

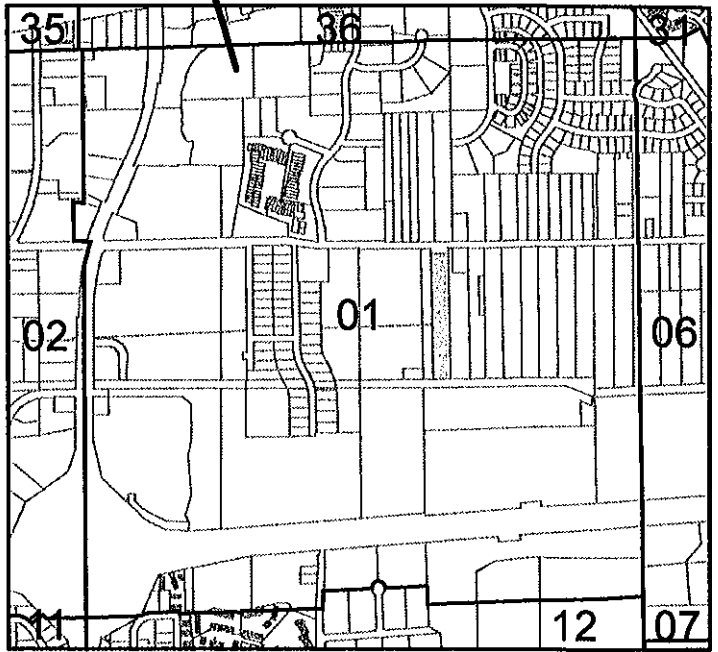
**EXHIBIT A-1**  
**SSA 181**  
**CHICAGO PREMIUM OUTLETS – SURPLUS PARKING LOT EXPANSION**  
**LOCATION MAP TO CONFORM WITH KANE REQUIREMENTS**

**Legal Description**

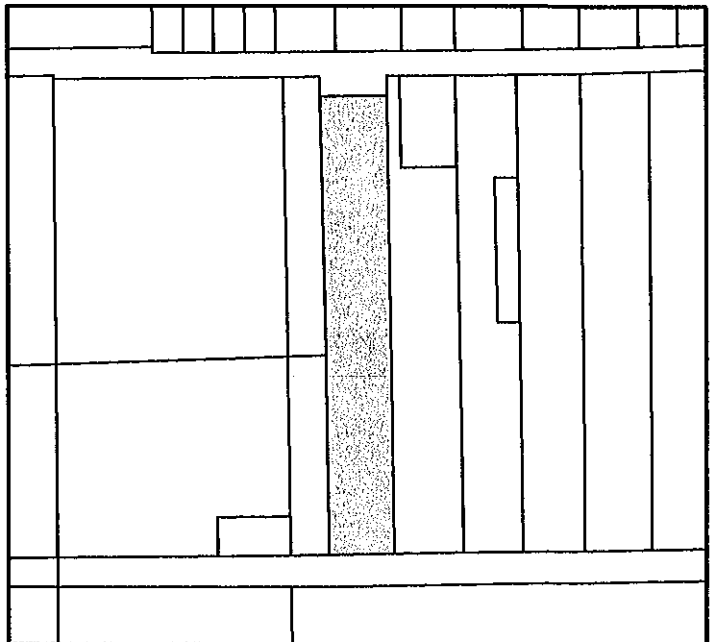
See Attached

**Locator Map**

Subject Area **T. 38 N.**



**Actual Area**

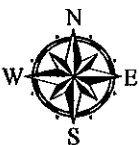


**PIN(s)**

15-01-200-058

**Common Address**

1923 Bilter Road



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

PARCEL 1: (PROPOSED LOT 1)

THAT PART OF LOT 18 OF COUNTY LINE FARMS, BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 50.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING, SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST, 899.31 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 57 SECONDS WEST, 170.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 43 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 898.43 FEET TO A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT; THENCE NORTH 88 DEGREES 59 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 170.00 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: (PROPOSED LOT 2)

THAT PART OF LOT 18 OF COUNTY LINE FARMS, BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 949.31 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING, SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST, 331.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 88 DEGREES 38 MINUTES 06 SECONDS WEST, 170.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 43 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 333.02 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 57 SECONDS EAST, 170.00 FEET TO THE PLACE OF BEGINNING IN KANE COUNTY, ILLINOIS.

