## EXHIBIT A-1 SSA #180 PRIME BUSINESS PARK UNIT 1 LOCATION MAP TO CONFORM WITH KANE REQUIREMENTS

## Legal Description

## Locator Map

### PARCEL I

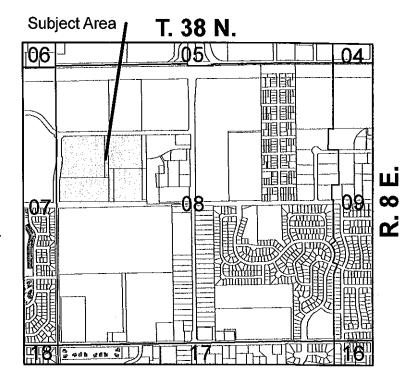
LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

### PARCEL II

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

### PARCEL II

LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



### **Actual Area**

### PIN(s)

Note that the second section of the second

15-08-176-001 15-08-176-003

15-08-176-004

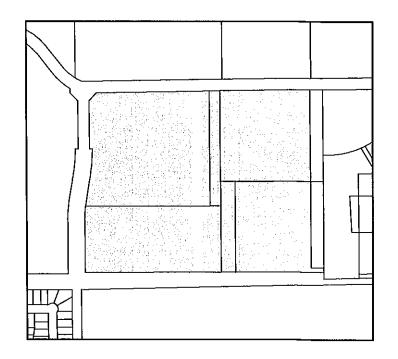
15-08-152-006

15-08-152-007

15-08-152-003

## Common Address

1600 Sequoia Drive 1785 N. Edgelawn Drive Vacant Lot







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

### LEGAL DESCRIPTION:

### 2015K034241 – LIT INDUSTRIAL LIIMITED PARTNERSHIP PARCEL I

PIN(S):

15-08-176-001

15-08-176-003

15-08-176-004

LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1600 SEQUOIA DRIVE, AURORA, ILLINOIS

### 2014K025684 - 1785 N. EDGELAWN, LLC PARCEL II

PIN(S):

15-08-152-006

15-08-152-007

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1785 N. EDGELAWN DRIVE, AURORA, ILLINOIS

### 2007K029953 – PRIME AURORA BUSINESS PARK PARCEL III

PIN(S):

15-08-152-003

LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: V/L (POND) CORNER OF EDGELAWN DRIVE & SULLIVAN ROAD, AURORA, ILLINOIS

## EXHIBIT B NOTICE OF HEARING CITY OF AURORA SPECIAL SERVICE AREA #180 PRIME BUSINESS PARK UNIT 1 KANE COUNTY

NOTICE IS HEREBY GIVEN that on the 8<sup>th</sup> day of December, 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 Prime Business Park Unit 1 (1600 Sequoia Drive, 1785 North Edgelawn Drive and vacant lot (pond) corner of Edgelawn Drive and Sullivan Road), 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 #180 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 #180 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 #180 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 #180 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 Phone

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

### 2015K034241 - LIT INDUSTRIAL LIIMITED PARTNERSHIP PARCEL I

PIN(S):

15-08-176-001

15-08-176-003 15-08-176-004

LOTS 3 AND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRILS 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1600 SEQUOIA DRIVE, AURORA, ILLINOIS

### 2014K025684 – 1785 N. EDGELAWN, LLC PARCEL II

PIN(S):

15-08-152-006

15-08-152-007

LOT 2 IN UNIT NO. ONE, PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: 1785 N. EDGELAWN DRIVE, AURORA, ILLINOIS

### 2007K029953 – PRIME AURORA BUSINESS PARK PARCEL III

PIN(S):

15-08-152-003

LOT 1 IN UNIT NO. ONE, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ADDRESS: V/L (POND) CORNER OF EDGELAWN DRIVE & SULLIVAN ROAD, AURORA, ILLINOIS

### **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. #180 to be duly sent by mail, proper postage prepaid on or before November 20, 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 #180. 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 20th day of November, 2015.

Nancy V. Warren

Subscribed and sworn to before me this 20<sup>th</sup> day of November, 2015.

