



# City of Aurora

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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

G6 Hospitality Property, LLC  
2380 North Farnsworth Avenue  
Aurora, Illinois 60505

G6 Hospitality Property, LLC  
c/o Illinois Corporation Service Co.  
801 Adlai Stevenson Drive  
Springfield, IL 62703

To Whom it May Concern:

It is my understanding that you hold legal and/or beneficial title to the property located at 2380 North Farnsworth Avenue, Aurora, Illinois, as legally described on *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. 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 prominent flourish at the end.

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 OF 2380 NORTH FARNSWORTH***

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES, 59 MINUTES, 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 677.50 FEET; THENCE NORTH 0 DEGREES, 20 MINUTES, 0 SECONDS EAST 956.60 FEET; THENCE SOUTH 88 DEGREES, 13 MINUTES, 0 SECONDS EAST 253.40 FEET; THENCE NORTH 1 DEGREES, 43 MINUTES, 0 SECONDS EAST 284.40 FEET; THENCE SOUTH 89 DEGREES, 28 MINUTES, 0 SECONDS EAST 1309.0 FEET; THENCE NORTH 1 DEGREES, 15 MINUTES, 0 SECONDS EAST 376.0 FEET; THENCE SOUTH 89 DEGREES, 57 MINUTES, 0 SECONDS EAST 1332.94 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, ALONG SAID CENTER LINE, 808.70 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 127.60 FEET; THENCE SOUTH 89 DEGREES, 41 MINUTES, 0 SECONDS EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT 366.92 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 799.91 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 41 MINUTES, 0 SECONDS WEST 150.02 FEET TO A POINT THAT IS 150.0 FEET WESTERLY OF THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 366.0 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 1118605; THENCE NORTH 89 DEGREES, 34 MINUTES, 17 SECONDS EAST ALONG SAID NORTH LINE 148.69 FEET TO AN ANGLE IN SAID NORTH LINE; THENCE SOUTH 88 DEGREES, 49 MINUTES, 0 SECONDS EAST ALONG SAID NORTH LINE 1.38 FEET TO A LINE DRAWN SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 20 MINUTES, 0 SECONDS EAST 364.09 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

**PARCEL TWO:**

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER, 428.82 FEET TO THE EAST LINE OF A TRACT CONVEYED BY DOCUMENT 719885; THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST ALONG SAID EAST LINE 20.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 190.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE 351.81 FEET TO THE WESTERLY LINE OF A TRACT CONVEYED TO ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT 834248; THENCE NORTHERLY ALONG SAID WESTERLY LINE 210.23 FEET TO SAID NORTH LINE; THENCE WESTERLY ALONG SAID NORTH

LINE 40.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY LINE 20.02 FEET TO A LINE DRAWN PARALLEL WITH SAID NORTH LINE FROM THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE 318.84 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER 428.82 FEET TO THE EAST LINE OF A TRACT CONVEYED BY DOCUMENT 719885; THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 210.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 16 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER 185.0 FEET; THENCE SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST 178.21 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT 892412; THENCE NORTH 88 DEGREES, 49 MINUTES WEST ALONG SAID NORTH LINE 184.99 FEET TO A LINE DRAWN SOUTH 1 DEGREES, 20 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 20 MINUTES, 0 SECONDS EAST ALONG SAID LINE 176.76 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT PART CONVEYED TO SUBURBAN BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 1182 BY DOCUMENT 97K086525 RECORDED DECEMBER 12, 1997.

