

EXHIBIT "B"

**A PLAN DESCRIPTION FOR WEST AURORA PLAZA, LLC
LOCATED NORTH OF GALENA BOULEVARD GENERALLY BETWEEN N.
CONSTITUTION DRIVE AND N. EDGELAWN DRIVE CONSISTING OF 36.7 ACRES**

A Plan Description for the property is located on the north side of W. Galena Boulevard generally between N. Constitution Drive and N. Edgelawn Drive with B-2 Business District, General Zoning, with a Special Use Planned Development for the West Aurora Plaza, LLC Development Pursuant to Section 10.6-6 of the Aurora Zoning Ordinance.

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.

Developer 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, Developer 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:

- 10.0 To provide for the orderly, balanced and efficient growth and redevelopment of the City through the positive integration of land use patterns, functions, and circulation systems. To protect and enhance those assets and values that establishes the desirable quality and general livability of the City. To promote the City's position as a regional center.
- 11.0 To guide the growth of the City in an orderly and structured manner.
- 30.0 To promote and plan for the location of commercial centers, based on their functions and interrelationships, in order to provide a balanced distribution of commercial development and redevelopment.
- 31.1(3) To promote the development of commercial facilities in existing or planned commercial areas.
- 32.0 To enhance the positive and minimize the negative impact and relationships that the location, design and appearance of commercial activities have on traffic patterns and on the stability and vitality of surrounding neighborhoods, other commercial centers, and the City as a whole.

II. GENERAL CHARACTER

A. EXISTING CONDITIONS

1. Subject Property

The Subject Property consists of approximately 36.7 acres lying on the north side of W. Galena Boulevard generally between N. Constitution Drive and N. Edgelawn Drive. The property is currently West Aurora Plaza shopping center. The property lies within the Aurora West School District #129 boundaries. The property is currently zoned B-2 Business District General Retail, R-2 One Family Dwelling District, and B-2(S) Business District, General Retail Special Use Planned Development. The City of Aurora Comprehensive Plan designates the Subject Property as Commercial.

2. Surrounding Property

North: The surrounding property to the north is zoned R-5A Midrise Multiple-Family Dwelling District with Multi-Family Dwelling (1140) uses and B-2(S) Business District, General Retail, with Retail sales or service (2100) uses, and Business and professional, office (2400) uses. The City of Aurora Comprehensive Plan designates the property as High Density Residential.

South: The surrounding property to the south is zoned a combination of B-2 Business District, General Retail, B-2(S) Business District, General Retail Special Use Planned Development, and O(S) Office District with a Special Use with primarily Retail sales or service (2100) and Business and professional, office (2400) uses. The City of Aurora Comprehensive Plan designates the property as Commercial and Office.

East: The surrounding property to the east is zoned B-2 Business District, General Retail, B-2(S) Business District, General Retail Special Use Planned Development and, R-2 One Family Dwelling District. The uses in this area consist of a mixture of Retail sales or service (2100) uses, Business and professional, office (2400) uses, Religious Institutions (6400) with Educational services (6100), and Banks, Financial Institutions and Insurance (2200) uses. The City of Aurora Comprehensive Plan designates the property as Commercial and Quasi-Public.

West: The surrounding property to the west is zoned B-2 Business District, General Retail, B-2(S) Business District, General Retail Special Use Planned Development, O Office District, and P Park and Recreation District. The uses in this area consist of a mixture of Retail sales or service (2100) uses; Business and professional, office (2400) uses; Banks, Financial Institutions and Insurance (2200) uses; and a Housing services for the elderly (1200) use. The City of Aurora Comprehensive Plan designates the property as Commercial and Office.

III. DEVELOPMENT STANDARDS FOR EACH PARCEL

A. ZONING

The Subject Property shall be one zoning parcel as legally described on Attachment "A", and generally depicted on Attachment "B".

Development of the zoning parcel shall be regulated as follows:

1. Parcel A – B-2 Business District, General Retail

1.1. Parcel Size and Use Designation

The zoning parcel referenced within this document as Parcel A contains approximately 36.7 acres. Upon approval of this document, said property shall be designated as B-2(S) Business District, General Retail 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 8.3 titled B-2 Business District, General Retail.