Notarly Public

"OFFICIAL SEAL"
LAURA A. SCHINDEL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/14/2017



# City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

Centenpoint Amperties Thust Bridget Karnick 1808 Swift Drive Cak Brook IL 60533

> 15-08-176-003 Aucels 15-08-176-003 15-08-176-004



## City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

LIT Industrial Partnership 1717 McKinney Avenue Sute 1900 Dalles, Texas 75202

> 15-08-176-001 Rice K# 15-08-176-003



## City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

1785 N Edgeburn LLC Lon Messenger 1785 N. Edgeburn Drink Anore, IL bosob-1078

> Aurals): 15-08-151-000 15-08-151-007



# City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

Frime Arrox Bisiness Pork Assochiction, Inc. CT Corporation System 208 S. Laselle Street, Suite 814 Chilago II. bolody

Parcel # 15-08-153-003



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel   | 15-08-176-0                     | 001   |        |   |
|--|---------------------------------|---|--------|---|
| Property Location<br>SEQUOIA DR<br>AURORA, IL 60506- |                                 | Mailing Address<br>CENTERPOINT PROI<br>BRIDGET KARNICK<br>1808 SWIFT DR<br>OAK BROOK, IL 6052 |        | ST, Tax Rate 11.430812 Tax Code AU-005 Treasurer Hom Page   |
|  | 1st Installment<br>Due 6/2/2014 | 2nd Installment<br>Due 9/2/2014   | Total  | Equalized Assessed Value 891 (EAV)  Tax Extension Home Page   |
| Tax Amount   | 50.93                           | 50.93   | 101.86 | Senior County Assessment (-) 0 Assessments  |
| Abated Amount  | 0.00                            | 0.00  | 0.00   | Freeze Home Page  |
| (-)<br>Penalty Amount<br>(+)                         | 0.00                            | 0.00  | 0.00   | Senior Exemption  Homestead  (-)  O  Print Payment Statement  |
| Additional Costs (+)                                 | 0.00                            | 0.00  | 0.00   | Exemption (-) 0 Statement Other   |
| Amount Due   | 50.93                           | 50.93   | 101.86 | Exemptions (-) Print Currer   |
| Paid Amount  | 50.93                           | 50.93   | 101.86 | Value 891 Tax Bill  |
| Paid Date  | 05/29/2014                      | 09/02/2014  |        | Click belo  |
|  |                                 |   | į      | Tax History  Pay Tax with I  Credit or De   |
| Tax<br>Kane County Cle<br>Tax Redemption             | erk, John A. Cur                |   |        | Year         Base Tax Due         Pay 1st Installar Pay 2nd Installment           Current Year         115.54         Installment Pay Both Installments           2012         2268.76         Installment Pay Both Installments           2011         1781.48         Parcel Assessing Information           2009         2672.84 |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel   | 15-08-176-0                              | 01   |                        |   |  |                       |  |  |
|--|--|--|------------------------|---|--|-----------------------|--|--|
| Property Location<br>SEQUOIA DR<br>AURORA, IL 60506- |  | Mailing Address LIT INDUSTRIAL LP, . CLARION PARTNERS LLC, DAVID PAUL 1717 MCKINNEY AVE STE 1900 DALLAS, TX 75202-1253 |                        | Tax Rate<br>11.789082<br>Tax Code<br>AU-005                       |  |                       | Menu Page Treasurer Home Page  |  |
| Tax Amount Abated Amount                             | 1st installment<br>Due 6/1/2015<br>57.77 | 2nd Installment<br>Due 9/1/2015<br>57.77   | <b>Total</b><br>115.54 | Equalized<br>Assessed V<br>(EAV)<br>Senior<br>Assessmer<br>Freeze |  | 980                   | Tax Extension Home Page  County Assessments Home Page  |  |
| (-)<br>Penalty Amount<br>(+)                         | 0.00                                     | 0.00   | 0.00                   | Senior<br>Exemption<br>Homestead<br>Exemption                     | (-)<br>(-)   | 0                     | Print Payment<br>Statement   |  |
| Additional Costs (+) Amount Due                      | 57.77                                    | 57.77  | 115.54                 | Other Exemptions Net Taxable Value                                | (-)  | 0<br><br>980          | Print Current<br>Tax Bill  |  |
| Paid Amount Paid Date                                | 57.77<br>05/20/2015                      | 57.77<br>06/22/2015  | 115.54                 | Tov   | History  |                       | Click below<br>Pay Tax with E-<br>Credit or Debit  |  |
| Tax<br>Kane County Cle                               | _  | tion Information   |                        | Year  | Base To  | H88507                | Pay 1st installme<br>Pay 2nd<br>Installment  |  |
| Tax Redemption                                       |  |  |                        | Current Year 2013 2012 2011 2010 2009 2008 2007 2006              | 115.54<br>101.86<br>2268.7<br>1781.4<br>2947.6<br>2672.8<br>2346.9<br>2051.9 | 6<br>8<br>4<br>4<br>2 | Pay Both Installments  Parcel Assessme Information  Aurora Township Assessor  View Property Ma |  |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel  | 15-08-176-0                     | 003  |       |   |
|---|---------------------------------|--|-------|---|
| Property Location<br>W SULLIVAN RD<br>AURORA, IL 60506- |                                 | Mailing Address CENTERPOINT PROPERTIES TRUS BRIDGET KARNICK 1808 SWIFT DR OAK BROOK, IL 60523- |       | Tax Rate 11.430812 Tax Code AU-005  Treasurer Home Page                                   |
|   | 1st Installment<br>Due 6/2/2014 | 2nd Installment<br>Due 9/2/2014  | Total | Equalized Assessed Value 164 (EAV) Senior  Tax Extension Home Page County                 |
| Tax Amount  | 9.38                            | 9.38   | 18.76 | Senior  Assessment (-) 0 Assessments  |
| Abated Amount (-)                                       | 0.00                            | 0.00   | 0.00  | Freeze Home Page Senior   |
| Penalty Amount (+)                                      | 0.00                            | 0.00   | 0.00  | Exemption (-) 0 Print Payment  Homestead () 0 Statement                                   |
| Additional Costs (+)                                    | 0.00                            | 0.00   | 0.00  | Exemption (/  |
| Amount Due  | 9.38                            | 9.38   | 18.76 | Exemptions (-) 0 Net Taxable 164  Print Current Tax Bill                                  |
| Paid Amount   | 9.38                            | 9.38   | 18.76 | Value 164 18X DIII  |
| Paid Date   | 05/29/2014                      | 09/02/2014   |       | Click below to  |
|   |                                 |  |       | Pay Tax with E-Ci Credit or Debit of  |
| Tax Kane County Cle Tax Redemption                      | rk, John A. Cur                 |  | :     | YearBase TaxPay 1st InstallmentDuePay 2ndCurrent<br>Year21.34<br>2013Installment201318.76 |
|   |                                 |  |       | 2012   344.10   |



