

EXHIBIT "B"

A PLAN DESCRIPTION FOR WEST AURORA HIGH SCHOOL CAMPUS
LOCATED AT 1201 W. NEW YORK STREET
CONSISTING OF 46.5 ACRES

A Plan Description for the West Aurora High School Campus generally located at 1201 W. New York Street with P Park and Recreation District Zoning, with a Special Use Planned Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

Table of Contents

- I. QUALIFYING STATEMENTS 3
 - A. PURPOSE..... 3
 - B. INTENT 3
- II. GENERAL CHARACTER 3
 - A. EXISTING CONDITIONS 3
- III. DEVELOPMENT STANDARDS FOR EACH LAND USE PARCEL 4
 - A. ZONING 4
 - 1. Subject Property – P- Park and Recreation District..... 4
 - B. BUILDING, STRUCTURES AND SIGNAGE 5
- IV. MODIFICATIONS AND EXCEPTIONS 6
- V. GENERAL PROVISIONS 6
- VI. LIST OF ATTACHMENTS 7

ATTACHMENT "A" - LEGAL DESCRIPTION OF DEVELOPMENT PARCELS
ATTACHMENT "B" – LOCATION MAP

I. QUALIFYING STATEMENTS

A. PURPOSE

This Special Use Planned Development has evolved to assist the Aurora Planning Commission and City Council in governing their recommendations and actions on this development as it relates to the existing zoning and land uses in the area.

West Aurora School District shall mean the person(s) or entity who brings the Subject Property described herein to a more complete, complex, or desirable state.

Owner shall mean the person(s) or entity who is described as the legal owner of record of the Subject Property described herein.

For the purposes of this document, West Aurora School District and Owner shall be one and the same and held equally accountable for all requirements within this Plan Description.

B. INTENT

This Plan Description has been prepared pursuant to the requirements of Section 10.6-6.2 of the Aurora Zoning Ordinance. It is the intent of this document to promote and protect the public health, safety, morals, comfort, and general welfare of the area; and to guide the development toward the realization of the appropriate Physical Development Policies of the City of Aurora Comprehensive Plan. These policies include:

11.1 (5) To guide and promote development to areas where public utilities, public roads and municipal services are either available or planned.

11.1(3) To encourage new development contiguous to existing development.

12.1(8) To promote an accessible open space system that would be based on the various needs generated by the community.

71.1(3) To work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewers in all parts of the City.

10.0 To provide for the orderly, balanced, and efficient growth and development of the City of Aurora through positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establish the desirable quality and general livability of the City.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 46.5 acres and is located along Galena Boulevard generally south of Plum between Fordham Avenue and Randall Road. The property is currently used for West Aurora High School. The property lies within the West Aurora School District #129 boundaries. The property is currently zoned P - Park and Recreation District, R-1 - One Family Dwelling District and R-2 - One Family Dwelling District. The City of Aurora Comprehensive Plan designates the Subject Property as Low Density Residential and Conservation, Open Space, Recreation, Drainage.

2. Surrounding Property

The surrounding property is currently utilized as single family residential and as the Jefferson Middle School. The surrounding properties are currently zoned R-1 - One Family Dwelling District, R-2 - One Family Dwelling District, P - Park and Recreation District. The City of Aurora Comprehensive Plan designates the surrounding property as Low Density Residential and Conservation, Open Space, Recreation, Drainage.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall consist of the legally described parcel on Attachment "A", and generally depicted on Attachment "B" and shall be regulated as follows:

1. Subject Property - P - Park and Recreation District

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as the Subject Property contains approximately 46.5 acres. Upon approval of this document, said property shall be designated as P - Park and Recreation District Zoning, with a Special Use Planned Development on the City of Aurora Zoning Map, and be regulated by the Aurora Zoning Ordinance except as modified herein, including but not limited to the provisions for the underlying base zoning district being Section 6.6 titled "P" Park and Recreation District.

