

EXHIBIT "A"  
LEGAL DESCRIPTION

For the property located

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Parcel Number(s): 07-21-401-111, 07-21-401-112, 07-21-401-104, and 07-21-401-106

Commonly known as: Generally located south of New York Street and west of Route 59 in DuPage County.

(EASEMENT 1)

THAT PART OF LOTS 1A1 AND 4A1 IN THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON OCTOBER 20, 2022, AS DOCUMENT NO. R2022—095383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 4A1; THENCE SOUTH 06 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4A1 AND THE SOUTHEASTERLY EXTENSION THEREOF, 199.91 FEET TO THE SOUTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729; THENCE NORTH 88 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 26.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 27 MINUTES 37 SECONDS EAST, 218.11 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST, 160.00; THENCE SOUTH 89 DEGREES 41 MINUTES 43 SECONDS WEST, 20.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 15 SECONDS WEST, 159.80 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 39 SECONDS WEST, 218.01 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 44 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING;

AND ALSO (EASEMENT 2):

THAT PART OF LOT 4A1 IN THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON OCTOBER 20, 2022, AS DOCUMENT NO. R2022—095383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 4A1; THENCE SOUTH 06 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4A1 AND THE SOUTHEASTERLY EXTENSION THEREOF, 199.91 FEET TO THE SOUTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729; THENCE NORTH 88 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 26.64 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 44 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT ON SAID SOUTH LINE, THENCE SOUTH 86 DEGREES 14 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 57.51 TO AN ANGLE POINT ON SAID SOUTH LINE AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 23 MINUTES 23 SECONDS EAST, 25.84 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 37 SECONDS WEST, 20.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST, 24.67 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 86 DEGREES 14 MINUTES 23 SECONDS EAST, 20.03 FEET TO THE POINT OF BEGINNING;

AND ALSO (EASEMENT 3):

THAT PART OF LOT 4A1 IN THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS,

ACCORDING TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON OCTOBER 20, 2022, AS DOCUMENT NO. R2022—095383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 4A1; THENCE SOUTH 06 DEGREES 42 MINUTES 30 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 4A1 AND THE SOUTHEASTERLY EXTENSION THEREOF, 199.91 FEET TO THE SOUTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729; THENCE NORTH 88 DEGREES 38 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 26.64 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 44 SECONDS WEST, 20.00 FEET TO AN ANGLE POINT ON SAID SOUTH LINE; THENCE SOUTH 86 DEGREES 14 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE, 57.51 TO AN ANGLE POINT ON SAID SOUTH LINE, THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST TO AN ANGLE POINT ON THE NORTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 14 MINUTES 23 SECONDS WEST, 20.03 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 23 SECONDS WEST, 30.34 FEET; THENCE 89 DEGREES 36 MINUTES 37 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 23 SECONDS EAST, 29.17 FEET TO THE POINT OF BEGINNING;

AND ALSO (EASEMENT 4)

THAT PART OF LOT 4A1 IN THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON OCTOBER 20, 2022, AS DOCUMENT NO. R2022—095383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4A1; THENCE SOUTH 06 DEGREES 52 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 4A1, A DISTANCE OF 167.37 FEET TO A POINT OF CURVATURE AND SAID POINT ALSO BEING THE NORTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729; THENCE EASTERLY ALONG SAID NORTH LINE AND BEING A CURVE CONCAVE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 3781.09 FEET, A CHORD BEARING OF NORTH 78 DEGREES 37 MINUTES 11 SECONDS EAST, A CHORD LENGTH OF 20.56 FEET, AN ARC LENGTH OF 20.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG A CURVE NORTH 78 DEGREES 59 MINUTES 35 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 3781.09 FEET, A CHORD BEARING OF NORTH 78 DEGREES 59 MINUTES 35 SECONDS EAST, A CHORD LENGTH OF 28.71 FEET, AN ARC LENGTH OF 28.71 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 38 SECONDS WEST, 15.91 FEET; THENCE NORTH 81 DEGREES 03 MINUTES 22 SECONDS EAST, 20.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 38 SECONDS EAST, 19.83 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 21 SECONDS EAST, 56.94 FEET; THENCE NORTH 03 DEGREES 51 MINUTES 41 SECONDS WEST, 88.87 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 19 SECONDS EAST, 20.00 FEET; THENCE SOUTH 03 DEGREES 51 MINUTES 41 SECONDS EAST, 88.29 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 21 SECONDS EAST, 86.71 FEET; THENCE NORTH 06 DEGREES 05 MINUTES 12 SECONDS WEST, 35.16 FEET; THENCE NORTH 83 DEGREES 54 MINUTES 48 SECONDS EAST, 20.00 FEET; THENCE SOUTH 06 DEGREES 05 MINUTES 12 SECONDS EAST, 35.36 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 21 SECONDS EAST, 113.28 FEET; THENCE NORTH 86 DEGREES 14 MINUTES 23 SECONDS EAST, 23.28 FEET; THENCE SOUTH 03 DEGREES 45 MINUTES 37 SECONDS EAST, 20.00 FEET; THENCE SOUTH 86 DEGREES 14 MINUTES 23 SECONDS WEST, 22.97 FEET; THENCE SOUTH 84 DEGREES 28 MINUTES 21 SECONDS WEST, 177.62, THENCE SOUTH 06 DEGREES 40 MINUTES 35 SECONDS EAST, 35.64 FEET; THENCE NORTH 83 DEGREES 55 MINUTES 24 SECONDS EAST, 35.10 FEET; THENCE SOUTH 06 DEGREES 04 MINUTES 36 SECONDS EAST 20.00 FEET; THENCE SOUTH 83 DEGREES 55 MINUTES 24 SECONDS WEST 34.89 FEET; THENCE SOUTH 06 DEGREES 40 SECONDS 35 MINUTES EAST, 184.02 FEET; THENCE SOUTH 83 DEGREES 19 MINUTES 25 SECONDS WEST 20.00 FEET; THENCE NORTH 06 DEGREES 40 MINUTES 35 SECONDS WEST, 240.06 FEET; THENCE SOUTH 84 DEGREES 28 MINUTES 21 SECONDS WEST, 82.24 FEET;