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|  |                                      | <b></b>  |                            | •   |   |
|--|--------------------------------------|--|----------------------------|---|---|
| Parcel   | 15-08-176-0                          | 03   |                            |   |   |
| Property Location<br>W SULLIVAN RD<br>AURORA, IL 60506 |                                      | Malling Address LIT INDUSTRIAL LP, CLARION PARTNER PAUL 1717 MCKINNEY AVI DALLAS, TX 75202-1 | S LLC, DAVID<br>E STE 1900 | Tax Rate<br>11.789082<br>Tax Code<br>AU-005   | Menu Page Treasurer Home Page   |
| Tax Amount   | 1st Installment<br>Due 6/1/2015      | 2nd Installment<br>Due 9/1/2015  | <b>Total</b> 21.34         | Equalized Assessed Value 18 (EAV) Senior  | Tax Extension Home Page  County Assessments   |
| Abated Amount  |                                      |  |                            |   | 0 Home Page   |
| (-) Penalty Amount (+)                                 | 0.00                                 | 0.00   | 0.00<br>0.00               | Exemption 17  | 0 Print Payment<br>Statement  |
| Additional Costs (+)                                   | 0.00                                 | 0.00   | 0.00                       | Exemption (-)   | 0   |
| Amount Due   | 10.67                                | 10.67  | 21.34                      | Exemptions (-)  | O Print Current Tax Bill  |
| Paid Amount  | 10.67                                | 10.67  | 21.34                      | Value 18  | i1  |
| Paid Date  | 05/20/2015                           | 06/22/2015   |                            |   | Click below to<br>Pay Tax with E-Ch<br>Credit or Debit c  |
| Tax  | c Sale/Redemp                        | tion Information   |                            | Tax History   | Pay 1st Installment   |
|  | erk, John A. Cun<br>n Department 636 |  |                            | 2012     344.10       2011     270.16       2010     444.16       2009     402.70       2008     353.58       2007     309.16 | Pay 2nd Installment Pay Both Installments  Parcel Assessment Information  Aurora Township Assessor  View Property Map |



