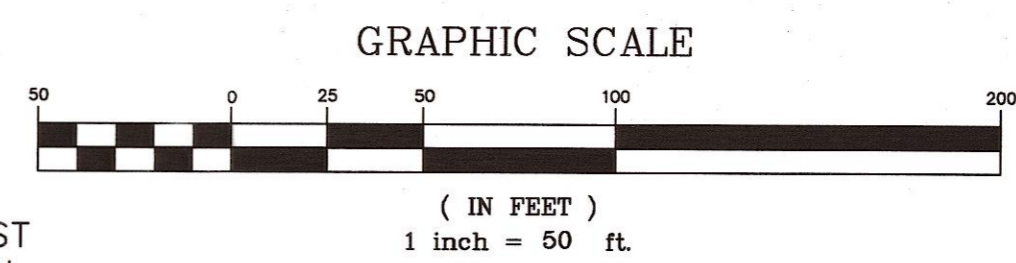


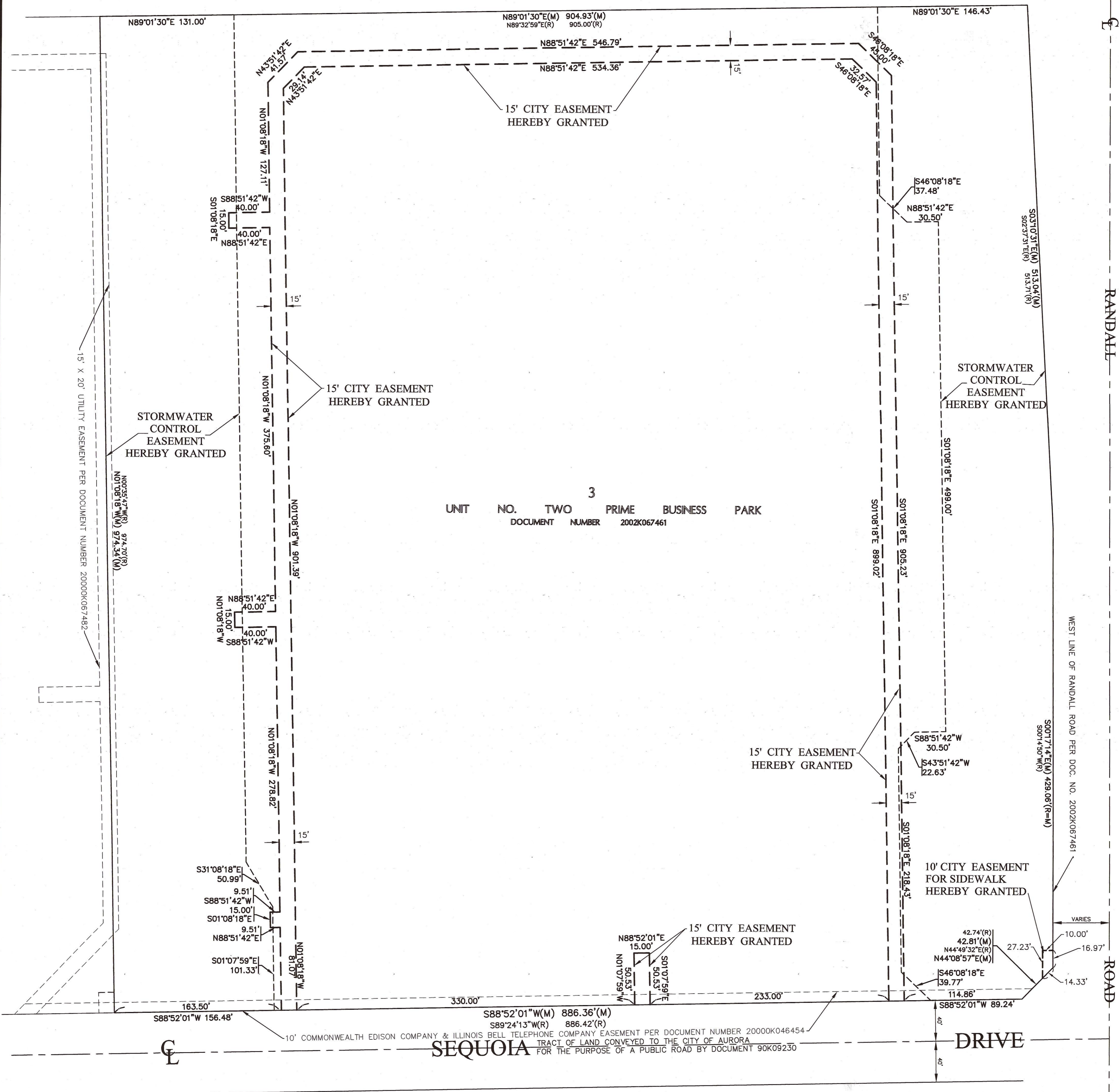
PLAT OF EASEMENT OVER

LOT 3 IN UNIT NO. TWO PRIME BUSINESS PARK BEING A SUBDIVISION OF PART OF THE NORTHWEST
QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
RECORDED MAY 28, 2002 AS DOCUMENT NUMBER 2002K067461, KANE COUNTY, ILLINOIS



CITY RESOLUTION: _____ PASSED ON: _____

RONALD REAGAN MEMORIAL TOLLWAY
(ILLINOIS ROUTE 56)



- LEGEND**
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
 - CONCRETE MONUMENT
 - + CROSS IN CONCRETE

- LINE LEGEND**
- LIMITS OF LAND PER LEGAL DESCRIPTION
 - ADJACENT LAND PARCEL LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - A = ARC LENGTH
 - R = RADIUS
 - CH = CHORD
 - CB = CHORD BEARING
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - S.F. = SQUARE FEET

Development Data Table: Plat of Easement		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-08-125-003		
b) Right of way being Dedicated	0.00	Acres
	0.00	Square Feet
c) Easement being Dedicated	6.673	Acres
	290,691	Square Feet

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

