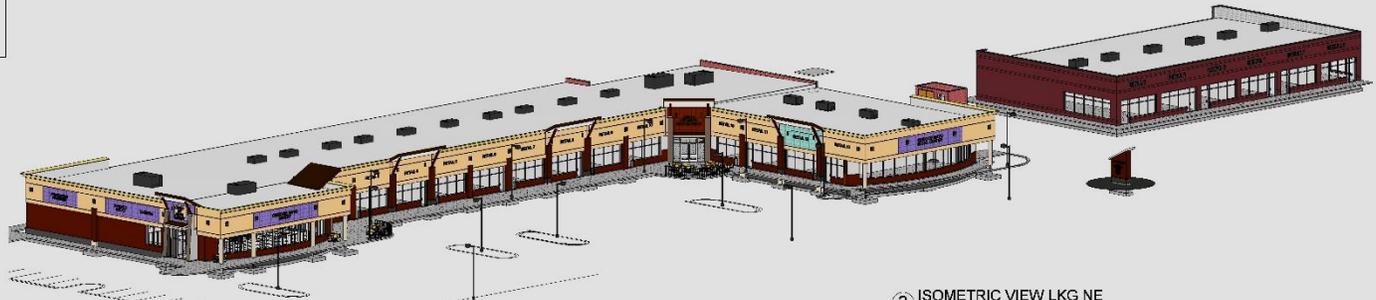
SUMMARY (02/28/18)

PHASE 1 GROSS BUILDING AREA: 71,167 S.F. = 30,006 S.F.
PHASE 2 GROSS BUILDING AREA: 5,190 + 480 = 5,670 S.F.
TOTAL GROSS: 38,709 S.F.

PHASE 1 USABLE AREA FOR PARKING CALC.: 71,167 S.F.
PHASE 2 USABLE AREA FOR PARKING CALC.: 5,190 S.F.
TOTAL GROSS USABLE FOR PARKING CALC.: 29,387 S.F.

DUMPSTERS:
PHASE 1 TOTAL DUMPSTER AREA: 567 S.F.
PHASE 2 TOTAL DUMPSTER AREA: 147 S.F.

Item	Description	Quantity	Unit	Price
1	11.0000	1.00	sq ft	1.00
2	12.0000	1.00	sq ft	1.00
3	13.0000	1.00	sq ft	1.00
4	14.0000	1.00	sq ft	1.00
5	15.0000	1.00	sq ft	1.00
6	16.0000	1.00	sq ft	1.00
7	17.0000	1.00	sq ft	1.00
8	18.0000	1.00	sq ft	1.00
9	19.0000	1.00	sq ft	1.00
10	20.0000	1.00	sq ft	1.00
11	21.0000	1.00	sq ft	1.00
12	22.0000	1.00	sq ft	1.00
13	23.0000	1.00	sq ft	1.00
14	24.0000	1.00	sq ft	1.00
15	25.0000	1.00	sq ft	1.00
16	26.0000	1.00	sq ft	1.00
17	27.0000	1.00	sq ft	1.00
18	28.0000	1.00	sq ft	1.00
19	29.0000	1.00	sq ft	1.00
20	30.0000	1.00	sq ft	1.00
21	31.0000	1.00	sq ft	1.00
22	32.0000	1.00	sq ft	1.00
23	33.0000	1.00	sq ft	1.00
24	34.0000	1.00	sq ft	1.00
25	35.0000	1.00	sq ft	1.00
26	36.0000	1.00	sq ft	1.00
27	37.0000	1.00	sq ft	1.00
28	38.0000	1.00	sq ft	1.00
29	39.0000	1.00	sq ft	1.00
30	40.0000	1.00	sq ft	1.00
31	41.0000	1.00	sq ft	1.00
32	42.0000	1.00	sq ft	1.00
33	43.0000	1.00	sq ft	1.00
34	44.0000	1.00	sq ft	1.00
35	45.0000	1.00	sq ft	1.00
36	46.0000	1.00	sq ft	1.00
37	47.0000	1.00	sq ft	1.00
38	48.0000	1.00	sq ft	1.00
39	49.0000	1.00	sq ft	1.00
40	50.0000	1.00	sq ft	1.00
41	51.0000	1.00	sq ft	1.00
42	52.0000	1.00	sq ft	1.00
43	53.0000	1.00	sq ft	1.00
44	54.0000	1.00	sq ft	1.00
45	55.0000	1.00	sq ft	1.00
46	56.0000	1.00	sq ft	1.00
47	57.0000	1.00	sq ft	1.00
48	58.0000	1.00	sq ft	1.00
49	59.0000	1.00	sq ft	1.00
50	60.0000	1.00	sq ft	1.00