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|   |                                 |   |        | * ****   |
|---|---------------------------------|---|--------|--|
| Parcel  | 15-08-176-0                     | 04  |        |  |
| Property Location<br>W SULLIVAN RD<br>AURORA, IL 60506- |                                 | Mailing Address CENTERPOINT PROF BRIDGET KARNICK 1808 SWIFT DR OAK BROOK, IL 6052 |        | JST, Tax Rate 11.430812 Tax Code AU-005  Treasurer Home Page   |
|   | 1st Installment<br>Due 6/2/2014 | 2nd Installment<br>Due 9/2/2014   | Total  | Equalized Assessed Value (EAV) Senior  Assessed County   |
| Tax Amount  | 57.79                           | 57.79   | 115.58 | Senior County Assessment (-) 0 Assessments   |
| Abated Amount (-)                                       | 0.00                            | 0.00  | 0.00   | Freeze <u>Home Page</u>  |
| Penalty Amount (+)                                      | 0.00                            | 0.00  | 0.00   | Senior Exemption  Homestead Frametics  (-)  Statement  Statement   |
| Additional Costs (+)                                    | 0.00                            | 0.00  | 0.00   | Exemption \/   |
| Amount Due  | 57.79                           | 57.79   | 115.58 | Exemptions (-) Print Current   |
| Paid Amount   | 57.79                           | 57.79   | 115.58 | Value 1,011 Tax Bill   |
| Paid Date   | 05/29/2014                      | 09/02/2014  |        | Click below t  |
|   |                                 |   |        | Pay Tax with E-C Credit or Debit of  |
| Tax<br>Kane County Cle<br>Tax Redemption                | erk, John A. Cur                |   |        | Year         Base Tax         Pay 1st Installment           Current Year         131.10         Pay 2nd           2013         115.58         Installment           2012         1852.54         Pay Both           2011         1454.66         Parcel Assessment           2009         2233.86         Parcel Assessment           2008         1961.42         Aurora Township           2006         1485.40         View Property Mail |
|   |                                 |   |        | View Property Ma   |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

## Kane County 2014 Payable 2015 Property Taxes

| Parcel   | 15-08-176-0                     | 04   |        |  |  |
|--|---------------------------------|--|--------|--|--|
| Property Location<br>W SULLIVAN RD<br>AURORA, IL 60506-                |                                 | Mailing Address LIT INDUSTRIAL LP, CLARION PARTNERS LLC, DAVID PAUL 1717 MCKINNEY AVE STE 1900 DALLAS, TX 75202-1253 |        | Tax Rate<br>11.789082<br>Tax Code<br>AU-005  | Menu Page  Treasurer Home Page                           |
|  | 1st Installment<br>Due 6/1/2015 | 2nd installment<br>Due 9/1/2015  | Total  | Equalized Assessed 1,11 Value (EAV)  | <u>County</u>  |
| Tax Amount   | 65.55                           | 65.55  | 131.10 | Senior Assessment (-)  | 0 Home Page  |
| Abated Amount (-)  | 0.00                            | 0.00   | 0.00   | Freeze<br>Senior   | 0 Print Payment  |
| Penalty Amount (+)   | 0.00                            | 0.00   | 0.00   | Exemption 17 Homestead 7   | Statement 0  |
| Additional Costs (+)   | 0:00                            | 0.00   | 0.00   | Other  | O Print Current  |
| Amount Due   | 65.55                           | 65.55  | 131.10 | Exemptions \( \square \)  Net Taxable  | = Tax Bill   |
| Paid Amount  | 65.55                           | 65.55  | 131.10 | Value  |  |
| Paid Date  | 05/20/2015                      | 06/22/2015   |        |  | Click below to<br>Pay Tax with E-Cl<br>Credit or Debit o |
|  |                                 |  | Ĭ      | Tax History  | Credit of Debit (  |
| Tax Sale/Redemption Information  Kane County Clerk, John A. Cunningham |                                 |  |        | Year Base Tax  | Installment  |
| Tax Redemption   | Department 63                   | 0/232-5964   |        | <u>Current</u> 131.10  | Pay Both<br>Installments                                 |
|  |                                 |  |        | 2013     115.58       2012     1852.54       2011     1454.66       2010     2463.52 | Parcel Assessmen   |
|  |                                 |  |        | 2009 2233.86<br>2008 1961.42   | Aurora Township  |