1.2. Statement of Intent

The P - Park and Recreation District, has been chosen as the underlying base zoning for this Parcel to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and uses. The Parcel will be developed as West Aurora High School Campus. Access to the property will be from the public streets adjacent to the campus including but not limited to Galena Boulevard, Randall Road, Plum Street, and Commonwealth Avenue.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the P - Park and Recreation District, Section 6.6, with the following modifications:

- (1) The following additional uses shall be permitted:
 - a. Educational Services (6100), including but not limited to the following:
 - i. School buildings
 - ii. Employee, student and visitor parking
 - iii. Athletic fields and athletic facilities
 - iv. Athletic stadiums
 - v. Outdoor education facilities
 - vi. Athletic, band and related camps
 - vii. Lighting at athletic stadiums and fields
 - viii. Lighted message signs
 - ix. Scoreboards
 - x. Videoboard, when not visible from public right of ways
 - xi. Passive energy generation
 - xii. Vehicle storage, including busses
 - xiii. Greenhouses
 - xiv. Landscaping - setbacks and screening
 - xv. Maintenance building
 - xvi. Temporary and fixed storage facilities
 - xvii. Trash enclosures
 - xviii. Outdoor cooking
 - xix. Advertising for school-related or community activities
 - xx. Banners
 - xxi. Fencing
 - xxii. Outdoor music (band practice and performances)
 - xxiii. Public address systems
 - xxiv. Sales and concessions
 - xxv. Satellite dishes, television and radio antennas
 - xxvi. Swimming facilities
 - xxvii. Temporary tents

1.4 Bulk Restrictions

1. This property shall be subject to the Bulk Restrictions in the P - Park and Recreation District, Section 6.6, and Section 5 Bulk Restriction with the following modifications:

- (1) Setbacks shall be as follows:
 - a. Public right of ways:
 - i. Galena Boulevard: Thirty (30) feet

- ii. Randall Road: Ten (10) feet
- iii. Fordham Avenue: Ten (10) feet
- iv. All other public right of ways: Zero (0) feet
- b. Side Yards:
 - i. Adjacent to residential side yard: Ten (10) to Twenty (20) feet as determined on the Final Plan
 - ii. Adjacent to residential rear yard: Zero (0) feet as determined on the Final Plan

B. BUILDING, STRUCTURES AND SIGNAGE

1. Building Elevations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of building materials, arrangement, composition, façade articulation and the use of appropriate architectural elements and features to create a cohesive and attractive facility.
2. A five-foot (5') concrete sidewalk is required to be installed by the West Aurora School District along all property lines adjacent to public streets. Said sidewalk or path may be located one foot inside the right of way line. The determination of materials and location shall be determined at the time of Final Plan.
3. Signage Elevations and locations shall be subject to approval with the Final Plan and will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements.
4. In the event that there is a full block where both sides of a public right of way are owned by the School District, the School District may request that the City vacate said right of way to be replaced with appropriate city easements. The roadway and parking improvements within said vacated right of way shall thereafter be maintained by the School District.

IV. MODIFICATIONS AND EXCEPTIONS

A. AURORA ZONING ORDINANCE MODIFICATIONS AND EXCEPTIONS

1. Section 6.6-4.1 Permitted Uses: The following additional uses shall be permitted: Educational Services (6100) including but not limited to the following:
 - i. School buildings
 - ii. Employee, student and visitor parking
 - iii. Athletic fields and athletic facilities
 - iv. Athletic stadiums
 - v. Outdoor education facilities
 - vi. Athletic, band and related camps
 - vii. Lighting at athletic stadiums and fields
 - viii. Lighted message signs

- ix. Scoreboards
- x. Videoboards, when not visible from public right of ways
- xi. Passive energy generation
- xii. Vehicle storage, including busses
- xiii. Greenhouses
- xiv. Landscaping - setbacks and screening
- xv. Maintenance building
- xvi. Temporary and fixed storage facilities
- xvii. Trash enclosures
- xviii. Outdoor cooking
- xix. Advertising for school-related or community activities
- xx. Banners
- xxi. Fencing
- xxii. Outdoor music (band practice and performances)
- xxiii. Public address systems
- xxiv. Sales and concessions
- xxv. Satellite dishes, television and radio antennas
- xxvi. Swimming facilities
- xxvii. Temporary tents