SAID LAND IS ALSO DESCRIBED AS:

SITUATED IN THE CITY OF AURORA, COUNTY OF KANE AND STATE OF ILLINOIS: KNOWN AS BEING ALL OF PARCELS 1, 2, AND 3 AS RECORDED IN DOCUMENT 97K086525 OF KANE RECORDS. ALSO KNOWN AS ALL THE LAND NOW OR FORMERLY CONVEYED TO STATE STREET BANK & TRUST AS RECORDED IN DOCUMENT # 12328, SUBURBAN BANK & TRUST AS RECORDED IN DOCUMENT # 039092, AND STATE STREET BANK & TRUST AS RECORDED IN DOCUMENT 1964837 OR KANE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT MAG NAIL SET ON THE WEST LINE OF NORTH FARNSWORTH AVENUE (VARIABLE WIDTH) AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY CONVEYED TO MERVY INVESTMENTS INC. AS RECORDED IN DOCUMENT NO. 086895 OF KANE COUNTY RECORDS; THENCE, ALONG THE WEST LINE OF NORTH FARNSWORTH AVENUE SOUTH 03 DEGREES 24 MINUTES 08 SECONDS WEST, 210.23 FEET TO A 5/8 INCH CAPPED REBAR STAMPED "MALONE" SET; THENCE, LEAVING THE WEST LINE OF NORTH FARNSWORTH AVENUE NORTH 89 DEGREES 22 MINUTES 00 SECONDS WEST 166.83 FEET TO A MAG NAIL SET; THENCE, SOUTH 01 DEGREES 20 MINUTES 00 SECONDS WEST, 36.93 FEET TO A 5/8 INCH CAPPED REBAR STAMPED

"MALONE" SET ON THE NORTHWEST CORNER OF LAND NOW OR FORMERLY CONVEYED TO SUBURBAN BANK & TRUST AS RECORDED IN DOCUMENT #039092 OF KANE COUNTY RECORDS; THENCE, ALONG THE NORTH LINE OF SAID SUBURBAN BANK & TRUST LAND, SOUTH 89 DEGREES 21 MINUTES 00 SECONDS WEST, 185.00 FEET A 5/8 INCH CAPPED REBAR STAMPED "MALONE" SET; THENCE, CONTINUING ALONG THE WEST LINE OF SAID SUBURBAN & TRUST LAND, NORTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, 139.56 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LAND NOW OR FORMERLY CONVEYED TO KITTNER AS RECORDED IN DOCUMENT NO. 66715 OF KANE COUNTY RECORDERS, REFERENCE 1/2 INCH IRON ROD FOUND NORTH 80 DEGREES 58 MINUTES 29 SECONDS EAST, 1.2 FEET FROM SAID CORNER; THENCE, ALONG THE NORTH LINE OF SAID KITTNER LAND, SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST, 150.07 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY CONVEYED TO GONNELLA BAKING COMPANY AS RECORDED IN DOCUMENT NO. 059033; THENCE, ALONG SAID GONNELLA BAKING COMPANY LAND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) THENCE, NORTH 01 DEGREES 20 MINUTES 00 SECONDS EAST, 366.00 FEET TO AN IRON PIPE FOUND;

2) THENCE, SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, 150.02 FEET TO AN IRON PIPE FOUND;

3) THENCE, NORTH 02 DEGREES 19 MINUTES 20 SECONDS EAST, 2.63 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF MERVROY INVESTMENTS INC. AS RECORDED IN DOCUMENT NO. 086895 OF KANE COUNTY RECORDS; THENCE, ALONG SAID MERVROY INVESTMENTS INC. LAND THE FOLLOWING THREE (3) COURSES AND DISTANCES

1) THENCE, SOUTH 89 DEGREES 19 MINUTES 30 SECONDS EAST, 318.65 FEET TO A MAG NAIL SET;

2) THENCE, NORTH 03 DEGREES 24 MINUTES 08 SECONDS EAST, 20.02 FEET TO A MAG NAIL SET;

3) THENCE, SOUTH 89 DEGREES 17 MINUTES 06 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PERPETUAL EASEMENT IN FAVOR OF PARCELS 1, 2 AND 3 AS CREATED BY GRANT OF EASEMENT MADE BY AND BETWEEN SUBURBAN BANK & TRUST COMPANY AND MOTEL 6 OPERATING L.P., RECORDED DECEMBER 12, 1997 AS A DOCUMENT NUMBER 97K086528 FOR COVERED UNDERGROUND STORM WATER DRAINAGE AND FOR

COVERED UNDERGROUND STORM SEWER, ACROSS AND UPON LAND DESCRIBED  
THEREIN ON RIDER A.