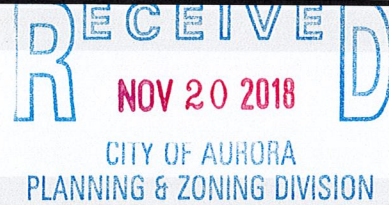


Land Use Petition

Project Number: 2018.167

Subject Property Information

Address/Location: West side of Deerpath Road and the north side of I-88
Parcel Number(s): 14-01-400-005, 14-01-400-014



Petition Request(s)

Requesting approval of a Final Plat for Lot 1 of the Orchard Road Industrial Subdivision, located at the west side of Deerpath Road and the north side of I-88

Requesting approval of a Final Plan for Lot 1 of the Orchard Road Industrial Subdivision, located at the west side of Deerpath Road and the north side of I-88 for a Business and Professional, Office (2400) use and a Warehouse, Distribution and Storage Services (3300) Use

Attachments Required

(a CD of digital files of all documents are also required)

- | | | |
|---|---|---|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One PDF Copy of: Fire Access Plan (2-6) | One Paper and PDF Copy of: Final Plan (2-4) |
| Word Document of: Legal Description (2-1) | Address Plat (2-17) | Final Plat (2-5) |
| | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| One Paper and PDF Copy of: Qualifying Statement (2-1) | Stormwater Report (2-10) | Building and Signage Elevations (2-11) |
| Plat of Survey (2-1) | Stormwater Permit Application (2-14) | |
| Legal Description (2-1) | Wetland Permit | |
| Letter of Authorization (2-2) or other form of verification of ownership transfer | Geotechnical Report | |
| | Traffic Study | |

Petition Fee: \$3,687.43 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Aurhorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 11/16/18

Print Name and Company TOM PAGLIARI PANATTOU

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 16th day of November 2018

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

[Signature]
Notary Signature



Filing Fee Worksheet

Project Number: 2018.167

Petitioner: Panattoni Development Company, Inc.

Number of Acres: 53.21

Number of Street Frontages: 2.00

Non-Profit: No

Linear Feet of New Roadway: 1033

New Acres Subdivided (if applicable): 0.00

Area of site disturbance (acres): 52.19

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 2,437.43
		\$ -
		\$ -
		\$ -
		\$ -
	Final Engineering Filing Fee	\$ 1,250.00

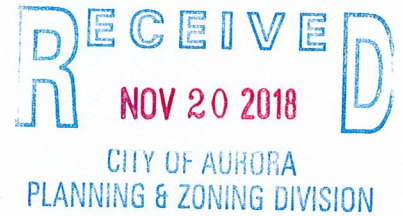
Total: **\$3,687.43**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:

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NOV 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION



Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

Owner

First Name:		Initial:		Last Name:		Title:	
Address:	620 N. River Rd., Suite 4050						
City:	Rosemont	State:	IL	Zip:	60018		
Email Address:		Phone No.:	847-292-4510	Mobile No.:			
Company Name:	Panattoni Development Company, Inc.						
Job Title:							

Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Contract Purchaser						
First Name:	John	Initial:		Last Name:	Pagliari	Title:	
Address:	620 N. River Rd., Suite 4050						
City:	Rosemont	State:	IL	Zip:	60018		
Email Address:	jpagliari@panattoni.com	Phone No.:	847-292-4510	Mobile No.:	312-206-7878		
Company Name:	Panattoni Development Company, Inc.						
Job Title:	Partner						

Additional Contact #1

Relationship to Project	Contract Purchaser						
First Name:	Jason	Initial:		Last Name:	Rosenberg	Title:	
Address:	620 N. River Rd., Suite 4050						
City:	Rosemont	State:	IL	Zip:			
Email Address:	jrosenberg@panattoni.com	Phone No.:	847-292-4523	Mobile No.:			
Company Name:	Panattoni Development Company, Inc.						
Job Title:	Partner						