VICTORY PACKAGING
Aurora, Illinois 60502

KIMLEY HORN & ASSOCIATES
1001 Warrenville Road, Suite 350
Lisle, Illinois 60532

NO.	REVISIONS	DATE	BY
1.	ADD STORMWATER CONTROL EASEMENT	01-18-15	AH
2.	ADD SIDEWALK EASEMENT	1-8-16	MP
3.	PER EMAIL DATED 4-13-16	4-1-16	MP
4.	PER CLIENT COMMENTS	4-26-16	MRA
5.	PER CITY COMMENTS DATED 4-27-16	5-2-16	MRA
6.	PER CITY COMMENTS DATED 5-4-16	5-4-16	MRA

G:\PSDATA\2015 PROJECTS\15.0015\15.0015EASEMENTGRANT.DWG

811
Know what's below.
Call before you dig.

PLAT OF EASEMENT
OVER

LOT 3 IN UNIT NO. TWO PRIME BUSINESS PARK BEING A SUBDIVISION OF PART OF THE NORTHWEST
QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
RECORDED MAY 28, 2002 AS DOCUMENT NUMBER 2002K067461, KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS) SS

THIS IS TO CERTIFY THAT LIT INDUSTRIAL LIMITED PARTNERSHIP, A DELAWARE
LIMITED PARTNERSHIP, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED IN
THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND DOES HEREBY CONSENT TO
THE GRANT OF EASEMENT DEPICTED HEREON.

DATED THIS 3rd DAY OF JUNE, A.D., 2016.