THENCE SOUTH 09 DEGREES 21 MINUTES 31 SECONDS EAST, 155.79 FEET; THENCE SOUTH 11 DEGREES 26 MINUTES 10 SECONDS EAST, 25.30 FEET; THENCE NORTH 62 DEGREES 31 MINUTES 33 SECONDS EAST 17.09 FEET; THENCE SOUTH 27 DEGREES 28 MINUTES 27 SECONDS EAST, 20.00 FEET; THENCE SOUTH 62 DEGREES 31 MINUTES 33 SECONDS WEST, 43.65 FEET; THENCE NORTH 11 DEGREES 26 MINUTES 10 SECONDS WEST 46.75 FEET; THENCE NORTH 67 DEGREES 11 MINUTES 33 SECONDS WEST 13.54 FEET; THENCE SOUTH 30 DEGREES 03 MINUTES 37 SECONDS WEST, 60.35 FEET; THENCE NORTH 59 DEGREES 56 MINUTES 23 SECONDS WEST,

20.00 FEET; THENCE NORTH 30 DEGREES 03 MINUTES 37 SECONDS EAST, 77.97 FEET; THENCE SOUTH 67 DEGREES 11 MINUTES 33 SECONDS EAST, 18.35 FEET; THENCE NORTH 09 DEGREES 21 MINUTES 31 SECONDS WEST, 138.32 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 3751.09 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 05 MINUTES 14 SECONDS WEST, A CHORD LENGTH OF 45.39 FEET, AN ARC LENGTH OF 45.39 FEET; THENCE NORTH 06 DEGREES 52 MINUTES 07 SECONDS WEST, 30.09 FEET TO THE POINT OF BEGINNING;

AND ALSO (EASEMENT 5)

THAT PART OF LOTS 1A1, 2A1 AND 4A1 IN THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE FINAL PLAT OF SUBDIVISION THERE OF RECORDED IN DUPAGE COUNTY, ILLINOIS ON OCTOBER 20, 2022, AS DOCUMENT NO. R2022—095383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4A1; THENCE NORTH 06 DEGREES 52 MINUTES 07 SECONDS WEST, 1.17 FEET TO THE NORTH LINE OF THE EASEMENT PER DOCUMENT R1976—081729; THENCE NORTH 83 DEGREES 45 MINUTES 35 SECONDS EAST, 229.72 FEET; THENCE SOUTH 50 DEGREES 42 MINUTES 18 SECONDS EAST, 157.01 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 03 SECONDS EAST, 127.06 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 57 SECONDS EAST 86.87 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 03 SECONDS EAST, 10.00 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 57 SECONDS WEST, 96.8 FEET; THENCE NORTH 07 DEGREES 36 MINUTES 03 WEST, 133.11 FEET; THENCE NORTH 50 DEGREES 42 MINUTES 18 SECONDS WEST, 148.86 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 35 SECONDS WEST, 204.80 FEET; THENCE SOUTH 07 DEGREES 51 MINUTES 13 SECONDS EAST, 11.63 FEET; THENCE SOUTH 82 DEGREES 08 MINUTES 47 SECONDS WEST, 10.00 FEET; THENCE NORTH 07 DEGREES 51 MINUTES 13 SECONDS WEST, 11.91 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES 35 SECONDS WEST, 64.85 FEET; THENCE NORTH 05 DEGREES 55 MINUTES 45 SECONDS WEST, 10.00 FEET; THENCE NORTH 83 DEGREES 45 MINUTES 35 SECONDS EAST, 54.07 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.