3 ISOMETRIC VIEW LKG NE

Ground Sign #	Description	Value	Unit
1	1) Length of Sign Face - on which Sign is Located	7.00	feet
1	2) Width of Sign Face	7.00	feet
1	3) Height of Sign Face	14.00	feet
1	4) Square Footage of Sign Face	98	Square Feet
1	5) Height of Sign (vertical)	14	feet
1	6) Width of Sign (horizontal)	7	feet
1	7) Type of Sign	MASQUELITE	
1	8) Type of Sign Face	STONE	
1	9) If Yes Base, Location of Digital Display on top and	NO	
1	10) Height of Digital Display	7	feet
1	11) Width of Digital Display	7	feet
1	12) Square Footage of Digital Display	49	Square Feet
1	13) Percent of Digital Display Sign Coverage	50	Percent
2	1) Length of Sign Face - on which Sign is Located	7.00	feet
2	2) Width of Sign Face	7.00	feet
2	3) Height of Sign Face	14.00	feet
2	4) Square Footage of Sign Face	98	Square Feet
2	5) Height of Sign (vertical)	14	feet
2	6) Width of Sign (horizontal)	7	feet
2	7) Type of Sign	MASQUELITE	
2	8) Type of Sign Face	STONE	
2	9) If Yes Base, Location of Digital Display on top and	NO	
2	10) Height of Digital Display	7	feet
2	11) Width of Digital Display	7	feet
2	12) Square Footage of Digital Display	49	Square Feet
2	13) Percent of Digital Display Sign Coverage	50	Percent

Description	Value	Unit
a) Building Height in feet (typical)	20.00	feet
b) Total Building Square Footage (typical)	38,709.00	Square Feet
c) First Floor Building Square Footage (typical)	38,709.00	Square Feet
d) Number of building stories (typical)	1.00	Square Feet
e) Exterior Material List (including colors) for all buildings and accessory structures: Cherry velour brick, red brick, grey stone, grey sto limestone, ceramic tile, stone.		

REVISIONS

No.	Description	Date	ENGINEER
1	1.00	10/10/18	ALLEN PEPA ARCHITECTS

ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
Aurora@allenpepa.com
100 West Benson
Aurora, IL 60506

