

Plans & Surveys

LOT 4

(FIRST FLOOR)

THAT PART OF LOT ONE IN THE RESUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 27, 2015 AS DOCUMENT NO. 2015K039582, LYING ABOVE A VERTICAL PLANE OF 689.71 FT. (NAVD 88) AND BELOW A VERTICAL PLANE OF 704.69 FT. (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT ONE; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST BEING AN ASSUMED BEARING ON THE NORTHERLY LINE OF SAID LOT ONE, A DISTANCE OF 65.21 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST A DISTANCE OF 186.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 31.50 FT. ; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 11.71 FT. ; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 6.50 FT. ; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 21.54 FT. ; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 27.21 FT. ; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 152.75 FT., TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT ONE; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST BEING AN ASSUMED BEARING ON THE NORTHERLY LINE OF SAID LOT ONE, A DISTANCE OF 65.21 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST A DISTANCE OF 35.16 FT. TO THE POINT OF BEGINNING; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 23.33 FT. ; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 10.67 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 23.33 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 10.67 FT., TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

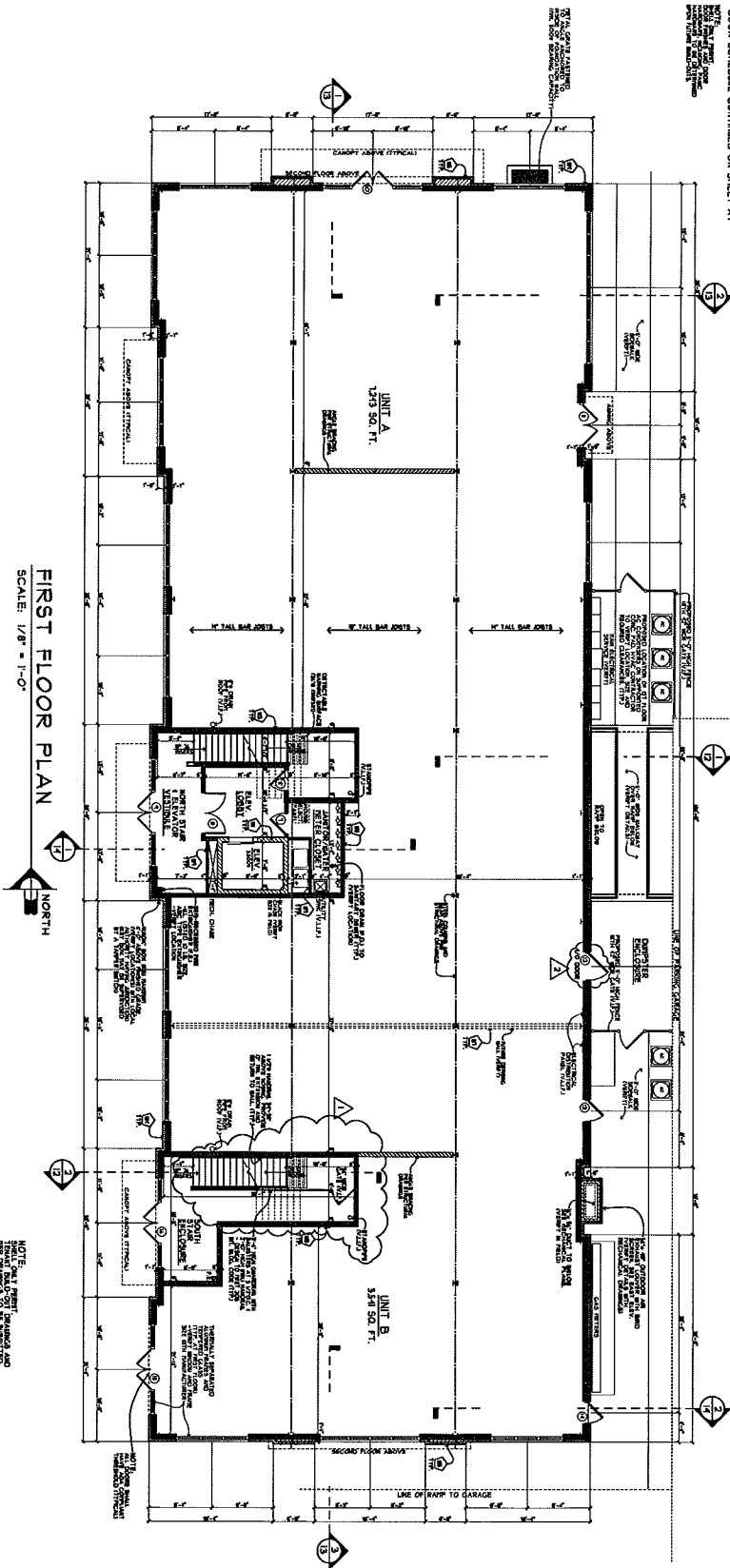
CONTAINING 10900 SQUARE FEET OR 0.250 ACRES MORE OR LESS