ADDRESS: 1923 BILTER ROAD, AURORA, IL

PERMANENT INDEX NUMBER: 15-01-200-058

**EXHIBIT B  
NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA NUMBER 181  
CHICAGO PREMIUM OUTLETS – SURPLUS PARKING LOT EXPANSION  
KANE COUNTY**

NOTICE IS HEREBY GIVEN that on the 14<sup>th</sup> day of April, 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 the southeast corner of Sealmaster Drive and Bilter 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 NUMBER 181 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 NUMBER 181 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 NUMBER 181 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 181 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**

PARCEL 1: (PROPOSED LOT 1)

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COMMENCING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 50.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING, SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST, 899.31 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 57 SECONDS WEST, 170.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 00 DEGREES 43 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, 898.43 FEET TO A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT; THENCE NORTH 88 DEGREES 59 MINUTES 06 SECONDS EAST ALONG SAID PARALLEL LINE, 170.00 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: (PROPOSED LOT 2)

THAT PART OF LOT 18 OF COUNTY LINE FARMS, BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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PERMANENT INDEX NUMBER: 15-01-200-058

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GROSS PRICE \* : \$534.16

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
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Product(s): SubTrib\_Aurora Beacon News, Publicnotices.com, classified.chicagotribune.com  
AdSize(s): 1 Column,  
Run Date(s): Friday, March 27, 2015  
Color Spec. B/W

## Preview

NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA  
NUMBER 181  
CHICAGO PREMIUM OUTLETS  
- SURPLUS PARKING LOT  
EXPANSION

KANE COUNTY  
NOTICE IS HEREBY GIVEN that  
on the 14th day of April, 2015  
at 6:00 p.m., in the City Council  
Chambers of the City Hall, 44  
East Downer Place, Aurora, Il-  
linois, a hearing will be held by  
the City Council of the City of  
Aurora to consider the estab-  
lishment of a Special Service  
Area consisting of the following  
described territory:

SEE ATTACHED EXHIBIT "A"

The approximate location is the  
southeast corner of Sealmaster  
Drive and Bitter Road, Aurora,  
Illinois.

An accurate map of said Area is  
on file in the Office of the City  
Clerk and available for public in-  
spection, and is attached hereto  
as Exhibit "A".

All interested persons affected  
by the formation of SPECIAL  
SERVICE AREA NUMBER 181 will  
be given an opportunity to be  
heard regarding the formation  
of the boundaries of the Area  
and may object to the formation

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of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 181 in general is to provide for the maintenance and repair of certain on-site stormwater detention, retention and drainage controls and common areas, all in accordance with the final plan 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 NUMBER 181 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 above said required items or provide said special services and the City is forced to assume said responsibilities. The hearing may



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If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER 181 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.

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

PARCEL 1: (PROPOSED LOT 1)

THAT PART OF LOT 18 OF COUNTY LINE FARMS BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT, THENCE SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 50.00 FEET FOR A PLACE OF BEGINNING, THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 03 SECONDS EAST 389.31 FEET, THENCE SOUTH 89 DEGREES 16 MINUTES 57 SECONDS WEST, 170.00 FEET

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TO THE WEST LINE OF SAID LOT  
THENCE NORTH 00 DEGREES 43  
MINUTES 03 SECONDS WEST  
ALONG THE WEST LINE OF SAID  
LOT 898.43 FEET TO A LINE  
50.00 FEET SOUTH OF AND PAR-  
ALLEL TO THE NORTH LINE OF  
SAID LOT THENCE NORTH 88  
DEGREES 59 MINUTES 06 SEC-  
ONDS EAST ALONG SAID PARAL-  
LEL LINE 170.00 FEET TO THE  
PLACE OF BEGINNING, IN KANE  
COUNTY, ILLINOIS.

