

EXHIBIT "A"  
LEGAL DESCRIPTION

For the property located on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard

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Parcel Number(s): 15-02-200-011; 15-02-200-038; 15-02-200-039; 15-02-200-027; 15-02-200-022; 15-02-200-014; 15-02-426-015; 15-02-426-030; 15-02-427-002

Commonly known as 2340 N. Farnsworth Avenue, 2380 N. Farnsworth Avenue, 2450 N. Farnsworth Avenue, 2500 N. Farnsworth Avenue, 2501 Church Road, 2495 Church Road, 2485 Church Road, 2445 Church Road, being on the west side of Farnsworth Avenue, between Bilter Road and Corporate Boulevard, in Kane County.

Situated in the City of Aurora, County of Kane, State of Illinois and being 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 Northeast Corner of the Southeast Quarter of Section 2, Township 38, Range 8, East of the Third Principal Meridian, thence South 89°04'08" West along the South line of the Northeast Quarter a distance of 87.25 feet to a point along the proposed westerly right of way of Farnsworth Avenue, variable width, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°28'32" East along said proposed westerly right of way, a distance of 390.37 feet to a set 5/8" rebar with cap "Langan" at a point along the north line of Kane county parcel 15-02-426-002 now or formerly owned by the Northern Illinois Gas Co. as recorded in Instrument No. 892412 of the Kane county records;

Course No.2 Thence South 89°31'08" West along said northerly line, a distance of 155.42 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.3 Thence South 89°31'51" West along said northerly line, a distance of 184.99 feet to a set 5/8" rebar with cap "Langan" at the northeast corner of Kane county parcel 15-02-427-004 now or formerly owned by the Northing Illinois Gas Co. as recorded in Instrument No. 1118607 of the Kane county records;

Course No.4 Thence South 87°54'25" West along said northerly line, a distance of 150.07 feet to a set 5/8" rebar at the southeast corner of Kane county parcel 15-02-427-005 now or formerly owned by Gonnella Baking Co. as recorded in Instrument No. 2000K07617 of the Kane county records;

Course No.5 Thence North 00°19'52" West along the westerly line of said Gonnella land, a distance of 612.13 feet to a point being referenced by a found 3/4" iron rod found South 0.72 feet and West 0.20 feet thereof;

Course No.6 Thence South 88°39'08" West, a distance of 543.61 feet to a set 5/8" rebar with cap "Langan" along the easterly existing right of way of Church Road, width varies;

Course No.7 Thence North 32°30'51" East along said existing easterly Church Road right of way, a distance of 61.38 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.8 Thence South 58°31'32" East, a distance of 7.41 feet to a set 5/8" rebar with cap "Langan" along the easterly proposed right of way of Church Road, width varies;

Course No.9 Thence along said proposed Church Road right of way being the arc of a curve deflecting to the right, an arc distance of 135.07 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2950.00 feet, a delta of 02°37'24", and a chord distance of 135.06 feet which bears North 32°47'10" East;

Course No.10 Thence North  $34^{\circ}05'52''$  East along said proposed easterly Church road right of way, a distance of 543.46 feet to a set 5/8" rebar with cap "Langan" at a point in the southerly proposed right of way of Bilter Road, width varies;

Course No.11 Thence North  $74^{\circ}00'57''$  East along said proposed Bilter Road right of way, a distance of 32.51 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.12 Thence North  $88^{\circ}43'48''$  East along said proposed Bilter Road right of way, a distance of 385.00 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.13 Thence South  $83^{\circ}40'32''$  East along said proposed Bilter Road right of way, a distance of 151.33 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.14 Thence North  $88^{\circ}43'48''$  East along said proposed Bilter Road right of way, a distance of 89.04 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.15 Thence South  $46^{\circ}16'12''$  East along said proposed Bilter Road right of way, a distance of 53.20 feet to a set 5/8" rebar with cap "Langan" at an easterly point in the proposed right of way of said Farnsworth Avenue;

Course No.16 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 333.48 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon, said curve having a radius of 2329.10 feet, a delta of  $08^{\circ}12'13''$ , and a chord distance of 333.20 feet which bears South  $09^{\circ}59'08''$  West;

Course No.17 Thence South  $88^{\circ}55'34''$  West along said proposed Farnsworth Avenue right of way, a distance of 10.07 feet to a set 5/8" rebar with cap "Langan" at an angle point thereon;

Course No.18 Thence along said proposed Farnsworth Avenue right of way being the arc of a curve deflecting to the left, an arc distance of 258.39 feet to a set 5/8" rebar with cap "Langan" at a point of tangency, said curve having a radius of 2339.10 feet, a delta of  $06^{\circ}19'45''$ , and a chord distance of 258.26 feet which bears South  $02^{\circ}41'21''$  West;

Course No.19 Thence South  $00^{\circ}28'32''$  East along said proposed Farnsworth Avenue right of way, a distance of 191.85 feet to the Place of Beginning, said parcel containing 813,831 square feet or 18.6830 acres of land according to a survey by LANGAN Engineering and Environmental Services dated August 12, 2022 and being the same more or less and being subject to all legal highways and easements.