Additional Contact #2

Relationship to Project	Engineer						
First Name:	Dan	Initial:	C.	Last Name:	Stevens	Title:	
Address:	9575 W. Higgins Rd.						
City:	Rosemont	State:	IL	Zip:	60018		
Email Address:	dstevens@spacecoinc.com	Phone No.:	847-696-4060	Mobile No.:			
Company Name:	Spaceco, Inc						
Job Title:	Vice President						

Additional Contact #3

Relationship to Project							
First Name:		Initial:		Last Name:		Title:	
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

Additional Contact #4

Relationship to Project							
First Name:		Initial:		Last Name:		Title:	
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							



QUALIFYING STATEMENT FOR LAND USE PETITION

Proposed development will consist of ± 764,500 S.F. speculative warehouse/office building. New parking lot and truck loading areas will be constructed to serve building. Access drives will be constructed. A new water main loop will be constructed to provide fire protection of the site and domestic water main service. Sanitary sewer from the building will connect to existing sanitary sewer located on Deerpath Road and Orchard Gateway. Storm sewer will be constructed to convey runoff from the proposed improvements to stormwater management facility to be constructed on the site.

RECEIVED
NOV 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1 FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1322.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 25, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7152; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 2154.13 FEET TO A POINT OF AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE CONTINUING EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 178 DEGREES 47 MINUTES 15 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 42.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID DEERPATH ROAD AS MONUMENTED AND OCCUPIED; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE FORMING AN ANGLE OF 71 DEGREES 25 MINUTES 21 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 421.81 FEET TO A POINT OF AN ANGLE IN SAID RIGHT OF WAY LINE; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY LINE OF PARCEL NUMBER E-1A-280.2 AS MONUMENTED AND OCCUPIED OF ILLINOIS STATE TOLL HIGHWAY COMMISSION FORMING AN ANGLE OF 176 DEGREES 11 MINUTES 05 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 740.63 FEET TO THE NORTH LINE, AS MONUMENTED AND OCCUPIED OF PARCEL NUMBER E-1A-280 OF A TRACT OF LAND ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS IN THE CIRCUIT COURT OF KANE COUNTY KNOWN AS CASE NUMBER 57-795; THENCE WESTERLY ALONG SAID NORTH LINE FORMING AN ANGLE OF 111 DEGREES 36 MINUTES 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 93.49 FEET TO THE CENTER LINE OF DEERPATH ROAD AS SHOWN ON THE RIGHT OF WAY MAPS OF SAID TOLL HIGHWAY COMMISSION PREMISES IN 1957; THENCE NORTHERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 65 DEGREES 22 MINUTES 55 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 29.27 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE 65 DEGREES 11 MINUTES 46 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1692.44 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN PARCEL NUMBER E-1A-208.2 AS MONUMENTED AND OCCUPIED OF SAID TOLL HIGHWAY COMMISSION PREMISES AND ALSO EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1322.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 25, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7152; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 33.00 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.00 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 2154.13 FEET TO A POINT OF AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 72 DEGREES 38 MINUTES 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 210.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE 330.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET TO THE CENTER LINE OF DEERPATH ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 132.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CORPORATE LIMITS OF THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CITY OF AURORA
PLANNING & ZONING DIVISION

RECEIVED
NOV 20 2018



2018K051296
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 10/19/2018 12:25 PM
REC FEE: 65.00 RHSPS FEE: 9.00
STATE TAX: 1,350.00
COUNTY TAX: 675.00
PAGES: 4

RECEIVED
NOV 20 2018
CITY OF AURORA
PLANNING & ZONING DIVISION

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 3rd day of October, 2018 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 10th day of November, 1999 and known as Trust Number 10-2118 party of the first part and

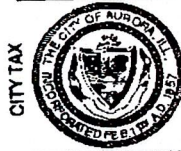
1062

CP LOGISTICS ORCHARD ROAD, LLC, a Delaware limited liability company

party of the second part whose address is :

8775 FOLSOM BOULEVARD,
SUITE 200
SACRAMENTO, CA 95826

CITY OF AURORA



OCT.-4.18

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000018594

REAL ESTATE TRANSFER TAX

0405000

FP351000

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2124 DEERPATH ROAD, AURORA, ILLINOIS 60505

Permanent Tax Number: 14-01-400-005

60554.