1.2. Statement of Intent

The B-2 Business District, General Retail, 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 has been developed as a shopping center. As presently existing, access to the property will be via Galena Boulevard, Laurel Drive, Greenwood Drive, and Redwood Drive.

1.3 Use Regulations

1. This property shall be limited to those uses permitted in the B-2 Business District, General Retail, Section 8.3, with the following modifications:
 - a. The following additional uses shall be permitted:
 - (1) Drycleaning and Pressing Establishments (2620)
 - b. The following additional uses shall be permitted but limited in number:
 - (1) Up to one (1): Retail sales or service, with a Drive Through (2110)
 - (2) Up to one (1): General Contractor or special trade contractor (off site work) (2900)
 - (3) Up to two (2): Restaurant with a Drive Through Facility (2530), any additional restaurant with a drive through facility shall

require a Special Use Process pursuant to Section 10.6 of the Aurora Zoning Ordinance.

- c. The following uses shall be prohibited:
 - (1) Pawnshop (2160)
 - (2) Alternative Financial Institutions (2220)

1.4 Bulk Restrictions

- 1. This property shall be subject to the Bulk Restrictions in the B-2 Business District, General Retail, Section 8.3-5. Bulk Restrictions, and Section 5 with the following modifications:
 - a. Minimum setbacks shall be as follows:
 - (1) Galena Boulevard: Forty feet (40')
 - (2) Exterior Rear Yard Setback: Fifteen feet (15')
 - (3) Exterior Side Yard Setback: Fifteen feet (15')
 - (4) Interior Rear Yard Setback: Eight feet (8')
 - (5) Interior Side Yard Setback: Five feet (5')

Notwithstanding the above setbacks, all existing buildings as of the date of this ordinance shall be considered conforming.

B. BUILDING, STRUCTURES AND SIGNAGE

- 1. Retaining walls utilized within the development shall not exceed three (3) feet in height. The stepping of retaining walls is allowed up to six (6) feet in overall height with a minimum run of three (3) feet between steps.
- 2. Building Elevations shall be subject to approval with the Final Plan for any new buildings or major renovations to existing building elevations which will be evaluated based on the quality and variety of building materials, orientation and presentation from the public street and the use of architectural elements.
- 3. Signage Elevations and locations shall be subject to approval with the Final Plan for any new signage or renovations to existing signage which will be evaluated based on the quality and variety of materials, orientation and presentation to the public street and the use of architectural elements matching the building. The signage on the property shall be subject to the Aurora Sign Ordinance, with the following modifications and requirements for free standing signs:

3.1 Permanent – Non-Residential Development Identification

- 1. Quantity: Three (3) overall shopping center sign(s) located along Galena Boulevard; and a maximum of one sign (1) per outlet.

2. Overall Shopping Center Signage:
 - a. One (1) Sign(s) at 300 sq. ft. each side, with a maximum height of 37 feet; sign must contain the overall shopping center name within the allowed signage area; an EMC is not allowed.
 - b. Two (2) Sign(s) at 125 sq. ft. each side, with a maximum height of 23 feet; sign must contain the overall shopping center name within the allowed signage area; an EMC is not allowed.

3. Outlot signage
 - a. Construction: Signs must be monument style, with any combination of wood, masonry, or concrete.
 - b. Quantity: A maximum of one (1) per outlot are allowed
 - c. Area: A maximum of fifty (50) square feet per sign face is allowed.
 - d. Height: A maximum of eight (8) feet in height per sign is allowed.
 - e. Setback: Setback of a sign shall equal the height of the sign.
 - f. Lighting: Signs may be internally lit, externally lit or lit with backlit pin lettering.
 - g. Landscaping: shrubs and other landscaping materials should be planted at the base of each sign.