2008

2007

1961.42

1714.84

<u>Assessor</u>

View Property Map



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel  | 15-08-152-0                     | 06  |       |   |   |
|---|---------------------------------|---|-------|---|---|
| Property Location<br>IL                         |                                 | Mailing Address<br>1785 N EDGELAWN LLC,<br>LON MESSENGER<br>1785 N EDGELAWN DR<br>AURORA, IL 60506-1078 |       | Tax Rate<br>11.430812<br>Tax Code<br>AU-005   | Menu Page  Treasurer Home Page                              |
|   | 1st installment<br>Due 6/2/2014 | 2nd installment<br>Due 9/2/2014   | Total | Equalized<br>Assessed Value<br>(EAV)  | Tax Extension Home Page                                     |
| Tax Amount                                      | 0.00                            | 0.00  | 0.00  | Senior<br>Assessment (-)  | County O Assessments  |
| Abated Amount<br>(-)                            | 0.00                            | 0.00  | 0.00  | Freeze<br>Senior  | Home Page   |
| Penalty Amount<br>(+)                           | 0.00                            | 0.00  | 0.00  | Homestead   | Print Payment  Statement                                    |
| Additional Costs<br>(+)                         | 0.00                            | 0.00  | 0.00  | Other   | 0   |
| Amount Due                                      | 0.00                            | 0.00  | 0.00  | Exemptions (-) Net Taxable  | Print Current Tax Bill                                      |
| Paid Amount                                     | 0.00                            | 0.00  | 0.00  | Value   | O TOX DIII  |
| Paid Date  Tax  Kane County Cle  Fax Redemption | erk, John A. Cur                |   |       | Tax History           Year         Base Tax Due           Current Year         0.00           2013         0.00           2012         334.42           2011         262.60 | Pay 2nd Installment Pay Both Installments Parcel Assessment |
|   |                                 |   |       | 2010     424.56       2009     385.00       2008     338.08       2007     295.58       2006     256.04   | Aurora Township Assessor View Property M                    |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel                       | 15-08-152-0                     | 06  |       | <del></del>   |       |                                 |
|------------------------------|---------------------------------|---|-------|---|-------|---------------------------------|
| Property Location<br>, IL    |                                 | Mailing Address<br>1785 N EDGELAWN LLC<br>LON MESSENGER |       | Tax Rate<br>11.789082<br>Tax Code                     |       | Menu Page Treasurer Home        |
|                              |                                 | 1785 N EDGELAWN DR<br>AURORA, IL 60506-107              |       | AU-005  |       | Page                            |
|                              | 1st Installment<br>Due 6/1/2015 | 2nd installment<br>Due 9/1/2015                         | Total | Equalized<br>Assessed Value<br>(EAV)                  | 134   | Tax Extension<br>Home Page      |
| Tax Amount                   | 0.00                            | 0.00  | 0.00  | Senior<br>Assessment (-)                              | 0     | County<br>Assessments           |
| Abated Amount<br>(-)         | 0.00                            | 0.00  | 0.00  | Freeze  | Ů     | Home Page                       |
| (-)<br>Penalty Amount<br>(+) | 0.00                            | 0.00  | 0.00  | Senior<br>Exemption (-)<br>Homestead<br>Exemption (-) | 0     | Print Payment Statement         |
| Additional Costs (+)         | 0.00                            | 0.00  | 0.00  | Other   |       |                                 |
| Amount Due                   | 0.00                            | 0.00  | 0.00  | Exemptions (-) Net Taxable                            |       | Print Current                   |
| Paid Amount                  | 0.00                            | 0.00  | 0.00  | Value   | 0     | Tax Bill                        |
| Paid Date                    |                                 |   | !     |   |       | Click below<br>Pay Tax with E-0 |
| _                            | <b>.</b>                        |   |       | Tax History   |       | Credit or Debit                 |
| Kane County Cl               | erk, John A. Cur                |   | :     | Year Base To  | ax 2  | Pay 1st Installme<br>Pay 2nd    |
| Tax Redemption               | Department 63                   | 0/232-5964  |       | Current<br>Year 0.00                                  |       | Installment Pay Both            |
|                              |                                 |   |       | <u>2013</u> 0.00                                      |       | Installments                    |
|                              |                                 |   |       | 2012 334.42<br>2011 262.60                            | 18958 | Parcel Assessme                 |
|                              |                                 |   |       | 2010 424.56   |       | Information                     |
|                              |                                 |   |       | 2009 385.00   | 1998  |                                 |
|                              |                                 |   |       | 2008 338.08<br>2007 295.58<br>2006 256.04             |       | Aurora Township<br>Assessor     |
|                              |                                 |   |       | I =====   x00.0-                                      | 1000  | View Property Ma                |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| Parcel  | 15-08-152-0  | 07  |                         |   |  |  |
|---|--|---|-------------------------|---|--|--|
| Property Location<br>1785 N EDGELAWN<br>AURORA, IL    | IDR  | Mailing Address 1785 N EDGELAWN LLC,                  |                         |   | 2  | Menu Page Treasurer Home Page  |
| Tax Amount<br>Abated Amount                           | 1st installment<br>Due 6/1/2015<br>102,536.96              | 2nd Installment<br>Due 9/1/2015<br>102,536.96<br>0.00 | <b>Total</b> 205,073.92 | Equalized Assessed Value (EAV) Senior Assessment (-                         | 1,739,524  | Tax Extension Home Page  County Assessments Home Page                          |
| (-)<br>Penalty Amount<br>(+)                          | 0.00   | 0.00  | 0.00                    | Freeze<br>Senior<br>Exemption (-  | ) 0  | Print Payment Statement  |
| Additional Costs (+)                                  | 0.00   | 0.00  | 0.00                    | Homestead<br>Exemption (-   | ) 0  | Statement  |
| Amount Due  | 102,536.96   | 102,536.96  | 205,073.92              | Other<br>Exemptions (-  | 0  | Print Current<br>Tax Bill  |
| Paid Amount   | 102,536.96   | 102,536.96  | 205,073.92              | Net Taxable<br>Value  | 1,739,524  |  |
| Paid Date   | 05/29/2015   | 09/01/2015<br>ition Information                       | on                      | <br> <br>  Tax Hi   | story  | Click below<br>Pay Tax with E-C<br>Credit or Debit                             |
| Kane County Ck<br>Tax Redemption  **Contact the Tax E | erk, John A. Cui<br>Department 63<br>xtension Office for n | nningham<br>0/232-5964<br>nore information            | Date                    | Current Year         20           2013         18           2012         16 | Due 05073.92 03991.04 05121.94 036487.72                 | Pay 1st Installment Pay 2nd Installment Pay Both Installments  Parcel Assessme |
| 2004 Tax Sale   | 10/31/2005   | Redeemed  | 12/1/2005               | 2010 17<br>2009 19<br>2008 18<br>2007 20                                    | 71031.70<br>90856.70<br>81770.42<br>80500.38<br>25645.70 | Information  Aurora Township Assessor  View Property Ma                        |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