GENERAL BUILDING INFORMATION

CINCO DE MAYO
NEIGHBORHOOD RETAIL CENTER
5TH AND HILL
AURORA, IL 60504

ANNEXATION SUBMITTAL #5 7/28/16

ANNEX-1

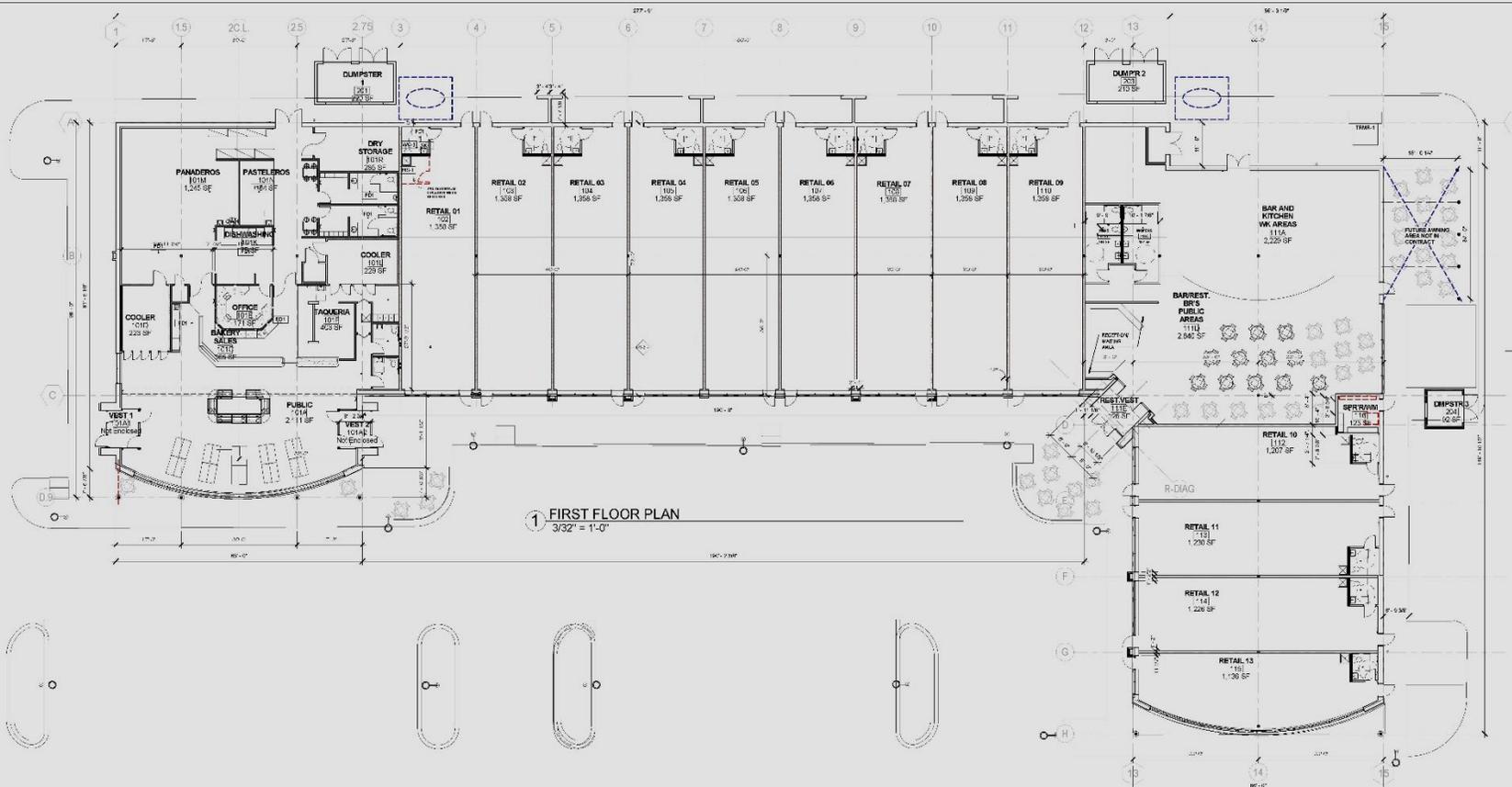
PROJECT NO. 1617
DATE: 04/18/16
SCALE: 1/8" = 1'-0"