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FIRST AMERICAN TITLE
FILE # 2908298

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

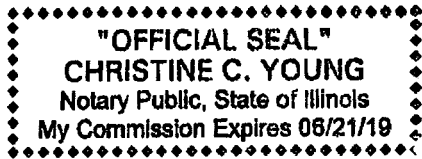
By: *Sandra T. Russell*
Sandra T. Russell – Trust Officer – Asst. V.P.

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 3rd day of October, 2018



Christine C. Young
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, Illinois 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Moye/White LLP.
ADDRESS 16 market Square 6th Floor
CITY, STATE Denver, CO 80202

SEND TAX BILLS TO: CP Logistics Orchard Rd LLC
8775 Folsom Blvd.
Suite 200
Sacramento CA 95826.

PARCEL ONE:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 0 DEGREES 30 MINUTES EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 20.05 CHAINS; THENCE EAST 50 LINKS; THENCE NORTH 0 DEGREES 30 MINUTES EAST 50 LINKS TO AN OLD CLAIM LINE; THENCE SOUTH 82 DEGREES 45 MINUTES EAST ALONG SAID OLD CLAIM LINE 7.12 CHAINS; THENCE SOUTH 0 DEGREES 30 MINUTES WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 19.60 CHAINS TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 7.50 CHAINS TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS

(Trust No. 10-2118)



Sandy Wegman
 Kane County Recorder
 719 S. Batavia Ave., Bldg. C
 Geneva Il, 60134
 Phone: 630-232-5935
 Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
 COUNTY OF KANE)^{ss}

_____ KIM A. SCHMITT _____, being duly sworn on oath,
 states that affiant resides at _____ 723 S LaSalle, Aurora, IL 60505 _____.

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
 B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 4th day of October, 2018.

[Signature]
 Signature of Notary Public



[Signature]
 Signature of Affiant



2018K051297
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 10/19/2018 12:25 PM
REC FEE: 65.00 RNSPS FEE: 9.00
STATE TAX: 10,650.00
COUNTY TAX: 5,325.00
PAGES: 4

TRUSTEE'S DEED

Reserved for Recorder's Office

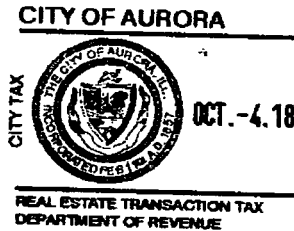
This indenture made this 3rd day of October, 2018 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor Trustee** under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 30th day of December, 1999 and known as Trust Number 10-2129 party of the first part and

2018

CP LOGISTICS ORCHARD ROAD, LLC, a Delaware limited liability company

party of the second part whose address is :

8775 FOLSOM BOULEVARD,
SUITE 200
SACRAMENTO, CA 95826



REAL ESTATE TRANSFER TAX
31950.00
FP351000

0000018595

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 2124 DEERPATH ROAD, AURORA, ILLINOIS ~~60505~~

60554

Permanent Tax Number: 14-01-400-014

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FIRST AMERICAN TITLE
FILE # *2908298*

Chy

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



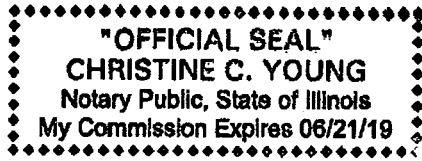
By: *Sandra T. Russell*
Sandra T. Russell – Trust Officer – Asst. V.P.

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 3rd day of October, 2018



Christine C. Young
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, Illinois 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Moye/White LLP

ADDRESS 16 Market Square 6th floor.