Assessor

View Property Map

| Parcel   | 1        | 5-08-152-0                      | 07   |                             | <del></del>                                 |  |
|--|----------|---------------------------------|--|-----------------------------|---|--|
| Property Location<br>1785 N EDGELAWI<br>AURORA, IL |          | DR                              | Malling Address<br>1785 N EDGELA<br>ANTHONY COS<br>1785 N EDGELA<br>AURORA, IL 605 | WN LLC, .<br>TELLO<br>WN DR | Tax Rate<br>11.430812<br>Tax Code<br>AU-005 | Menu Page  Treasurer Home Page         |
|  |          | 1st Installment<br>Due 6/2/2014 | 2nd Installment<br>Due 9/2/2014  | Total                       | Equalized Assessed 1,609,606                |  |
| Tax Amount   |          | 91,995.52                       | 91,995.52  | 183,991.04                  | (EAV)<br>Senior                             | County<br>Assessments                  |
| Abated Amous                                       | nt .     | 0.00                            | 0.00   | 0.00                        |   | Home Page                              |
| Penalty Amou (+)                                   | ınt      | 0.00                            | 0.00   | 0.00                        | Exemption \'                                | Print Payment Statement                |
| Additional Cos<br>(+)                              | sts<br>= | 0.00                            | 0.00   | 0.00                        | Exemption \'                                | 0                                      |
| Amount Due   |          | 91,995.52                       | 91,995.52  | 183,991.04                  | Other (-)                                   | Print Current                          |
| Paid Amount  |          | 91,995.52                       | 91,995.52  | 183,991.04                  | Net Taxable 1,609,60<br>Value 1,609,60      | Tax Bill                               |
| Paid Date  |          | 05/27/2014                      | 08/29/2014   |                             |   | Click below to                         |
|  |          |                                 |  |                             | Tax History                                 | Pay Tax with E-Ch<br>Credit or Debit o |
|  |          | Sale/Redemp<br>·k, John A. Cur  | tion Informati<br>mingham  | on                          | Year Base Tax<br>Due                        | Pay 1st Installment                    |
|  |          | Department 63                   |  |                             | <u>Current</u> 205073.92                    | Installment Pay Both                   |
| **Contact the T                                    | ax Ext   | ension Office for n             | nore information   |                             | <u>2013</u> 183991.04                       | Installments                           |
| Year Ty  | ype      | Date Sold                       | Status   | Date                        | 2012 165121.94<br>2011 186487.72            |  |
| 2004 Tax Sa  |          | 10/31/2005                      | Redeemed   | 12/1/2005                   | 2011 186487.72<br>2010 171031.70            | Parcel Assessmen                       |
| <u></u>  |          |                                 |  | <u> </u>                    | 2009 190856.70                              | <u>Information</u>                     |
|  |          |                                 |  |                             | 2008 181770.42                              | Auroro Touro alia                      |
|  |          |                                 |  |                             | 2007 200500 20                              | Aurora Township                        |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