V. GENERAL PROVISIONS

A. PLAN DESCRIPTION DOCUMENT

1. All current codes and ordinances of the City in effect at the time of the development shall govern except where expressly stated within this Plan Description document to the contrary.
2. Amendments to this Plan Description document shall be subject to Section 15 of the Aurora Zoning Ordinance. Public notice shall be provided in accordance with said section and, to all current owners of property subject to this Plan Description.
3. This Plan Description document shall be mutually binding upon the heirs, executors, administrators, successors and assigns of present or future owners who use the property for the same permitted use.
4. If any section, subsection or paragraph of this Plan Description document shall be held invalid, the invalidity of such section, subsection or paragraph shall not affect any of the other provisions of this Plan Description document.
5. Any provisions contained within this Plan Description document that are in conflict shall be enforced in accordance with the more restrictive provision.

VI. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF SUBJECT PROPERTY
ATTACHMENT "B" – LOCATION MAP

ATTACHMENT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PIN: 15-20-233-002 and 15-20-233-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 , TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER 15.64 CHAINS WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION TO A POINT 337 FEET NORTH OF THE NORTHERLY LINE OF GALENA BOULEVARD FOR THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 247.5 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 303.8 FEET TO THE NORTHERLY LINE OF GALENA BOULEVARD; THENCE EASTERLY ALONG THE NORTHERLY LINE OF GALENA BOULEVARD TO A LINE DRAWN SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 337 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN:15-20-201-045

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH EAST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 457.79 FEET TO THE NORTHWEST CORNER OF THE LAND CONVEYED TO EARL DRAKE IN BOOK 499, PAGE 320, THENCE NORTH 88 DEGREES, 49 MINUTES EAST, 780.78 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 587.40 FEET, THENCE NORTH 88 DEGREES, 49 MINUTES EAST, 64.02 FEET, TO THE WEST LINE OF THE PREMISES CONVEYED TO ISABELLA MASSEE BY DEED DATED JULY 2, 1849 AND RECORDED APRIL 20, 1857 IN BOOK 48, PAGE 520, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 587.40 FEET, THENCE SOUTH 88 DEGREES, 49 MINUTES WEST 64.02 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER 15.28 CHAINS EAST OF THE NORTHWEST CORNER OF SAID QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF THE LAND NOW OWNED BY THE TRUSTEES OF SCHOOLS OF TOWNSHIP NUMBER 38 NORTH,

RANGE NO. 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND TO THEIR SUCCESSORS IN OFFICE, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION AND ALONG THE LANDS OWNED BY SAID TRUSTEES 1400.71 FEET TO THE CENTER OF GALENA ROAD, THENCE NORTH 83 DEGREES 50 MINUTES WEST 167.88 FEET ALONG THE CENTER OF SAID ROAD TO A POINT, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 1378.95 FEET TO THE NORTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 165 FEET TO THE PLACE OF BEGINNING, LOCATED IN THE TOWNSHIP OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-045

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 457.79 FEET TO THE NORTH WEST CORNER OF THE LAND CONVEYED TO EARL DRAKE IN BOOK 499, PAGE 320, THENCE NORTH 88 DEGREES 49 MINUTES EAST, 563.67 FEET, TO THE NORTHEAST CORNER OF THE PREMISES CONVEYED TO FRANK P. SMITH AND ELIZABETH MAY SMITH BY WARRANTY DEED DATED MARCH 12, 1917 AND RECORDED APRIL 5, 1917 AS DOCUMENT 161392 IN BOOK 619, PAGE 58, FOR A POINT OF BEGINNING, THENCE NORTH 88 DEGREES EAST, 217.11 FEET TO THE NORTHWEST CORNER OF THE PREMISES CONVEYED TO CHRISTOPH DOCKENDORF AND KATIE DOCKENDORF BY WARRANTY DEED DATED JUNE 14, 1917 AND RECORDED JUNE 15, 1917 AS DOCUMENT 163014 IN BOOK 608, PAGE 337, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 587.40 FEET, THENCE SOUTH 88 DEGREES 49 MINUTES WEST 217.11 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 587.40 FEET, TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-001