BY: LIT HOLDINGS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS
GENERAL PARTNER
BY: LION INDUSTRIAL PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS
SOLE MEMBER
BY: LIT GP SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS
GENERAL PARTNER
BY: LION INDUSTRIAL TRUST, A MARYLAND REAL ESTATE INVESTMENT
TRUST, ITS SOLE MEMBER AND MANAGER

BY: [Signature]
SIGNATURE
NAME: JOHN M. CLINTON
TITLE: SENIOR VICE PRESIDENT
PRINT TITLE

CITY EASEMENT PROVISIONS

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF
AURORA ("CITY") AND ITS FRANCHISEES, PERMITEES OR LICENSEES FOR ALL
AREAS HEREON PLATTED AND DESIGNATED "CITY EASEMENT", TO CONSTRUCT,
INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND
OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN,
UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT,
INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION, WATER
MANS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS,
TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION AND WHERE
ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR
PUBLIC PEDESTRIAN EGRESS AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS.
NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT
UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE
WITH THE PROPER FUNCTIONING OF ALL SUCH PERMITTED USES, SUCH AS
ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER
LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITEES OR
LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR
THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE
ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY
EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION,
INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE
AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION
SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITEES OR
LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT
RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS,
INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH,
RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE
EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE
CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH
CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

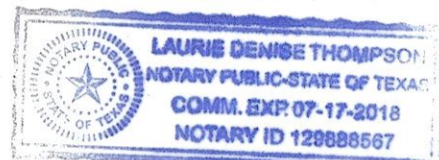
FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS
EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH
RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN
OR SHRUBBERY.

NOTARY'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS) SS

I, LAURIE DENISE THOMPSON, A NOTARY PUBLIC IN AND FOR
THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING
SIGNATOR OF THE OWNER'S CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,
AND THAT SAID INDIVIDUAL APPEARED AND DELIVERED SAID INSTRUMENT AS A
FREE AND VOLUNTARY ACT OF THE LIMITED PARTNERSHIP, FOR THE USES AND
PURPOSES THEREIN SET FORTH IN THE AFORESAID INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS 3rd DAY OF JUNE, A.D., 2016



[Signature]
NOTARY PUBLIC SIGNATURE
LAURIE DENISE THOMPSON
(PRINT NAME)

NOTARY'S SEAL

STORMWATER CONTROL EASEMENT PROVISIONS

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO
THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREON PLATTED AND
DESIGNATED AS "STORMWATER CONTROL EASEMENT", FOR A STORMWATER
CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN
ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS. NO
ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS
THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE
WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS
AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME
FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER
CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF, UPON INSPECTION, THE
CITY DISCOVERS THAT THE OWNER HEREOF ("OWNER") HAS FAILED TO MAINTAIN
SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER
SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF
SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER
SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH
REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE,
THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR
ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT, TRIM, OR REMOVE
ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED
"STORMWATER CONTROL EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION,
INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE
AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS
EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH
RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN
OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED
FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH
CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT
OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO
LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE
CONDITION.

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE
COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED
UNDER MY OFFICES THIS DAY OF A.D.,
20

CITY ENGINEER

PLEASE TYPE/PRINT NAME

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE GRANT
OF EASEMENT DEPICTED HEREON, AND ACCEPTED BY RESOLUTION NUMBER
AURORA CITY COUNCIL ON A PROPER RESOLUTION ADOPTED BY THE
2016.

CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR
COUNTY DO HEREBY CERTIFY THAT INSTRUMENT
NUMBER WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF COUNTY, ILLINOIS, ON THE
DAY OF A.D., 20 AT
O'CLOCK M.

RECORDER OF DEEDS

PLEASE TYPE/PRINT NAME

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY, AND THAT THIS
PLAT WAS PREPARED FOR THE PURPOSE OF GRANTING AN EASEMENT TO THE
CITY OF AURORA FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF
EASEMENT ACCURATELY DEPICTS SAID PROPERTY.
GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF JUNE, A.D., 2016.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017

BY: [Signature]
SCOTT C. KREBS, VICE PRESIDENT
COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY
AURORA, IL 60502



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2016

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT: VICTORY PACKAGING
Aurora, Illinois 60502
CLIENT: KIMLEY HORN & ASSOCIATES
1001 Warrenville Road, Suite 350
Lisle, Illinois 60532

Table with columns: NO., REVISIONS, DATE, BY. Includes revisions for stormwater control easement, sidewalk easement, and city comments.

811 logo with text: Know what's below. Call before you dig.