PARCEL 2 (PROPOSED LOT 2)

THAT PART OF LOT 18 OF  
COUNTY LINE FARMS BEING A  
SUBDIVISION OF PART OF THE  
NORTHEAST AND SOUTHEAST  
QUARTERS OF SECTION 7  
TOWNSHIP 38 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL  
MERIDIAN, DESCRIBED AS FOL-  
LOWS:

COMMENCING AT THE NORTH-  
EAST CORNER OF SAID LOT  
THENCE SOUTH 00 DEGREES  
43 MINUTES 03 SECONDS EAST  
ALONG THE EAST LINE OF SAID  
LOT 949.31 FEET FOR A PLACE  
OF BEGINNING THENCE CON-  
TINUING SOUTH 00 DEGREES  
43 MINUTES 03 SECONDS EAST  
331.10 FEET TO THE SOUTHEAST  
CORNER OF SAID LOT THENCE  
SOUTH 88 DEGREES 38 MINUTES  
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DEGREES 43 MINUTES 03 SEC-  
ONDS WEST ALONG THE WEST  
LINE OF SAID LOT 333.02 FEET  
THENCE NORTH 89 DEGREES  
16 MINUTES 57 SECONDS EAST  
170.00 FEET TO THE PLACE OF  
BEGINNING IN KANE COUNTY,  
ILLINOIS.

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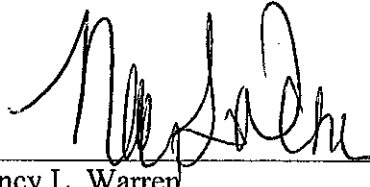
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City Clerk  
City of Aurora  
44 East Downer Place  
Aurora, IL 60507  
(630) 256-3070 Phone  
3/23/2015 3154406

**AFFIDAVIT OF SERVICE OF NOTICE**

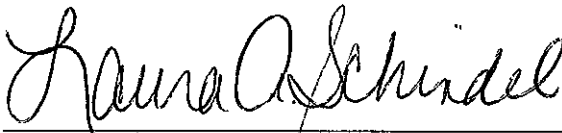
Nancy L. Warren, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for Special Service Area No. 181 to be duly sent by mail, proper postage prepaid on or before March 27, 2015, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area 181. 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 27<sup>th</sup> day of March, 2015.



Nancy L. Warren

Subscribed and sworn to before me  
this 27<sup>th</sup> day of March, 2015.



Notary Public



STATE OF NEW JERSEY )  
 ) SS  
COUNTY OF MORRIS )

**WAIVER OF OBJECTION SSA #181**  
**CHICAGO PREMIUM OUTLETS -SURPLUS PARKING LOT EXPANSION**

CHICAGO PREMIUM OUTLETS EXPANSION, LLC, an Indiana limited liability company, having an address c/o Premium Outlets, 60 Columbia Road, Building B, 3<sup>rd</sup> Floor, Morristown, NJ 07960; owner of the property, which is legally described in the attached Exhibit "A", consents to the establishment of Special Service Area 181 for the purpose of securing to the City of Aurora its stormwater maintenance obligations, and waives any right of objection it may have to the creation of this Special Service Area pursuant to 35 ILCS 200/27-55.

CHICAGO PREMIUM OUTLETS EXPANSION, LLC

By: \_\_\_\_\_

*Saurick Datta*  
Authorized Signatory

Subscribed and Sworn to before me this 13<sup>th</sup>  
Day of November, 2014.

*Lori K. Lakhani*  
\_\_\_\_\_  
Notary Public



Lori K. Lakhani  
NOTARY PUBLIC  
State of New Jersey  
My Commission Expires  
August 9, 2015

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

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PARCEL 2: (PROPOSED LOT 2)

THAT PART OF LOT 18 OF COUNTY LINE FARMS, BEING A SUBDIVISION OF PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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