THAT PART OF THE NORTHEAST QUARTER OF SECTION, 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 107.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 100.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 107.0 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG SAID NORTH LINE 100.0 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-002

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER: THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 22 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 100.0 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 81.65 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 155.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 81.65 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 155.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-003

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 22 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 181.65 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 81.65 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 155.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 81.65 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 155.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-004

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTH EAST QUARTER OF SAID SECTION, THENCE NORTH 88 DEGREES, 44 MINUTES EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 263.30 FEET FOR A POINT OF BEGINNING, THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER 458.09 FEET, THENCE NORTH 88 DEGREES, 49 MINUTES EAST 581.50 FEET TO THE WEST LINE OF THE PREMISES CONVEYED TO ISABELLA MASSEE BY DEED DATED JULY 2, 1849 AND RECORDED APRIL 20, 1857 IN BOOK 48, PAGE 520, THENCE NORTH 0 DEGREES, 26 MINUTES WEST ALONG THE WEST LINE OF SAID PREMISES, 458.98 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 88 DEGREES, 44 MINUTES WEST ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER, 578.20 FEET TO THE

POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-006

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER 177 FEET TO A POINT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 85 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER 181.65 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST QUARTER 85 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER 181.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-014

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CONNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 856.06 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.3 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 100.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.3 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE 100.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-017

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1056.06 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 263.30 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 600 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 102.34 FEET FOR THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 100.98 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO A LINE DRAWN FROM THE

NORTHWEST CORNER OF THE PREMISES CONVEYED TO EINER ELLERSTON AND WIFE BY DEED DATED JANUARY 5, 1948 AND RECORDED JANUARY 6, 1948 IN BOOK 1389, PAGE 65 AS DOCUMENT 595997, TO POINT "A" AFORESAID; THENCE WESTERLY ALONG SAID LINE TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER FROM THE PLACE OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-032

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 456.06 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 365.64 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 100.98 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 867.90 FEET TO THE CENTER LINE OF GALENA BOULEVARD; THENCE NORTH 83 DEGREES 30 MINUTES WEST ALONG SAID CENTER LINE 101.64 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 856.02 FEET TO THE POINT OF BEGINNING; (EXCEPT THAT PART CONVEYED TO COUNTY BOARD OF SCHOOL TRUSTEES, KANE COUNTY, ILLINOIS, BY DEED RECORDED APRIL 27, 1964 IN BOOK 2232, PAGE 415, AS DOCUMENT 1021918) IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-033

THE NORTH 600 FEET (AS MEASURED PERPENDICULARLY TO THE NORTH LINE THEREOF) OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 456.06 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 263.3 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 102.34 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 856.02 FEET TO THE CENTER LINE OF GALENA BOULEVARD; THENCE NORTH 83 1/2 DEGREES WEST ALONG SAID CENTER LINE 102.96 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 844.90 FEET TO THE POINT OF

BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-034

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 457.79 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO EARL R. DRAKE BY DEED RECORDED SEPTEMBER 27, 1909 AS DOCUMENT 105017; THENCE NORTH 88 DEGREES 49 MINUTES EAST 780.78 FEET; THENCE SOUTH 587.40 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 49 MINUTES EAST 64.02 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEES OF SCHOOLS TOWNSHIP NUMBER 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BY DEED DATED JANUARY 3, 1947 AND RECORDED FEBRUARY 13, 1947 IN BOOK 1334, PAGE 322 AS DOCUMENT 573909; THENCE SOUTH ALONG THE WEST LINE OF SAID SCHOOL TRUSTEES TRACT 332.57 FEET TO THE CENTRAL LINE OF GALENA BOULEVARD; THENCE WESTERLY ALONG SAID CENTER LINE TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING (EXCEPT THE NORTHERLY 80 FEET) IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-035