FOR: CHRYSLER
COP/WRITE: ALLEN PEPA ARCHITECTS © 2015



CINCO DE MAYO RETAIL CENTER





7 3D View 7

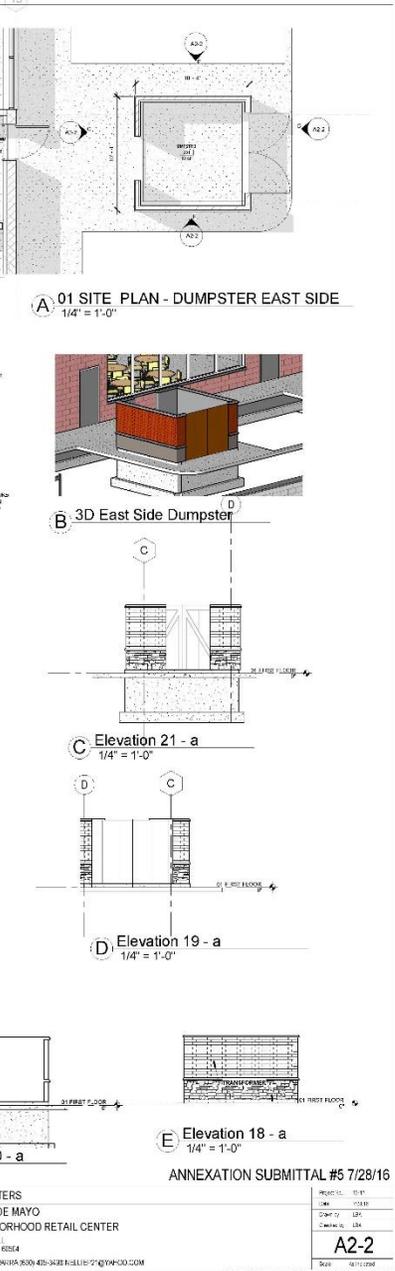
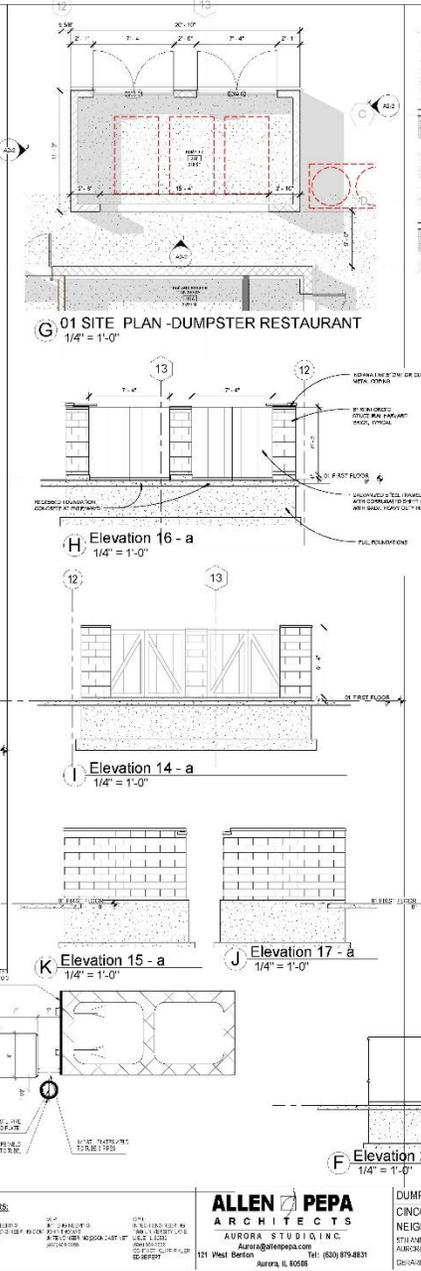
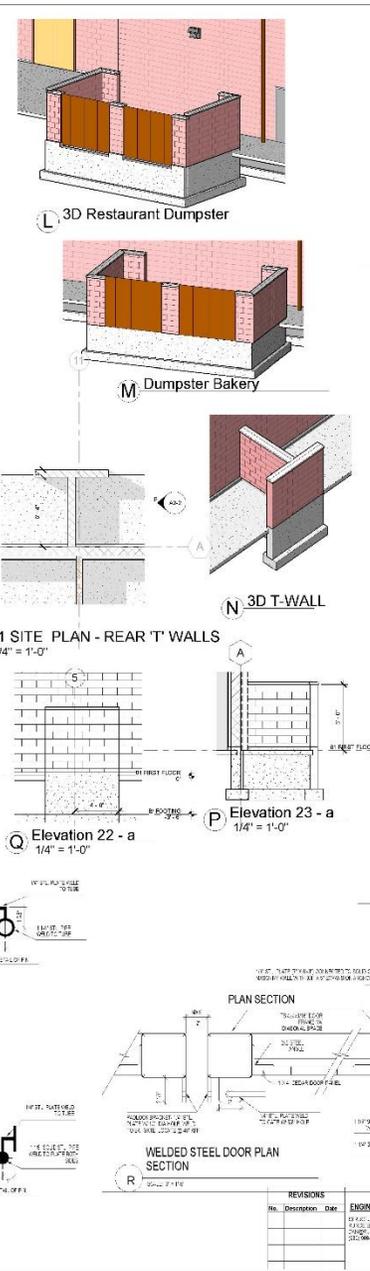
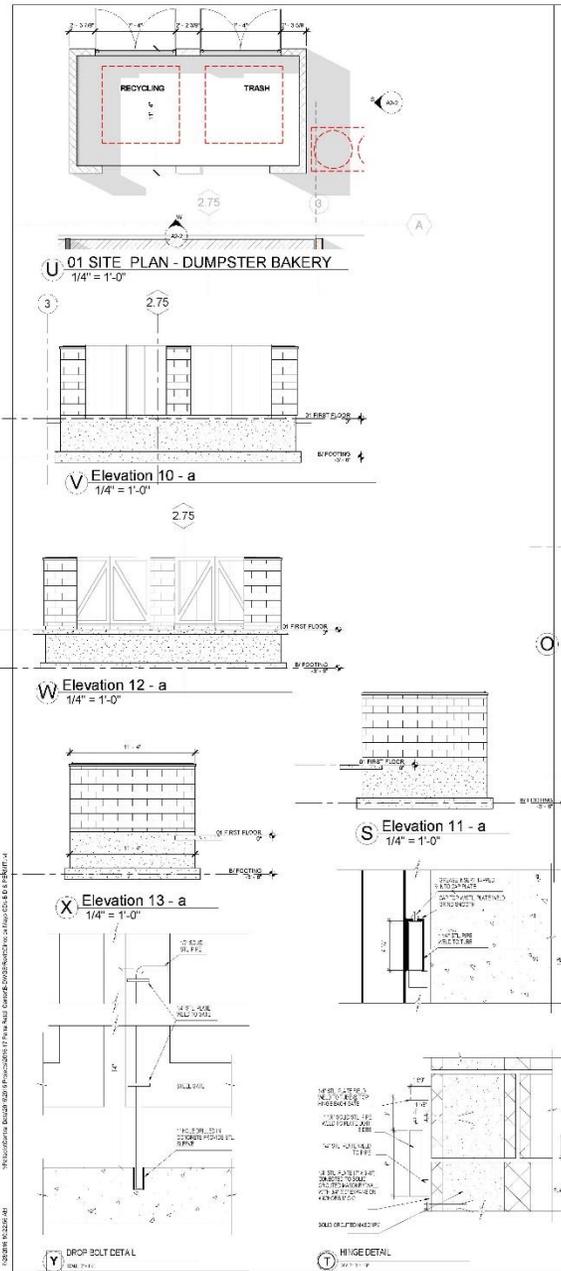