IV. 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.

V. LIST OF ATTACHMENTS

ATTACHMENT "A" - LEGAL DESCRIPTION OF DEVELOPMENT PARCELS

ATTACHMENT "A"
LEGAL DESCRIPTION OF DEVELOPMENT

Parcel Number(s): 15-18-454-014; 15-18-454-015; 15-18-454-024; 15-18-454-035;
15-19-201-020; 15-19-201-021; 15-19-201-023; 15-19-226-009

Commonly known as: 1901, 1905, 1911, 1915, 1921, 1923, 1925, 1931, 1941, 1945,
1951, 1953, 1957, 1961, 1981, 1985, 1989, 2001, 2005, 2009, 2011, 2095, 2131 W.
Galena Boulevard located in Kane County.

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF UNIT 1 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT 901635; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 723.27 FEET TO THE EAST LINE OF THE CHAMPION FEDERAL SAVINGS AND LOAN PARCEL; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE EAST LINES OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID CHAMPION FEDERAL SAVINGS AND LOAN PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID UNIT 1, A DISTANCE OF 401.08 FEET TO THE EASTERLY LINE OF THE WALMART LEASE PARCEL DESCRIBED IN LEASE DOCUMENT 91K63349 RECORDED APRIL 8, 1991; THENCE ALONG SAID WALMART LEASE PARCEL THE FOLLOWING EIGHT COURSES: THENCE SOUTH 06 DEGREES 43 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 300.00 FEET; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST, 896.33 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT 1664601; THENCE NORTH 00 DEGREES 21 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 3 AND THE EAST LINE OF LOT 2 OF SAID CONSTITUTION COMMONS, 573.50 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE; THENCE NORTH 00 DEGREES 18 MINUTES 31 SECONDS WEST ALONG SAID EASTERLY LINE 14.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO LYING ON THE SOUTH LINE OF LANDS CONVEYED TO AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285589; THENCE SOUTH 89 DEGREES 33 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE 1.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 00 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EAST LINE OF SAID LANDS 6.91 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED TO SAID AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE SOUTH 89 DEGREES 31 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID LANDS CONVEYED BY DOCUMENT 1285591 A DISTANCE OF 324.03 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID POINT LYING ALSO ON THE WEST LINE OF LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 30, 1985, KNOWN AS TRUST NUMBER 3810 BY DOCUMENT 1752755; THENCE ALONG THE LANDS CONVEYED TO MERCHANTS NATIONAL BANK OF AURORA THE FOLLOWING FIVE COURSES: THENCE SOUTH 00 DEGREES 28 MINUTES 44 SECONDS WEST, 6.96 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 83 DEGREES, 18 MINUTES, 03 SECONDS EAST ALONG SAID SOUTH LINE, 115.15 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 06, DEGS 41 MINUTES 44 SECONDS EAST, 181.90 FEET; THENCE NORTH 40 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 88.71 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 16 SECONDS WEST, A DISTANCE OF 76.94 FEET TO THE EAST LINE OF SAID AMERICAN

NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT 32285 BY DOCUMENT 1285591; THENCE NORTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, 140.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 57.10 FEET, AN ARC DISTANCE OF 43.00 FEET, THE CHORD OF WHICH BEARS NORTH 21 DEGREES 06 MINUTES 36 SECONDS EAST, 41.99 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 06 SECONDS EAST, 35.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 90.00 FEET, AN ARC DISTANCE OF 42.34 FEET, THE CHORD OF WHICH BEARS NORTH 29 DEGREES 12 MINUTES 30 SECONDS WEST, 41.99 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 32.92 FEET TO THE EAST LINE OF A PARCEL CONVEYED TO THE CITY OF AURORA, JUNE 1, 2001 AS DOCUMENT NUMBER 2001K052157; THENCE NORTH 35 DEGREES 13 MINUTES 26 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 118.66 FEET TO THE SOUTHWESTERLY LINE OF UNIT 7 IN WEST AURORA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THERE RECORDED MARCH 3, 1967 AS DOCUMENT NUMBER 1085565; THENCE SOUTH 54 DEGREES 49 MINUTES 05 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE AND SOUTHWESTERLY LINES OF UNIT 5, IN WEST AURORA PLAZA SUBDIVISION, A DISTANCE OF 343.35 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 387.46 FEET, THE CHORD OF WHICH BEARS SOUTH 61 DEGREES 22 MINUTES 39 SECONDS EAST, 386.62 FEET TO THE NORTHEAST CORNER OF MCDONALDS LEASE PARCEL, ACCORDING TO THE LEASE RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE SOUTH 22 DEGREES 02 MINUTES 56 SECONDS WEST, 62.38 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL; THENCE SOUTH 04 DEGREES 29 MINUTES 42 SECONDS WEST, 48.95 FEET, ALONG THE EAST LINE OF SAID MCDONALDS LEASE PARCEL TO THE NORTHWEST CORNER OF THE PIZZA HUT LEASE PARCEL ACCORDING TO THE LEASE RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE SOUTH 82 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PIZZA HUT LEASE PARCEL 106.61 FEET TO THE WESTERLY LINE OF PARCEL "A" OF AURORA CINEMA, INC. LEASE PARCEL DESCRIBED IN DOCUMENT 1680263; THENCE NORTH 07 DEGREES 36 MINUTES 30 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION, SAID WESTERLY LINE OF PARCEL "A" AND NORTHERLY EXTENSION OF SAID WESTERLY LINE A DISTANCE OF 87.91 FEET TO THE SOUTHERLY LINE OF WEST AURORA PLAZA UNIT 4 ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964 AS DOCUMENT 1033387; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID UNIT 4, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 130.80 FEET, THE CHORD OF WHICH BEARS SOUTH 73 DEGREES 24 MINUTES 01 SECONDS EAST, 130.77 FEET, TO THE WEST LINE OF GREENWOOD DRIVE; THENCE SOUTH 84 DEGREES 37 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID UNIT 4, A DISTANCE OF 66.00 FEET TO THE EASTERLY LINE OF GREENWOOD DRIVE; THENCE NORTH 5 DEGREES 22 MINUTES 14 SECONDS EAST ALONG THE EASTERLY LINE OF GREENWOOD DRIVE, A DISTANCE OF 193.08 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 254.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 118.50 FEET, AN ARC DISTANCE OF 122.79 FEET, THE CHORD OF WHICH BEARS SOUTH 45 DEGREES 02 MINUTES 49 SECONDS EAST, 117.37 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 40 SECONDS WEST, DISTANCE OF 283.34 FEET TO THE NORTHERLY LINE OF PARCEL ONE DESCRIBED IN MORTGAGE RECORDED MAY 12, 1961 AS DOCUMENT 943487; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 242.75 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 33 SECONDS WEST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST, 92.63 FEET; THENCE NORTH 06 DEGREES 42 MINUTES 33 SECONDS EAST, 9.50 FEET; THENCE SOUTH 83 DEGREES 17 MINUTES 27 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID PARCEL ONE, A DISTANCE OF 134.43 FEET TO THE NORTHWEST CORNER OF MERCHANTS NATIONAL BANK PARCEL; THENCE SOUTH 3 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID MERCHANTS NATIONAL BANK PARCEL, A DISTANCE OF 276.77 FEET, TO THE NORTHWEST CORNER OF WESTMINSTER PRESBYTERIAN CHURCH PARCEL DESCRIBED IN DEED RECORDED AS DOCUMENT 829885; THENCE SOUTH 0 DEGREES 06 MINUTES 12 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID CHURCH PARCEL, A DISTANCE OF 391.26 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING THREE PARCELS:

1. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST 87.83 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 49.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST 256.14 FEET; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST 149.41 FEET TO THE NORTHERLY LINE OF THE LAND LEASED TO ZAYRE OF ILLINOIS INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT NO.1184946; THENCE SOUTH 84 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE 238.67 FEET; THENCE NORTH 10 DEGREES 28 MINUTES 36 SECONDS EAST 71.62 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

2. THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18 AND PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 9 OF WEST AURORA PLAZA, UNIT NO. 4; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 9 A DISTANCE OF 130.67 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 20 SECONDS WEST, 87.11 FEET TO THE NORTHEAST CORNER OF THE LANDS LEASED TO AURORA PIZZA HUT, INC. BY INSTRUMENT RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689; THENCE NORTH 83 DEGREES 05 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS 106.76 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 DEGREES 02 MINUTES 50 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LANDS 126.95 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 49.64 FEET; THENCE CONTINUING NORTH 66 DEGREES 16 MINUTES 00 SECONDS WEST, 256.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 06 MINUTES 40 SECONDS WEST, 149.41 FEET TO THE NORTHERLY LINE OF LAND LEASED TO ZAYRE OF ILLINOIS, INC. BY INSTRUMENT RECORDED MARCH 9, 1971 AS DOCUMENT 1184946; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE 78.00 FEET; THENCE NORTH 06 DEGREES 06 MINUTES 40 SECONDS EAST, 174.34 FEET; THENCE SOUTH 66 DEGREES 16 MINUTES 00 SECONDS EAST, 81.84 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

3. THAT PART OF LOTS 3 AND 4 OF WEST AURORA PLAZA SUBDIVISION, UNIT 1, IN SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 OF SAID UNIT 1; THENCE NORTH 83 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 8 AND 1, A DISTANCE OF 587.31 FEET; THENCE NORTH 6 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 635.43 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.06 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 75.08 FEET; THENCE NORTH 06 DEGREES 32 MINUTES 37 SECONDS EAST, A DISTANCE OF 5.65 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 136.44 FEET; THENCE NORTH 06 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 9.98 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.20 FEET; THENCE SOUTH 06 DEGREES 44 MINUTES 16 SECONDS WEST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 63.50 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 15.44 FEET; THENCE NORTH 83 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 17.54 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 40 SECONDS EAST, A DISTANCE OF 216.77 FEET; THENCE SOUTH 83 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 76.81 FEET; THENCE NORTH 06 DEGREES 29 MINUTES 47