THE NORTHERLY 80.0 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 457.79 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO EARL R. DRAKE BY DEED RECORDED SEPTEMBER 27, 1909 AS DOCUMENT 105017; THENCE NORTH 88 DEGREES, 49 MINUTES EAST 780.78 FEET; THENCE SOUTH 587.40 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 49 MINUTES EAST 64.02 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO TRUSTEES OF SCHOOLS TOWNSHIP NUMBER 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BY DEED DATED JANUARY 30, 1947 AND RECORDED FEBRUARY 13, 1947 IN BOOK 1334, PAGE 322 AS DOCUMENT 573909; THENCE SOUTH ALONG THE WEST LINE OF SAID SCHOOL TRUSTEES TRACT 332.57 FEET TO THE CENTER LINE OF GALENA BOULEVARD; THENCE WESTERLY ALONG SAID CENTER LINE TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID

PARALLEL LINE TO THE POINT OF BEGINNING; IN THE CITY AND TOWNSHIP OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-037

THE NORTHERLY 80.0 FEET OF THE WESTERLY 70 FEET, MEASURED ALONG THE SOUTHERLY LINE, OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 11.83 CHAINS (780.78 FEET); THENCE SOUTH 20.66 CHAINS (1363.56 FEET) TO THE CENTER LINE OF GALENA BOULEVARD FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE QUARTER SECTION LINE 320 FEET; THENCE WEST 132 FEET; THENCE SOUTH TO THE CENTER LINE OF SAID GALENA BOULEVARD, THENCE EASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING WITHIN GALENA BOULEVARD), IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-039

THE NORTHERLY 80.0 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 11.83 CHAINS (780.78 FEET); THENCE SOUTH 20.66 CHAINS (1363.56 FEET) TO THE CENTER LINE OF GALENA BOULEVARD FOR THE POINT OF BEGINNING; THENCE NORTH PARALLEL WITH THE QUARTER SECTION LINE 320 FEET; THENCE WEST 132 FEET; THENCE SOUTH TO THE CENTER LINE OF SAID GALENA BOULEVARD, THENCE EASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, (EXCEPT THE WESTERLY 70 FEET, MEASURED ALONG THE SOUTHERLY LINE, AND ALSO EXCEPT THAT PART LYING WITHIN GALENA BOULEVARD), IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-201-043

THE NORTH 80.00 FEET (AS MEASURED PERPENDICULARLY TO THE NORTH LINE THEREOF) OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 563.67 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 1043.46 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 85.11 FEET; THENCE SOUTH PARALLEL WITH THE

WEST LINE OF SAID NORTHEAST QUARTER 305.58 FEET TO THE CENTER LINE OF WEST GALENA BOULEVARD; THENCE NORTH 83 DEGREES 30 FEET WEST ALONG THE CENTER LINE TO A LINE DRAWN SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER FROM POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

PIN: 15-20-229-001, 15-20-229-002, 15-20-229-003, 15-20-229-006, 15-20-229-008, 15-20-229-009, 15-20-231-001, 15-20-231-002, and 15-20-231-003

LOTS 3, 4, AND 5 IN BLOCK 32 TOGETHER WITH LOTS 4, 5, 6, 7, 8, 10 AND 11 IN BLOCK 33 OF WEST PARK ADDITION TO AURORA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE NORTHEAST QUARTER OF SECTION 20 AND PART OF THE NORTHWEST QUARTER OF SECTION 21 ALL IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 10, 1893 AS DOCUMENT NO. 5436 IN BOOK 13 ON PAGE 8 IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS, ALL LOCATED IN THE CITY OF AURORA, KANE COUNTY, IN THE STATE OF ILLINOIS.

ATTACHMENT "B"
LOCATION MAP

Location Map (1:5,000):