CITY, STATE Denver CO 80202

SEND TAX BILLS TO: CP Logistics Orchard Road LLC
8775 Folsom Blvd.
Ste 200
Sacramento CA 95824

PARCEL TWO:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1322.57 FEET TO A NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LOUIS WARMES BY DEED RECORDED DECEMBER 26, 1874 IN BOOK 148, PAGE 574 AS DOCUMENT 7152; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 33.0 FEET; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID WARMES TRACT FORMING AN ANGLE OF 90 DEGREES 30 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 33.0 FEET TO AN OLD CLAIM LINE; THENCE EASTERLY ALONG SAID CLAIM LINE FORMING AN ANGLE OF 82 DEGREES 46 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 465.30 FEET (7.05 CHAINS) TO THE NORTHEAST CORNER OF SAID WARMES TRACT FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID CLAIM LINE 1688.83 FEET TO A POINT ON AN ANGLE IN SAID CLAIM LINE, BEING ALSO ON THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 72 DEGREES 38 MINUTES 06 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 210.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.00 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 330.00 FEET TO THE ORIGINAL CENTER LINE OF DEERPATH ROAD; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 818.35 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1; THEN WESTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE 115 DEGREES 36 MINUTES 10 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 1,197.76 FEET TO A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SAID WARMES TRACT; THENCE NORTHERLY ALONG SAID PARALLEL LINE FORMING AN ANGLE OF 88 DEGREES 59 MINUTES 01 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 1288.60 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

(part of Trust No. 2129)



Sandy Wegman

Kane County Recorder
719 S. Batavia Ave., Bldg. C
Geneva IL, 60134
Phone: 630-232-5935
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
COUNTY OF KANE)^{ss}

KIM A. SCHMITT

, being duly sworn on oath,

states that affiant resides at 723 S. LaSalle, Aurora, IL 60505

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that S.he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

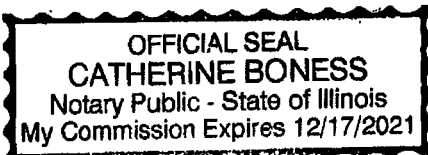
This 4th day of Oct, 2018.

Catherine Boness

Signature of Notary Public

[Handwritten Signature]

Signature of Affiant

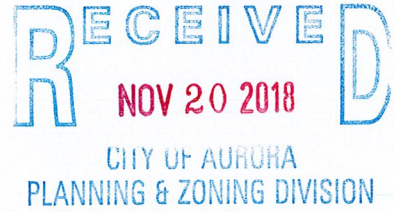


4

Parking and Stacking Requirement Worksheet

Project Number: 2018.167

Petitioner: Panattoni Development Company, Inc.



Parking Requirement

Total Parking Requirement	429
Enclosed Parking Spaces	-
Surface Parking Spaces	429

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Steve Broadwell

<u>Sq Ft / Units</u>	<u>Requirement Based On:</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
150,000	Structure 2600: Warehouse, storage or distribution facility		1 space per 1,000 SF of GFA up to 150,000 sq ft plus 1 space per 2,500 SF in excess of 150,000 SF of GFA	150
603,033	Over additional over 150,000 sqft			241
11,467	Structure 2100: Business or professional offices, including financial institutions		1 space per 300 SF of GFA	38



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Landscaping CTE Requirement Worksheet

Project Number: 2018.167
Petitioner: Panattoni Development Company, Inc.
Street Frontage: 1,437 L.F.
Stormwater HWL: 3,370.60 L.F. Wet Bottom
 - L.F. Dry Bottom
Neighborhood Border: - L.F.
Dwelling Units: - units
Subdivision Name: Orchard Industrial
Unit/Phase:
Lot Number: Lot 1

Perimeter Yard: 6,972 L.F.
Buffer Yard: - L.F.
Surface Parking Spaces: 439 spaces
Parking Lot Islands: - Number
Building Foundation: 3,880 L.F.

Standard Requirements

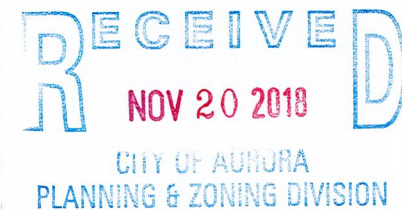
Plant Mix Guidelines

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
		1	1/3	1/3	1/20	1/20
Street Trees	43.0	43	0	0	0	0
Wet Stormwater Facility	191.0	51	39	36	263	242
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	209.0	105	94	94	418	418
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	33.0	22	0	0	110	110
Building Foundation	39.0	0	0	0	390	390
Total:	515.0	221	133	130	1181	1160

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date:



Landscape Material Worksheet

Project Number: 2018.167

Petitioner: Panattoni Development Company, Inc.

