

**EXHIBIT A**

**LEGAL DESCRIPTION FOR THE REDEVELOPMENT PROJECT AREA  
FOR THE CITY OF AURORA DOWNTOWN TAX INCREMENT  
FINANCING DISTRICT NO. 1**

(attached)

THAT PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA , KANE COUNTY , ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LINCOLN AVENUE AND BENTON STREET; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF BENTON STREET TO THE SOUTHEASTERLY CORNER OF LOT F OF LIBRARY SUBDIVISION ;THENCE WESTERLY ALONG THE SOUTHERLY LINES OF LOTS F, E AND D IN SAID SUBDIVISION AND WESTERLY , NORTHERLY AND NORTHEASTERLY ALONG THE SOUTHERLY AND WESTERLY LOT LINE OF LOT C IN SAID SUBDIVISION TO THE NORTHWESTERLY CORNER OF SAID LOT C; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF BENTON STREET TO THE SOUTHWESTERLY CORNER OF LAKE STREET AND BENTON STREET ; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LAKE STREET TO THE NORTHWESTERLY CORNER OF LAKE STREET AND SPRUCE STREET; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SPRUCE STREET TO THE EASTERLY LINE OF RIVER STREET ; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF RIVER STREET TO THE NORTHEASTERLY CORNER OF RIVER STREET AND PINNEY STREET; THENCE SOUTHEASTERLY , ALONG THE NORTHERLY LINE OF PINNEY STREET TO THE WESTERLY BANK OF THE FOX RIVER; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 3 IN BLOCK 29 OF THE ORIGINAL TOWN OF AURORA ; THENCE SOUTHERLY ALONG THE WEST LINES OF LOTS 3 AND 4 OF SAID ORIGINAL TOWN OF AURORA TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND NORTHERLY LINE OF SPRING STREET TO THE NORTHEASTERLY CORNER OF SPRING STREET AND LINCOLN AVENUE ; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHEASTERLY CORNER OF EAST GALENA BOULEVARD AND STOLP AVENUE ; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID STOLP AVENUE TO THE NORTHEAST CORNER OF STOLP AVENUE AND DOWNER PLACE; THENCE EASTERLY ALONG THE NORTH LINE OF DOWNER PLACE TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH ALONG THE WEST BANK OF THE FOX RIVER TO THE SOUTH LINE OF EAST GALENA BOULEVARD; THENCE WEST ALONG THE SOUTH LINE OF EAST GALENA BOULEVARD TO THE POINT OF BEGINNING;

EXCLUDING THE FOLLOWING PARCEL 1, PARCEL 2 AND PARCEL 3:

PARCEL 1:

THAT PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF DOWNER PLACE AND BROADWAY AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF BROADWAY AVENUE TO THE SOUTHWEST CORNER OF AN EXISTING MULTI-STORY BUILDING AT THE SOUTHEAST CORNER OF BROADWAY AND GALENA BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID

BUILDING TO THE WEST LINE OF THE EAST 40 FEET OF LOT 3 IN BLOCK 11 IN THE ORIGINAL TOWN OF AURORA, EAST OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF GALENA BOULEVARD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF AN EXISTING BUILDING AT THE NORTHEAST CORNER OF BROADWAY AVENUE AND GALENA BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BUILDING TO THE EAST LINE OF A PARCEL WITH A PIN OF 15-22-332-017; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID BUILDING; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF BROADWAY AVENUE; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN EKUS SUBDIVISION; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF A 12.5 FOOT ALLEY; THENCE NORTHERLY ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO THE NORTH LINE OF NEW YORK STREET; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF STOLP ISLAND; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF DOWNER PLACE; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY MOST CORNER OF RIVER STREET AND DOWNER PLACE; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID DOWNER PLACE TO THE WESTERLY LINE OF THE FOX RIVER; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF BENTON STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID RIVER STREET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF GALENA BOULEVARD AND RIVER STREET; THENCE NORTHERLY ALONG THE EAST LINE OF RIVER STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF HOBBS AND LOSERS SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SAID NORTH LINE TO THE EAST LINE OF A PARCEL WITH A PIN OF 15-22-164-020; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE WESTERLY ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION OF SAID NORTH LINE TO THE WEST LINE OF LAKE STREET; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE

SOUTHWEST CORNER OF LAKE STREET AND GALENA BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID GALENA BOULEVARD TO THE POINT OF BEGINNING AND THAT PART OF LOT 1 IN BLOCK 5 IN THE ORIGINAL TOWN OF WEST AURORA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 58 DEGREES .30 MINUTES WEST ALONG THE SOUTHERLY LINE OF GALENA STREET FOR A DISTANCE OF 94.40 FEET FOR THE POINT OF BEGINNING: THENCE SOUTHWESTERLY AT RIGHT ANGLES TO GALENA STREET FOR A DISTANCE OF 49.30 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO RIVER STREET FOR A DISTANCE OF 15.50 FEET; THENCE NORTH 58 DEGREES 30 MINUTES WEST PARALLEL WITH GALENA STREET FOR A DISTANCE OF 10 FEET, TO THE NORTHWESTERLY CORNER OF LAND DESCRIBED IN A DEED DATED NOVEMBER 20, 1912 AND RECORDED DECEMBER 13, 1912 IN BOOK 558, PAGE 224; THENCE SOUTH 44 DEGREES 30 WEST PARALLEL WITH RIVER STREET FOR A DISTANCE OF 19 FEET AND TO A POINT 7 FEET AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 45 DEGREES 30 MINUTES WEST PARALLEL WITH SAID SOUTHERLY LINE FOR A DISTANCE OF 60.75 FEET TO A POINT IN THE EASTERLY LINE OF AN ALLEY; THENCE NORTH 44 DEGREES 30 MINUTES EAST ALONG THE EASTERLY LINE OF SAID ALLEY FOR A DISTANCE OF 52 FEET TO A POINT ON THE SOUTHERLY LINE OF GALENA STREET BEING THE NORTHWESTERLY CORNER OF SAID LOT 1: THENCE NORTH 58 DEGREES 30 MINUTES EAST ALONG THE SOUTHERLY LINE OF GALENA STREET FOR A DISTANCE OF 77.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