DOOR SCHEDULE: LOWER LEVEL - THIRD FLOOR					
MARK	DOOR SIZE SHFT	TK.	DOOR TYPE	FRAME	HSR REMARKS
1	3'-0" x 7'-0"	41			1/2" BRACED/DOOR
2	3'-0" x 7'-0"	42			1/2" BRACED/DOOR
3	3'-0" x 7'-0"	43			1/2" BRACED/DOOR
4	3'-0" x 7'-0"	44			1/2" BRACED/DOOR
5	3'-0" x 7'-0"	45			1/2" BRACED/DOOR
6	3'-0" x 7'-0"	46			1/2" BRACED/DOOR
7	3'-0" x 7'-0"	47			1/2" BRACED/DOOR
8	3'-0" x 7'-0"	48			1/2" BRACED/DOOR
9	3'-0" x 7'-0"	49			1/2" BRACED/DOOR
10	3'-0" x 7'-0"	50			1/2" BRACED/DOOR
11	3'-0" x 7'-0"	51			1/2" BRACED/DOOR
12	3'-0" x 7'-0"	52			1/2" BRACED/DOOR
13	3'-0" x 7'-0"	53			1/2" BRACED/DOOR
14	3'-0" x 7'-0"	54			1/2" BRACED/DOOR
15	3'-0" x 7'-0"	55			1/2" BRACED/DOOR
16	3'-0" x 7'-0"	56			1/2" BRACED/DOOR
17	3'-0" x 7'-0"	57			1/2" BRACED/DOOR
18	3'-0" x 7'-0"	58			1/2" BRACED/DOOR
19	3'-0" x 7'-0"	59			1/2" BRACED/DOOR
20	3'-0" x 7'-0"	60			1/2" BRACED/DOOR
21	3'-0" x 7'-0"	61			1/2" BRACED/DOOR
22	3'-0" x 7'-0"	62			1/2" BRACED/DOOR
23	3'-0" x 7'-0"	63			1/2" BRACED/DOOR
24	3'-0" x 7'-0"	64			1/2" BRACED/DOOR
25	3'-0" x 7'-0"	65			1/2" BRACED/DOOR
26	3'-0" x 7'-0"	66			1/2" BRACED/DOOR
27	3'-0" x 7'-0"	67			1/2" BRACED/DOOR
28	3'-0" x 7'-0"	68			1/2" BRACED/DOOR
29	3'-0" x 7'-0"	69			1/2" BRACED/DOOR
30	3'-0" x 7'-0"	70			1/2" BRACED/DOOR
31	3'-0" x 7'-0"	71			1/2" BRACED/DOOR
32	3'-0" x 7'-0"	72			1/2" BRACED/DOOR
33	3'-0" x 7'-0"	73			1/2" BRACED/DOOR
34	3'-0" x 7'-0"	74			1/2" BRACED/DOOR
35	3'-0" x 7'-0"	75			1/2" BRACED/DOOR
36	3'-0" x 7'-0"	76			1/2" BRACED/DOOR
37	3'-0" x 7'-0"	77			1/2" BRACED/DOOR
38	3'-0" x 7'-0"	78			1/2" BRACED/DOOR
39	3'-0" x 7'-0"	79			1/2" BRACED/DOOR
40	3'-0" x 7'-0"	80			1/2" BRACED/DOOR

DOOR SCHEDULE CONTINUED ON SHEET A1

NOTE: ALL ELECTRICAL SYMBOLS TO BE FIELD NOTED FOR SPECIFIC SCHEDULE AND LOCATION.