3 FACADE PARTIAL RENDERING 3/32\"/>

REVISIONS		ENGINEERS	
No.	Description	Date	

ALLEN PEPA ARCHITECTS
 AURORA STUDIO INC.
 AURORA, ILLINOIS
 121 West Bertha Tel: (630) 879-8831
 Aurora, IL 60006

FIRST FLOOR PLAN
 CINCO DE MAYO
 NEIGHBORHOOD RETAIL CENTER
 STANDARD
 AURORA, IL 60504
 05-14-16 11:04:30 AM 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REVISIONS		ENGINEERS	
No.	Description	Date	

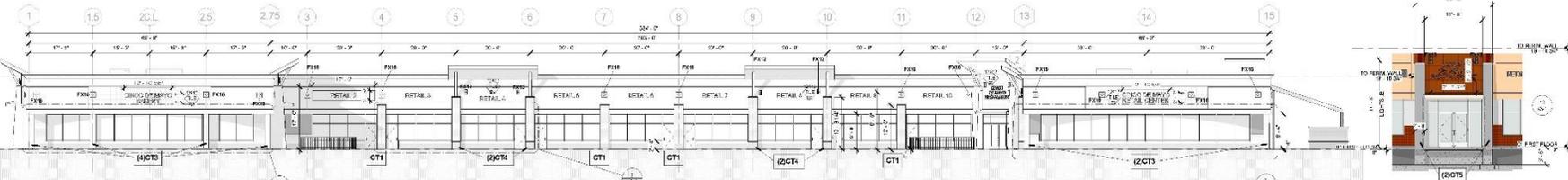
ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
Aurora@alpenpepa.com
121 West Benton, Aurora, IL 60506