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Ulmaceae	Celtis	occidentalis	Common Hackberry
Fagaceae	Quercus	bicolor	Swamp White Oak
Aceraceae	Acer	saccharum	State Street Miyabe Maple
Aceraceae	Acer	x Freemanii 'Autumn	Autumn Blaze Freeman Maple
Ulmaceae	Ulmus	New Horizon	New Horizon Elm

Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Aceraceae	Acer	x Freemanii 'Autumn B	Autumn Blaze Freeman Maple
Aceraceae	Acer	Acer rubrum 'Red Sun	Red Sunset Red Maple
Hippocastanaceae	Aesculus	Aesculus x arn. 'Aut Sp	Autumn Splend, Horsechestnut
Betulaceae	Corylus	columna	Turkish Filbert
Ulmaceae	Celtis	occidentalis	Common Hackberry
Ginkgoaceae	Ginkgo	Green Hawthorn/Winte	Princeton Sentry Ginkgo
Fabaceae	Gleditsia	Triacanthos var. inerm	Skyline Thornless Honeylocust
Leguminosae	Gymnocladus	dioicus	Kentucky Coffeetree
Betulaceae	Ostrya	Virginiana	Ironwood
Fagaceae	Quercus	bicolor	Swamp White Oak
Fagaceae	Quercus	Muehlenbergii	Chinkapin Oak
Fagaceae	Quercus	Rubra	Northern Red Oak
Ulmaceae	Ulmus	New Horizon	New Horizon Elm

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Abies	concolor	Concolor Fir
Cupressaceae	Juniperus	virginiana	Eastern Red Cedar
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Picea	pungens	Colorado Green Spruce
Pinaceae	Pseudotsuga	menziesii	Douglas Fir
Pinaceae	Picea	pungens 'Fat Albert	Fat Albert Spruce
Pinaceae	Picea	abies	Norway Spruce

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	canadensis	Shadblow Serviceberry
Magnoliaceae	Magnolia	stellata 'Royal Star'	Royal Star Magnolia
Rosaceae	Malus	sargentii	Sargent Crabapple
Betulaceae	Betula	nigra	River Birch
Leguminosae	Cercis	canadensis	Eastern Redbud

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Aronia	Melanocarpa low Sca	Low Scape Mound Chokeberry
Clethraceae	Clethra	Alnifolia 'Hummingbird'	Hummingbird Summersweet
Rosaceae	Cotoneaster	acutifolius	Peking Cotoneaster
Oleaceae	Forsythia	viridissima 'Bronxensis'	Bronx Dwarf Forsythia
Hydrangeaceae	Hydrangea	Paniculata 'Bobo'	Bobo Hydrangea
Grossulariaceae	Ribes	alpinum 'Green Mound'	Green Mound Alp. Currant
Anacardiaceae	Rhus	aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rosaceae	Rosa	RADcon	Pink Knock Out Rose
Rosaceae	Spiraea	japonica 'Little Princess'	Little Princess Spirea
Oleaceae	Syringa	Bloomerang SMSJPB7	Bloomerang Lilac
Caprifoliaceae	Viburnum	dentatum	Blue Muffin Viburnum
Caprifoliaceae	Weigela	florida 'Minuet'	Minuet Weigela
Hydrangeaceae	Hydrangea	arborescens 'Incredit	Incrediball Hydrangea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	microphylla 'Glencoe'	Chicagoland Green Boxwood
Cupressaceae	Juniperus	chinensis 'sargentii'	Sargent Juniper
Taxaceae	Taxus	media 'Densiformis'	Dense Yew
Pinaceae	Picea	glauca	Dwarf Alberta Spruce

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Steve Broadwell Date: _____

