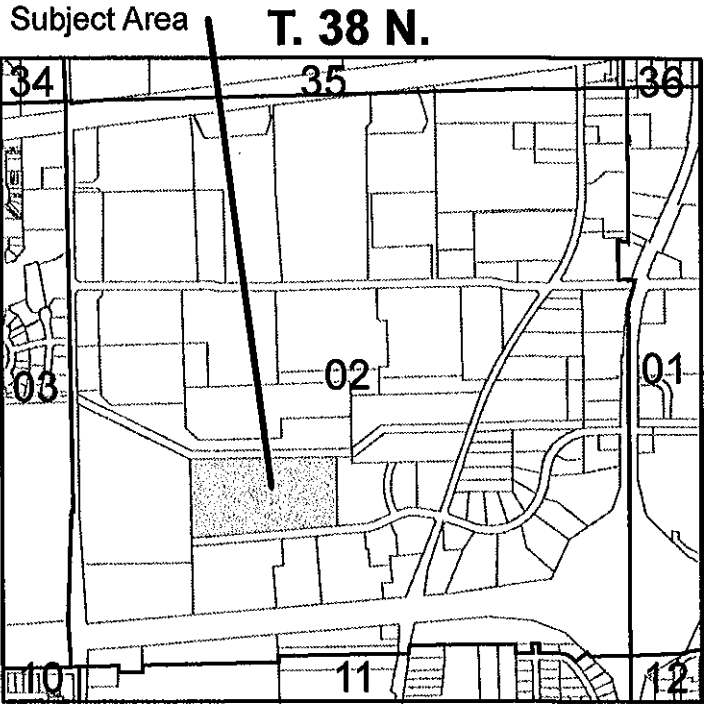


**EXHIBIT A-1**  
**SSA 185**  
**958 CORPORATE BOULEVARD**  
**LOCATION MAP TO CONFORM WITH KANE REQUIREMENTS**

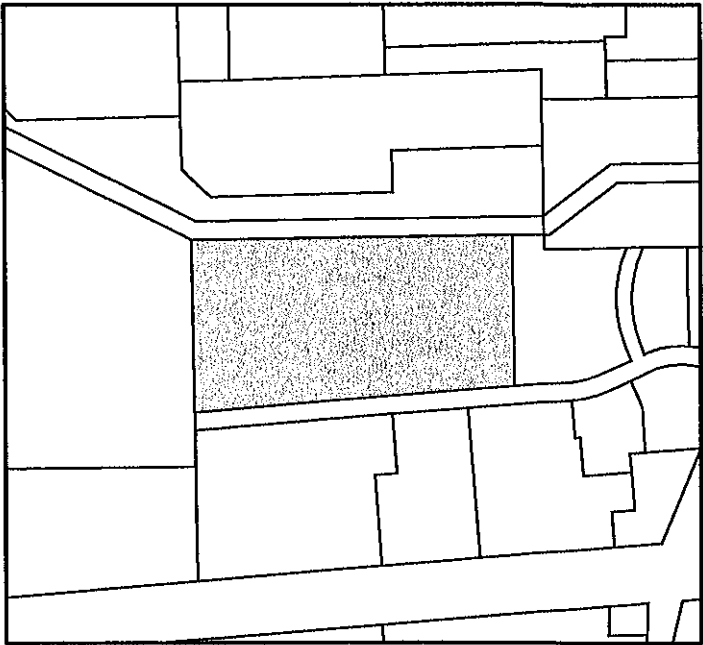
**Legal Description**

See Attached

**Locator Map**



**Actual Area**



**PIN(s)**

15-02-300-027

**Common Address**

958 Corporate Boulevard



SSA #185  
958 CORPORATE BOULEVARD  
958 CORPORATE INDUSTRIAL HOLDINGS, LLC

LEGAL DESCRIPTION:

LOT 1 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407.  
CONTAINING 114,932 SQFT OR 2.639 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

LOT 2 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407.  
CONTAINING 221,042 SQFT OR 5.074 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

**EXHIBIT B  
NOTICE OF HEARING  
CITY OF AURORA  
958 CORPORATE BOULEVARD  
KANE COUNTY**

NOTICE IS HEREBY GIVEN that on the 14<sup>th</sup> day of April, 2015 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 approximate location is 958 Corporate Boulevard, Aurora, Illinois.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection, and is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 185 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 185 in general is to provide for the maintenance and repair of certain onsite stormwater detention, retention and drainage controls and common areas, 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.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 185 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.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

**LEGAL DESCRIPTION:**

LOT 1 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407. CONTAINING 114,932 SQFT OR 2.639 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