DUMPSTERS
CINCO DE MAYO
NEIGHBORHOOD RETAIL CENTER
STATION 1
AURORA, IL 60504
630-400-1919 / 630-400-3400 / 630-400-2100

ANNEXATION SUBMITTAL #5 7/28/16
PROJECT: CDR
DATE: 07/28/16
DRAWN BY: LPA
CHECKED BY: LPA
SCALE: AS SHOWN
A2-2
COP: W/RTT/A ENR-PPA ARCHITECTS 05/25/15



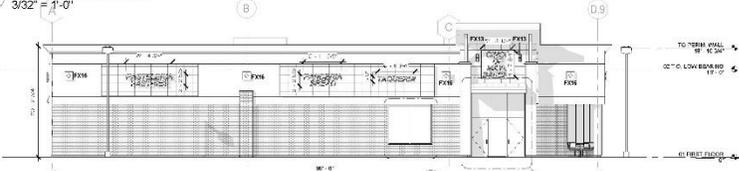
8. FACADE RENDERING FULL
3/32" = 1'-0"



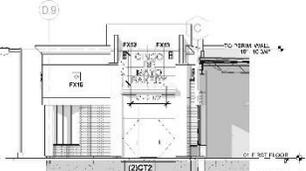
4. SOUTH ELEVATION
3/32" = 1'-0"



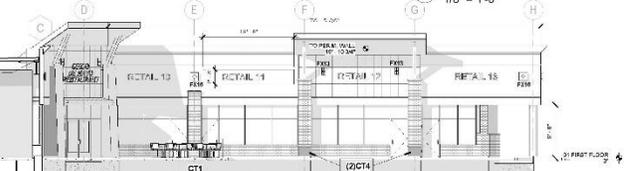
11. Elev. Rest. Front Facade
1/8" = 1'-0"



12. Elevation WEST ELEVATION 2
1/8" = 1'-0"



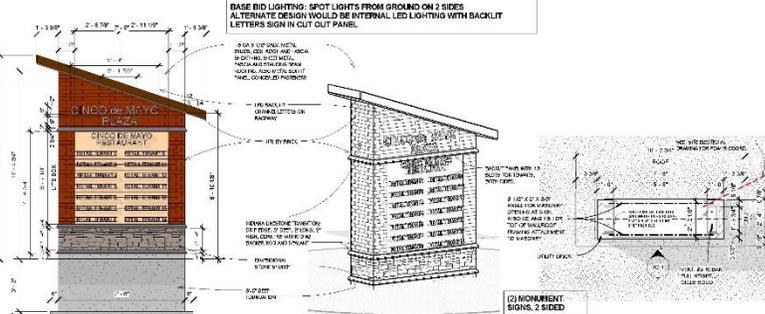
6. SECTION LKG WEST
1/8" = 1'-0"



7. WEST ELEVATION RETAIL 11-13
1/8" = 1'-0"



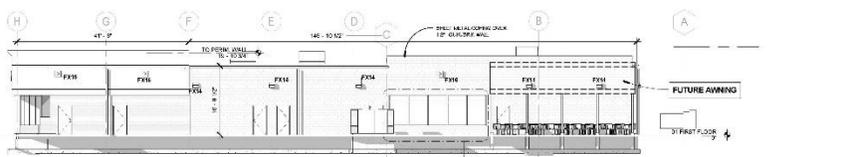
3. NORTH ELEVATION
3/32" = 1'-0"



5. Elevation MONUMENT SIGN
3/8" = 1'-0"

9. 3D MONUMENT SIGN

10. MONUMENT SIGN PLAN
3/8" = 1'-0"



1. EAST ELEVATION
3/32" = 1'-0"

REVISIONS		ENGINEERS	
No.	Description	Date	

ALLEN PEPA ARCHITECTS
AURORA STUDIO, INC.
Aurora, IL 60009
121 West Berfon
Tel: (800) 875-8831

EXT. ELEVATIONS & MONUMENT SIGNS
CINCO DE MAYO NEIGHBORHOOD RETAIL CENTER
ST. LAURENCE, ILLINOIS
AURORA, IL 60004
630-400-1111/630-400-4538/630-400-1111@VP-ADD.COM

ANNEXATION SUBMITTAL #5 7/28/16

PROJECT NO.	1611
DATE	7/28/16
DRAWN BY	LSK
CHECKED BY	LSK
SCALE	AS SHOWN
A2-1	