NOTE: SERVICE DISCONNECTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE, ARTICLE 230. EACH DISCONNECT SHALL BE INSTALLED IN THE SERVICE MAIN OR IN A CONDUIT RACEWAY TO THE SERVICE MAIN. DISCONNECTS SHALL BE INSTALLED OUTSIDE OF THE UNIT AND SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING. DISCONNECTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 1. DISCONNECTS SHALL BE INSTALLED IN THE SERVICE MAIN OR IN A CONDUIT RACEWAY TO THE SERVICE MAIN.
 2. DISCONNECTS SHALL BE INSTALLED OUTSIDE OF THE UNIT AND SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING.
 3. DISCONNECTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 a. DISCONNECTS SHALL BE INSTALLED IN THE SERVICE MAIN OR IN A CONDUIT RACEWAY TO THE SERVICE MAIN.
 b. DISCONNECTS SHALL BE INSTALLED OUTSIDE OF THE UNIT AND SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING.
 c. DISCONNECTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
 1. DISCONNECTS SHALL BE INSTALLED IN THE SERVICE MAIN OR IN A CONDUIT RACEWAY TO THE SERVICE MAIN.
 2. DISCONNECTS SHALL BE INSTALLED OUTSIDE OF THE UNIT AND SHALL BE ACCESSIBLE FROM THE EXTERIOR OF THE BUILDING.
 3. DISCONNECTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOTE: ALL ELECTRICAL SYMBOLS TO BE FIELD NOTED FOR SPECIFIC SCHEDULE AND LOCATION.

WALL TYPE KEY	
[Symbol]	200 INTERNATIONAL ENERGY CONSERVATION CODE...
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)
[Symbol]	... (continued)

JUNE 15, 2018 - REVISED PERMIT SET

BLDG. 2

PROPOSED NEW MIXED USE BUILDING: "RIVER LOFT"

FIRST STREET - BLDG. 2

ST. CHARLES, ILLINOIS 60114

FIRST STREET DEVELOPMENT II, LLC

STATE OF ILLINOIS
 REGISTERED ARCHITECT
 M. HILTON

DATE: 6/14

DECLARANT COMMERCIAL
FIRST FLOOR UNIT A LEGAL DESCRIPTION

THAT PART OF LOT TWO IN THE LOT TWO RE-SUBDIVISION OF THE RE-SUBDIVISION OF THE RE-SUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 690.00 FEET (NAVD 88) AND BELOW A VERTICAL PLANE OF 703.46 FEET (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT TWO; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST BEING AN ASSUMED BEARING ON THE EASTERLY LINE OF SAID LOT TWO, A DISTANCE OF 68.83 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 13.08 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 60.83 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 18.67 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 25.50 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 14.00 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 2.08 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 11.00 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 27.58 FEET; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 38.25 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 22.00 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 1.00 FOOT; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 19.17 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 62.83 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 28.50 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 13 SECONDS WEST, 1.00 FOOT; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 12.17 FEET; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 1.00 FOOT; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 82.42 FEET; TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 6875 SQUARE FEET OR 0.158 ACRES

DECLARANT COMMERCIAL
FIRST FLOOR UNIT B LEGAL DESCRIPTION

THAT PART OF LOT TWO IN THE LOT TWO RE-SUBDIVISION OF THE RE-SUBDIVISION OF THE RE-SUBDIVISION OF PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 690.00 FEET (NAVD 88) AND BELOW A VERTICAL PLANE OF 703.46 FEET (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT TWO; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST BEING AN ASSUMED BEARING ON THE EASTERLY LINE OF SAID LOT TWO, A DISTANCE OF 8.08 FEET; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 13.08 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 62.83 FEET;
THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 19.17 FEET;
THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 1.00 FOOT;
THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 2.75 FEET;
THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 8.67 FEET;
THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 8.83 FEET;
THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 19.92 FEET;
THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 11.00 FEET;
THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 27.58 FEET;
THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 18.33 FEET;
THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 60.83 FEET;
THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 19.42 FEET;
THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 1.00 FOOT;
THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 12.17 FEET;
THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 1.00 FOOT;
THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 28.50 FEET TO THE POINT OF BEGINNING ALL IN KANE COUNTY, ILLINOIS.