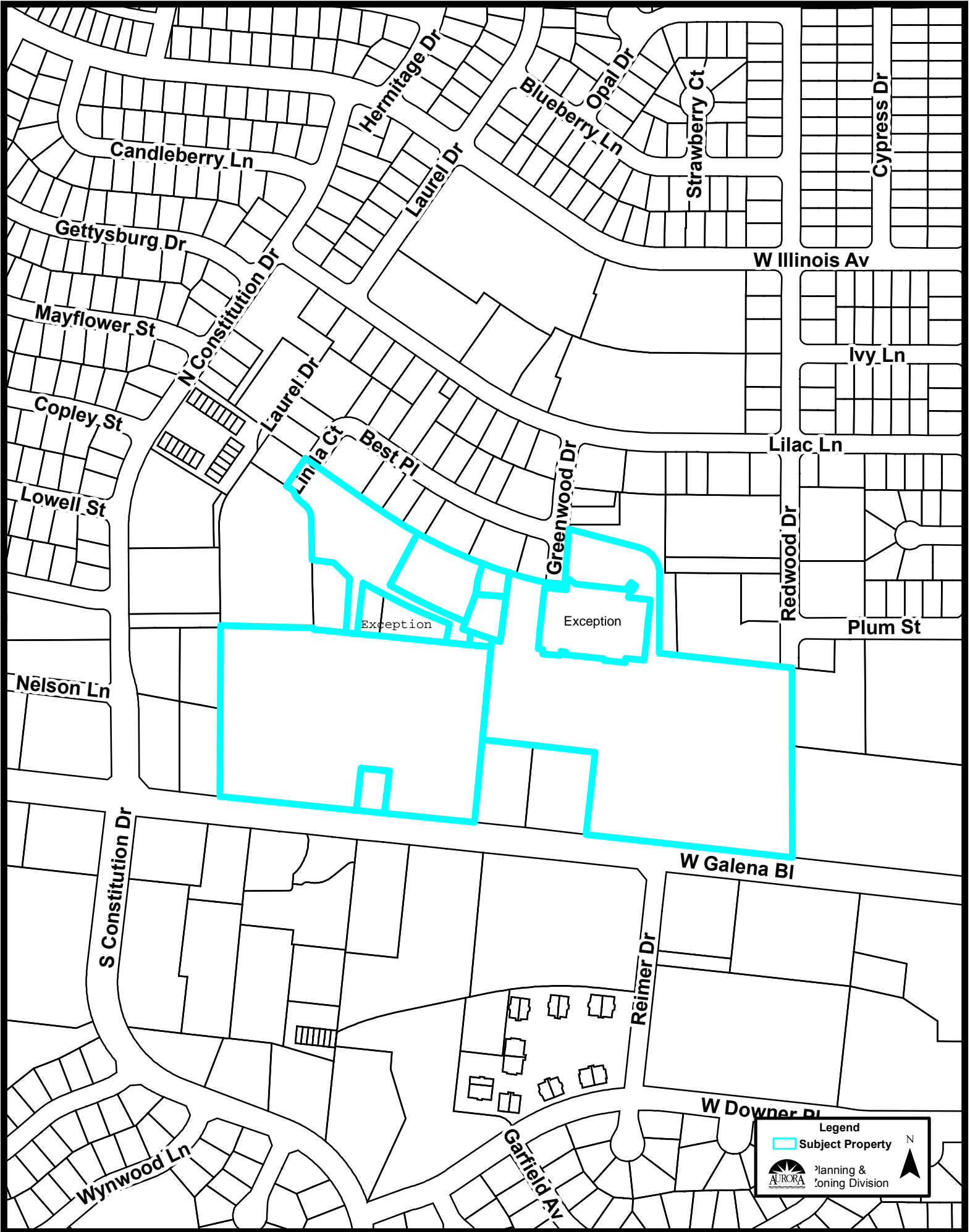
SECONDS EAST, A DISTANCE OF 28.27 FEET; THENCE NORTH 38 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 11.72 FEET; THENCE SOUTH 52 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 29.15 FEET; THENCE SOUTH 83 DEGREES 21 MINUTES 34 SECONDS EAST, A DISTANCE OF 177.35 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 30.15 FEET; THENCE, SOUTH 53 DEGREES 08 MINUTES 48 SECONDS EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 36 DEGREES 39 MINUTES 30 SECONDS WEST, A DISTANCE OF 42.39 FEET; THENCE SOUTH 07 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 7.01 FEET; THENCE SOUTH 83 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 79.10 FEET; THENCE SOUTH 06 DEGREES 42 MINUTES 09 SECONDS WEST, A DISTANCE OF 212.93 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA KANE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOT 4 IN WEST AURORA PLAZA SUBDIVISION UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1959 AS DOCUMENT NUMBER 901635, IN PART OF SECTION 18 AND 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 9 IN WEST AURORA PLAZA SUBDIVISION UNIT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1964, AS DOCUMENT 1033381; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID UNIT FOUR, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1963.07 FEET, AN ARC DISTANCE OF 130.81 FEET, THE CHORD OF WHICH BEARS NORTH 73 DEGREES 24 MINUTES 01 SECOND WEST, 130.77 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE FORMER PIZZA HUT PARCEL RECORDED OCTOBER 23, 1970 AS DOCUMENT 1175689, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY EXTENSION OF EASTERLY LINE, 87.91 FEET, TO THE NORTHEAST CORNER OF SAID FORMER PIZZA HUT PARCEL; THENCE NORTH 82 DEGREES, 23 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID FORMER PIZZA HUT PARCEL, 106.61 FEET TO THE EASTERLY LINE MCDONALD'S LEASE PARCEL RECORDED FEBRUARY 18, 1978 AS DOCUMENT 1445043; THENCE ALONG THE EASTERLY LINE OF SAID MCDONALD'S LEASE PARCEL THE FOLLOWING TWO COURSES; THENCE NORTH 04 DEGREES 29 MINUTES 42 SECONDS EAST, 48.95 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 56 SECONDS EAST, 62.35 FEET, TO THE SOUTHERLY LINE OF WEST AURORA PLAZA SUBDIVISION UNIT FOUR AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 1693.07 FEET, AN ARC DISTANCE OF 96.13 FEET, THE CHORD OF WHICH BEARS SOUTH 69 DEGREES, 33 MINUTES 37 SECONDS EAST, 96.12 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

ATTACHMENT "B"
MAP OF DEVELOPMENT PARCELS

Location Map (1:5,000):



Legend

- Subject Property

Planning & Zoning Division

