

Exhibit A

Affidavit of Notice of Service

_____ after first being sworn under oath, states and deposes that she caused a copy of the attached Notice of Hearing for Special Service Area No. #219 to be duly sent by mail, proper postage prepaid on or before May 3, 2023, to the person or persons, or his/her authorized Power of Attorney, in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area #219. In the event that taxes for the last preceding year were not paid, notice was sent to the person or persons last listed on the tax rolls prior to that year as the owner of said property, for the property described in said Notice to wit:

5-3-24
Date

Karyn Ferguson
Signature

Subscribed before me this
1 day of MAY 2024

Karen A. McNally
Notary Public



Mail to: C1 CHICAGO AURORA I
2850 N HARWOOD ST
UNIT 2200
DALLAS TX 75201

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 219
CYRUSONE LOT 2
DUPAGE COUNTY

PINs.: 07-07-200-009, 07-08-100-009, 07-07-200-016, and 07-08-100-010

PROPERTY ADDRESS: 2705 Diehl Road, Aurora, IL 60502

NOTICE IS HEREBY GIVEN that on the 28th day of May at 6:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 219 in general is to provide for the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, in said Area, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally. It is hereby determined by the City Council that the establishment of said special service area is desirable and necessary to provide the special services to the said area.

At the hearing, all persons affected will be given an opportunity to be heard and may object to the formation of the Area and the levy of taxes affecting said Area. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 219 by the City of Aurora of not to exceed an annual rate of 1.10 one-hundredths percent (\$1.10 being 110 cents per \$100.00 of the equalized assessed value of the property) sufficient to produce revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the aforesaid required items or provide said special services and the City is forced to assume said responsibilities. The hearing may be adjourned by the City Council to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER 218 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the

provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

City Clerk City of Aurora
44 East Downer Place Aurora, IL 60507
(630) 256-3070

Any questions concerning the proposed Special Service Area should be directed to the City of Aurora Law Department by calling 630-256-3060.

EXHIBIT "A"
LEGAL DESCRIPTION
SSA 219

PINs.: 07-07-200-009, 07-08-100-009, 07-07-200-016, and 07-08-100-010

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, THE SOUTHEAST 1/4 OF SECTION 6, THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CYRUSONE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 09, 2022, AS DOCUMENT NUMBER R2022-100126; AND JANUARY 27, 2017, AS DOCUMENT NUMBER R2017-009824.

THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 212.93 FEET; THENCE SOUTH 81 DEGREES 32 MINUTES 07 SECONDS EAST, A DISTANCE OF 125.90 FEET; THENCE SOUTH 28 DEGREES 30 MINUTES 26 SECONDS EAST, A DISTANCE OF 65.79 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.50 FEET; THENCE SOUTH 05 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 328.33 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.84 FEET; THENCE NORTH 41 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 260.72 FEET; THENCE NORTH 05 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 90.17 FEET; THENCE NORTH 47 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 71.47 FEET; THENCE SOUTH 01 DEGREE 20 MINUTES 51 SECONDS WEST, A DISTANCE OF 825.07 FEET; THENCE SOUTH 78 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 1837.44 FEET; THENCE NORTH 01 DEGREE 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 1325.17 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 181.62 FEET; THENCE NORTH 35 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 34.77 FEET; THENCE A DISTANCE OF 112.36 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1937.00 FEET, WHOSE CHORD OF 112.34 FEET BEARS NORTH 81 DEGREES 14 MINUTES 07 SECONDS EAST; THENCE A DISTANCE OF 294.96 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1937.00 FEET, WHOSE CHORD OF 294.68 FEET BEARS NORTH 87 DEGREES 15 MINUTES 34 SECONDS EAST; THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 260.57 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 454.57 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 366.50 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 57.07 FEET; TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 1,804,173 SQUARE FEET OR 41.418 ACRES, MORE OR LESS FOR LOT 1; CONTAINING 182,685 SQUARE FEET OR 4.194 ACRES, MORE OR LESS FOR NEW LOT 2 (NORTHWEST

POND); CONTAINING 132,953 SQUARE FEET OR 3.052 ACRES, MORE OR LESS FOR OLD LOT 3 (CENTER POND); AND CONTAINING 115,385 SQUARE FEET OR 2.648 ACRES, MORE OR LESS FOR OLD LOT 2 (NORTHEAST POND); ALTOGETHER FOR 2,235,196 SQUARE FEET OR 51.31304 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 2705 Diehl Road, Aurora, IL 60502