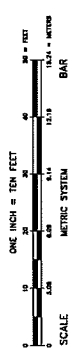
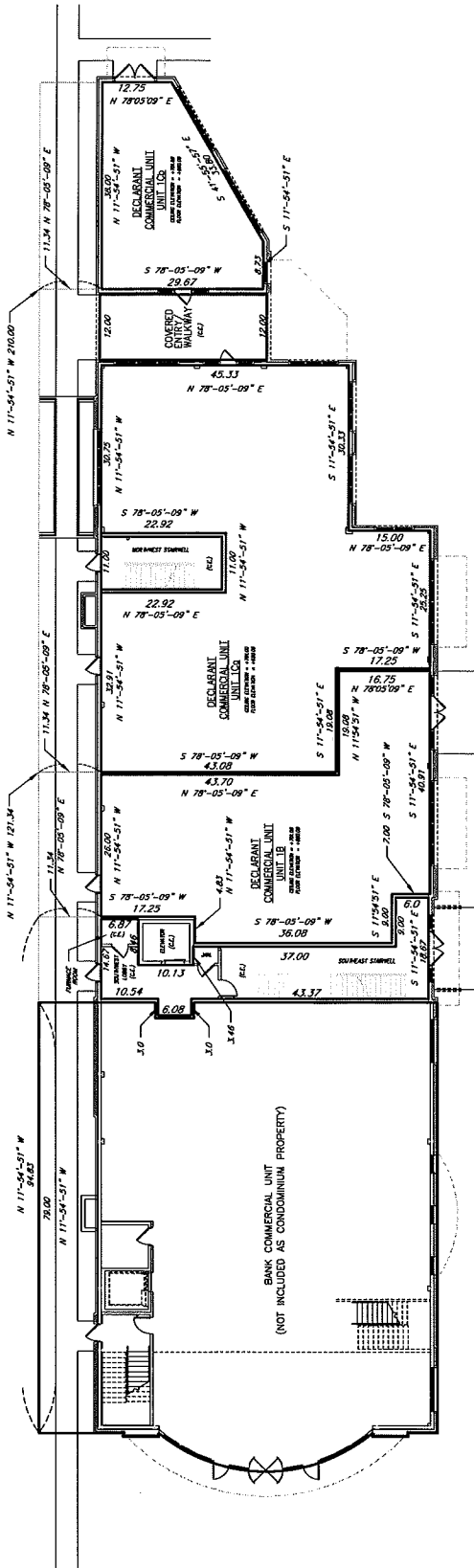
CONTAINING 3313 SQUARE FEET OR 0.076 ACRES

**EXHIBIT 'B' TO CONDOMINIUM DECLARATION
RESIDENCES AT
Building 3 Phase II - First Street**

PLAT OF SURVEY
Prepared by
MARCHESE AND SONS, Inc.
land - marine - construction surveys
10 Madison Drive
Riverside, Illinois 60172
Phone: (630) 884-4880
FAX: (630) 884-8888

North

FIRST FLOOR



L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

FIRST FLOOR

SHEET : 1 OF 7

PH NO.:
ADDRESS: FIRST STREET AND ILLINOIS STREET
ST. CHARLES, ILLINOIS
SCALE: ONE INCH = TEN FEET
ORDER NO: 65-1464 (Building 3)
ORDERED BY: WILLIAM J. ROCCHICCI
ATTORNEY AT LAW
COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES TO THE ARCHITECT AND SURVEYOR. THIS SURVEY IS SHOWN HEREIN REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF THE BEARINGS SHOWN HEREON IS THE NATIONAL GRID SYSTEM.
THE PROFESSIONAL SERVICE CONTRACT IS BY ORDER OF THE ARCHITECT DATED 01/25/2018.

STATE OF ILLINOIS §.S.
COUNTY OF DUPAGE
I, PAUL N. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.
DATED AT ROSELLE, ILLINOIS, JANUARY 25, 2018

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, No. 152520071
MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2018
FIELD WORK COMPLETED ON JANUARY 22, 2018

THE PREMISES LEGAL DESCRIPTION

LOT THREE IN THE RESUBDIVISION OF THE RESUBDIVISION PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2016 AS DOCUMENT NO. 2016K056016, OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOT THREE LYING ABOVE A VERTICAL PLANE OF **688.90 FT. (NAVD 88)** BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 79.00 FT. ; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 21.39 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 2.83 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 7.08FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 2.83 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 44.54 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 79.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 5.33 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 6.67 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 0.67 FT. TO A POINT OF CURVE IN THE SOUTH LINE OF SAID LOT 3; THENCE SOUTHWESTERLY 42.31 FEET ON THE SOUTHERLY LINE OF SAID LOT 3, BEING A CURVED LINE CONCAVED TO THE NORTH HAVING A RADIUS OF 30.50 FEET, WITH A CHORD DISTANCE OF 39.00 FT AND A CHORD BEARING OF SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 6.67 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 0.67 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 15.34 FT.; TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 10112 SQUARE FEET OR 0.232 ACRES, MORE OR LESS

DECLARANT COMMERCIAL UNIT 1B LEGAL DESCRIPTION

THAT PART OF LOT THREE IN THE RESUBDIVISION OF THE RESUBDIVISION PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2016 AS DOCUMENT NO. 2016K056016, OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 690.09 FT. (NAVD 88) AND BELOW A VERTICAL PLANE OF 701.00 FT. (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT THREE A DISTANCE OF 94.83 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 11.34 FT. TO THE INTERIOR WALL OF DECLARANT COMMERCIAL UNIT, UNIT 1B FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST ALONG SAID INTERIOR WALLS, 26.00 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 43.70 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 19.08 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 16.75 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 40.91 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 7.00 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 9.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 36.08 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 4.83 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 17.25 FT.; TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 2034 SQUARE FEET OR 0.047 ACRES, MORE OR LESS