| 15-08-152-0                             | , , , , , , , , , , , , , , , , , , ,                               |   |   |                 |   |   |
|---|---|---|---|-----------------|---|---|
|   | ASSOCIATION INC,<br>CT CORPORATION S                                | YSTEM   | 11.4308<br>Tax Cod  | 312<br>e        |   | Menu Page Treasurer Home Page   |
| 1st Installment<br>Due 6/2/2014<br>0.00 | 2nd Installment<br>Due 9/2/2014<br>0.00                             | <b>Total</b><br>0.00  | Equalized<br>Assessed Va<br>(EAV)<br>Senior<br>Assessment | ilue<br>(-)     | 103   | Tax Extension Home Page  County Assessments Home Page   |
| 0.00                                    | 0.00  | 0.00  | Freeze  | .,              |   |   |
| 0.00                                    | 0.00  | 0.00  | Exemption Homestead                                       | (-)             | 0   | Print Payment Statement   |
| 0.00                                    | 0.00  | 0.00  | Exemption<br>Other  |                 |   | Datas   |
| 0.00                                    | 0.00  | 0.00  | Exemptions<br>Net Taxable                                 | (~)             |   | Print Current Tax Bill  |
| 0.00                                    | 0.00  | 0.00  | Value   |                 | Ū   |   |
|   |   |   |   |                 |   | Click below to Pay Tax with E-C<br>Credit or Debit  |
| •                                       |   |   | ı   | Base Ta         | ax ^  | Pay 1st installment<br>Pay 2nd  |
|   |   |   | Current   |                 |   | Installment<br>Pay Both   |
| ·                                       |   |   |   |                 |   | Installments  |
|   |   |   | 2012  | 0.00            |   | Parcel Assessme   |
|   |   |   | 2011  | 0.00            |   | Information   |
|   |   |   |   |                 |   |   |
|   |   |   |   |                 |   | Aurora Township   |
|   |   |   |   | 0.00            |   | Assessor  |
|   |   |   | 2006  | 0.00            | <del></del>   | View Property Ma  |
|   | 1st Installment Due 6/2/2014  0.00 0.00 0.00 0.00 0.00  Sale/Redemp | Mailing Address   PRIME AURORA BUS   ASSOCIATION INC,   CT CORPORATION S   208 S LASALLE ST S   CHICAGO, IL 60604-     1st Installment   Due 6/2/2014   Due 9/2/2014     0.00 | Mailing Address   | Mailing Address | Mailing Address   PRIME AURORA BUSINESS PARK   ASSOCIATION INC, CT CORPORATION SYSTEM 208 S LASALLE ST STE 814   CHICAGO, IL 60604- | Mailing Address   PRIME AURORA BUSINESS PARK   ASSOCIATION INC, CT CORPORATION SYSTEM 208 S LASALLE ST STE 814   CHICAGO, IL 60604- |



719 South Batavia Ave Geneva, Illinois 60134 (630) 232-3565

|   |                                 | **************************************   |       |  | *                |               |  |
|---|---------------------------------|--|-------|--|------------------|---------------|--|
| Parcel  | 15-08-152-0                     | 03   |       |  |                  | Î             |  |
| Property Location<br>W SULLIVAN RD<br>AURORA, IL 60506- |                                 | Mailing Address PRIME AURORA BUS ASSOCIATION INC, CT CORPORATION S 208 S LASALLE ST S CHICAGO, IL 60604- | YSTEM | Tax Rat<br>11.789<br>Tax Cot<br>AU-009     | 082<br><b>ie</b> |               | Menu Page Treasurer Home Page                        |
|   | 1st Installment<br>Due 6/1/2015 | 2nd Installment<br>Due 9/1/2015  | Total | Equalized<br>Assessed V<br>(EAV)<br>Senior | alu <b>e</b>     | 105           | Tax Extension Home Page  County Assessments          |
| Tax Amount  | 0.00                            | 0.00   | 0.00  | Assessment                                 | t (-)            | 0             | Home Page  |
| Abated Amount (-)                                       | 0.00                            | 0.00   | 0.00  | Freeze<br>Senior                           |                  | _             | Drint Day  |
| Penalty Amount (+)                                      | 0.00                            | 0.00   | 0.00  | Exemption<br>Homestead                     | (-)              | 0             | Print Payment<br>Statement                           |
| Additional Costs (+)                                    | 0.00                            | 0.00   | 0.00  | Exemption Other                            | (-)              | 0             |  |
| Amount Due  | 0.00                            | 0.00   | 0.00  | Exemptions Net Taxable                     |                  |               | Print Current Tax Bill                               |
| Paid Amount   | 0.00                            | 0.00   | 0.00  | Value                                      |                  | 0             |  |
| Paid Date   |                                 |  | 3     | Tax  | History          |               | Click below t<br>Pay Tax with E-C<br>Credit or Debit |
| Tax   | Sale/Redemp                     | tion Information   |       |  |                  |               | Pay 1st Installmen                                   |
|   | •                               |  |       | Year                                       | Base T<br>Due    | - Fernance    | Pay 2nd  |
| Kane County Cle<br>Tax Redemption                       |                                 |  |       | Current                                    | ************     |               | Installment Pay Both                                 |
| i ux i touviiipaoii                                     | woparinton, vo                  | OI EAF AAA-L   |       | Year                                       | 0.00             |               | Installments   |
|   |                                 |  |       | <u>2013</u><br>2012                        | 0,00             |               |  |
|   |                                 |  |       | 2011                                       | 0.00             | ——ŧ 🕸         | Parcel Assessmer                                     |
|   |                                 |  |       | 2010                                       | 0.00             |               | <u>Information</u>                                   |
|   |                                 |  |       | 2009                                       | 0.00             |               | Aurora Township                                      |
|   |                                 |  |       | 2008<br>2007                               | 0.00             | <del></del> / | Assessor   |
|   |                                 |  |       | 2006                                       | 0.00             |               | View Many and all                                    |
|   |                                 |  | '     |  | •                |               | View Property Ma                                     |