LOT 2 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407. CONTAINING 221,042 SQFT OR 5.074 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

# Chicago Tribune

Printed: 3/24/2015 3:10:30 PM

Order ID: 3158163

Page 1 of 4

GROSS PRICE \* : \$435.35

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

Product(s): SubTrib\_Aurora Beacon News, Publicnotices.com, classified.chicagotribune.com  
AdSize(s): 1 Column,  
Run Date(s): Friday, March 27, 2015  
Color Spec. B/W

## Preview

NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA

NUMBER 185  
958 CORPORATE BOULEVARD  
KANE COUNTY

NOTICE IS HEREBY GIVEN that on the 14th day of April, 2015 at 8:00 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 approximate location is 958 Corporate Boulevard, Aurora, Illinois.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection and is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 185 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

Order ID: 3158163

Page 2 of 4

GROSS PRICE \* : \$435.35

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 185 in general is to provide for the maintenance and repair of certain onsite stormwater detention retention and drainage controls and common areas, 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.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 185 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 "outright" 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

Order ID: 3158163

Page 3 of 4

GROSS PRICE \* : \$435.35

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

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 185 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.

#### EXHIBIT "A" LEGAL DESCRIPTION OF SUBJECT PROPERTY

##### LEGAL DESCRIPTION:

LOT 1 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2 TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 20140664467, CONTAINING 114.932 SQFT OR 2.639 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-077  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

LOT 2 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SEC-



# Chicago Tribune

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Order ID: 3158163

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GROSS PRICE \* : \$435.35

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

TION 2 TOWNSHIP 38 NORTH  
RANGE 8 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN THE  
CITY OF AURORA, KANE COUNTY,  
ILLINOIS, ACCORDING TO  
THE PLAT THEREOF RECORDED  
DECEMBER 22, 2014 AS DOCUMENT NUMBER 20140664407,  
CONTAINING 221,042 SQFT OR  
5.074 ACRES MORE OR LESS


CURRENT PERMANENT INDEX  
NUMBER 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

City Clerk  
City of Aurora  
44 East Downer Place  
Aurora, IL 60507  
(630) 256-3070 Phone  
03/27/2015 3158163

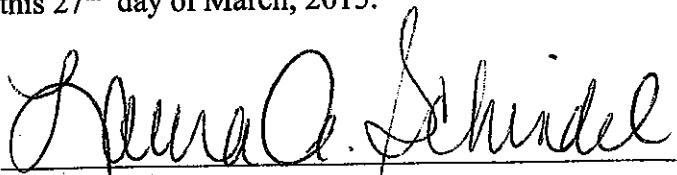
**AFFIDAVIT OF SERVICE OF NOTICE**

Nancy L. Warren, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for Special Service Area No. 185 to be duly sent by mail, proper postage prepaid on or before March 27, 2015, to the person or persons 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 185. 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:

Dated this 27<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Nancy L. Warren

Subscribed and sworn to before me  
this 27<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LEGAL DESCRIPTION:

LOT 1 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407. CONTAINING 114,932 SQFT OR 2.639 ACRES MORE OR LESS

CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
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CURRENT PERMANENT INDEX NUMBER: 15-02-300-027  
COMMON ADDRESS: 958 Corporate Boulevard, Aurora, Illinois

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

**WAIVER OF OBJECTION TO SPECIAL SERVICE AREA #185**  
**958 CORPORATE BOULEVARD**  
**958 CORPORATE INDUSTRIAL HOLDINGS, LLC**

958 CORPORATE INDUSTRIAL HOLDINGS, LLC, the owner of record of the property, which is legally described in the attached, Exhibit "A", consents to the establishment of Special Service Area 185, and waives any right of objection it may have to the creation of this Special Service Area pursuant to 35 ILCS 200/27-55.

958 CORPORATE INDUSTRIAL  
HOLDINGS, LLC

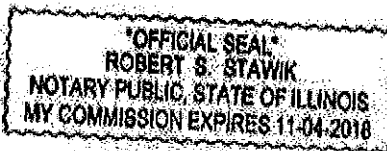
By: 

Its: Jason Rosenberg, Principal

SUBSCRIBED and SWORN  
to before me this 19 day of  
December, 2014.



Notary Public



SSA #185  
958 CORPORATE BOULEVARD  
958 CORPORATE INDUSTRIAL HOLDINGS, LLC

LEGAL DESCRIPTION:

LOT 1 IN THE 958 & 966 CORPORATE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2014 AS DOCUMENT NUMBER 2014K064407.  
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