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\* Agency Commission not included

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PACKAGE NAME: IL Govt Legal Aurora Beacon

Product(s): SubTrib\_Aurora Beacon News, Publicnotices.com, classified.chicagotribune.com

AdSize(s): 1 Column,

Run Date(s): Friday, November 20, 2015

Color Spec. B/W

## Preview

NOTICE OF HEARING CITY OF AURORA SPECIAL SERVICE AREA \$180 PRIME BUSINESS PARK

NOTICE IS HEREBY GIVEN that on the 8th day of December 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.

STATIACHED EXHIBIT "A"

The approximate location is Prime Business Park Unit 1 (1600 Sequoia Drive, 1878 North Edgelawn Drive and Vacant lot (point) corner of Edgelawn Drive and Sullivan Road), Aurora, II-

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 SPC/AL SEA/ICE AREA #180 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may

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object to the formation of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA #180 in general is to provide for the maintenance and repair of certain oriste stormwater detention, retention and drainage controls and common areas, at 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 given an opportunity to be heard. At the hearing there will be considered the leave of an annual tax in the proposed SPECIAL SERWICE AREA 1180 by the City of Autora of 1.10 one-hundredths percent (\$1.10 one-hundredths percent (\$1.10 one-hundredths percent (\$1.10 one-hundredths percent to produce revenues to provide the equalized assessed value of the property sufficient to produce revenues to provide the property said taxes shall be the special services. Said taxes shall be 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 stall take effect only if the applicable required owners as the services and the aforesaid required items or provide said special services the case may be falls to maintain or repair the aforesaid required items or provide said special services and the City is forced to assume said responsibilities.

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\* Agency Commission not included

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Aurora Beacon

The hearing may be adjourned by the City council to another date without further notice other than a motion to be entired upon the minutes of its meeting frong the time and place of its adjournment.

if a petition signed by at least fifty-one percent (51%) of the electrors resuling within the proposed supercent (51%) of the electrors resuling within the proposed supercent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clest within sixty (60) days following the first adjustment of the patific hearing objecting to the establishment of the Area, the establishment of a tax for the provision of a tax for the provision of a tax for the provision of such area may be established or enlarged, or tax levied or imposed.

City Clerk City of Aurora 44 East Downer Place Aurora II. 60507 (630) 256-3070 Phone

ECHART A LEGAL DESCRIPTION OF SUB-LECT PROPERTY

2015KD34241 — LIT INDUSTRIAL LIIMTED PAKTNERSHIP PARCEL I

PIN(S): 15-08-176-001 15-08-176-003 15-08-176-004

LOTS JAND 4 (EXCEPT THE EAST 85 FEET THEREOF) IN UNIT NO ONE PRIME BUSINESS PARK, ACCORDING TO THE PAST THEREOF RECORDED APRILS 12 2000 AS DOCUMENT 2000K026550, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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Agency Commission not included

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PACKAGE NAME: IL Govt Legal

Aurora Beacon

ADDRESS: 1600 SEQUOIA DRIVE, AURORA, ILLINOIS

2014K025684 - 1785 N. ED-GELAWN, LLC PARCEL II

PN(S): 15-08-152-006 15-08-152-007

LOT 2 IN UNIT NO. ONE PRIME BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12 2000 AS DOCUMENT 2000K026550. IN THE CITY OF AURORA, KANE COUNTY, IL-UNOS.

ADDRESS:1785 N. EDGELAWN DRIVE, AURORA, ILLINOIS

2007KD29953 -- PRIME AURORA BUSINESS PARK PARCEL III

PIN(S):15-08-152-003

LOT 1 IN UNIT NO. ONE PRIME BUSINESS PARK, ACCIDIONS TO THE PLAT THEREOF, RECORDED APRIL 12, 2000 AS DOCUMENT 2000K26550, IN THE CITY OF AL-RORA, KANE COUNTY, ILLINOIS.

ADDRESS: V/L (POND) CORNER OF EDCHLAWN DRIVE & SUI-LIVAN HOAD, AUBORA, ILLINOIS 11/20/2015-3763567

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