DECLARANT COMMERCIAL UNIT 1Ca LEGAL DESCRIPTION

THAT PART OF LOT THREE IN THE RESUBDIVISION OF THE RESUBDIVISION PHASE III FIRST STREET REDEVELOPMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2016 AS DOCUMENT NO. 2016K053789 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 2016 AS DOCUMENT NO. 2016K056016, OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 690.09 FT. (NAVD 88) AND BELOW A VERTICAL PLANE OF 701.00 FT. (NAVD 88) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, BEING AN ASSUMED BEARING ON THE WESTERLY LINE OF SAID LOT THREE A DISTANCE OF 121.34 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 11.34 FT. TO THE INTERIOR WALL OF DECLARANT COMMERCIAL UNIT, UNIT 1Ca FOR THE POINT OF BEGINNING; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST ALONG SAID INTERIOR WALLS, 32.91 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 22.92 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 11.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 22.92 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 30.75 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 45.33 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS WEST, 30.33 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 09 SECONDS EAST, 15.00 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 25.25 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 17.25 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 51 SECONDS EAST, 19.08 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 09 SECONDS WEST, 43.08 FT. TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

CONTAINING 3468 SQUARE FEET OR 0.080 ACRES, MORE OR LESS

PROPERTY DESCRIPTION

BUILDING 4 - PARCEL ONE (FIRST FLOOR):

THAT PART OF LOT 3 AND LOT 13 IN PHASE 2 OF THE FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 689.86 FT. AND BELOW A VERTICAL PLANE OF 707.86 FT. BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 11 DEGREES 54 MINUTES 23 SECONDS EAST BEING AN ASSUMED BEARING ON THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 202.81 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11 DEGREES 54 MINUTES 23 SECONDS EAST 237.92 FT. TO A POINT OF CURVE; THENCE SOUTHWESTERLY 44.24 FT. ON A CURVED LINE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 28.00 FT. AND A CHORD DISTANCE OF 39.78 FT. WITH A CHORD BEARING OF SOUTH 33 DEGREES 21 MINUTES 37 SECONDS WEST; THENCE SOUTH 78 DEGREES 37 MINUTES 37 SECONDS WEST 26.24 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 25.34 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 12 SECONDS WEST 23.42 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 7.08 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 18.08 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 230.25 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 4.67 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 3.00 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 55.20 FT. TO THE POINT OF BEGINNING. ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CONTAINING 15722 SQUARE FEET OR 0.361 ACRE MORE OR LESS.

BUILDING 4 - PARCEL TWO (FIRST FLOOR):

THAT PART OF LOT 3 AND LOT 13 IN PHASE 2 OF THE FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A VERTICAL PLANE OF 690.14 FT. AND BELOW A VERTICAL PLANE OF 707.86 FT. BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 11 DEGREES 54 MINUTES 23 SECONDS EAST BEING AN ASSUMED BEARING ON THE EASTERLY LINE OF SAID LOT 13, A DISTANCE OF 60.64 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11 DEGREES 54 MINUTES 23 SECONDS EAST 105.18 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 12 SECONDS WEST 62.29 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 18.00 FT.; THENCE SOUTH 78 DEGREES 05 MINUTES 12 SECONDS WEST 60.08 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 86.67 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 57.00 FT.; THENCE NORTH 11 DEGREES 54 MINUTES 48 SECONDS WEST 4.00 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 24.00 FT.; THENCE SOUTH 11 DEGREES 54 MINUTES 48 SECONDS EAST 3.49 FT.; THENCE NORTH 78 DEGREES 05 MINUTES 12 SECONDS EAST 41.39 FT. TO THE POINT OF BEGINNING. ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CONTAINING 11846 SQUARE FEET OR 0.272 ACRE MORE OR LESS.

Building #6

Vacant lots at the southwest corner of S. First Street and Illinois Street (110 Indiana St.)

PIN 09-34-128-011; 09-34-132-019

LOT 6 OF PHASE I FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2007 AS DOCUMENT 2007K035551.

PLAT OF SUBDIVISION
 PREPARED BY
MARCHESE AND SONS, Inc.
land - marine
 construction surveys
 1001 N. W. 10th St.
 Des Moines, Iowa 50319
 Phone: (515) 281-2800
 Fax: (515) 281-2800

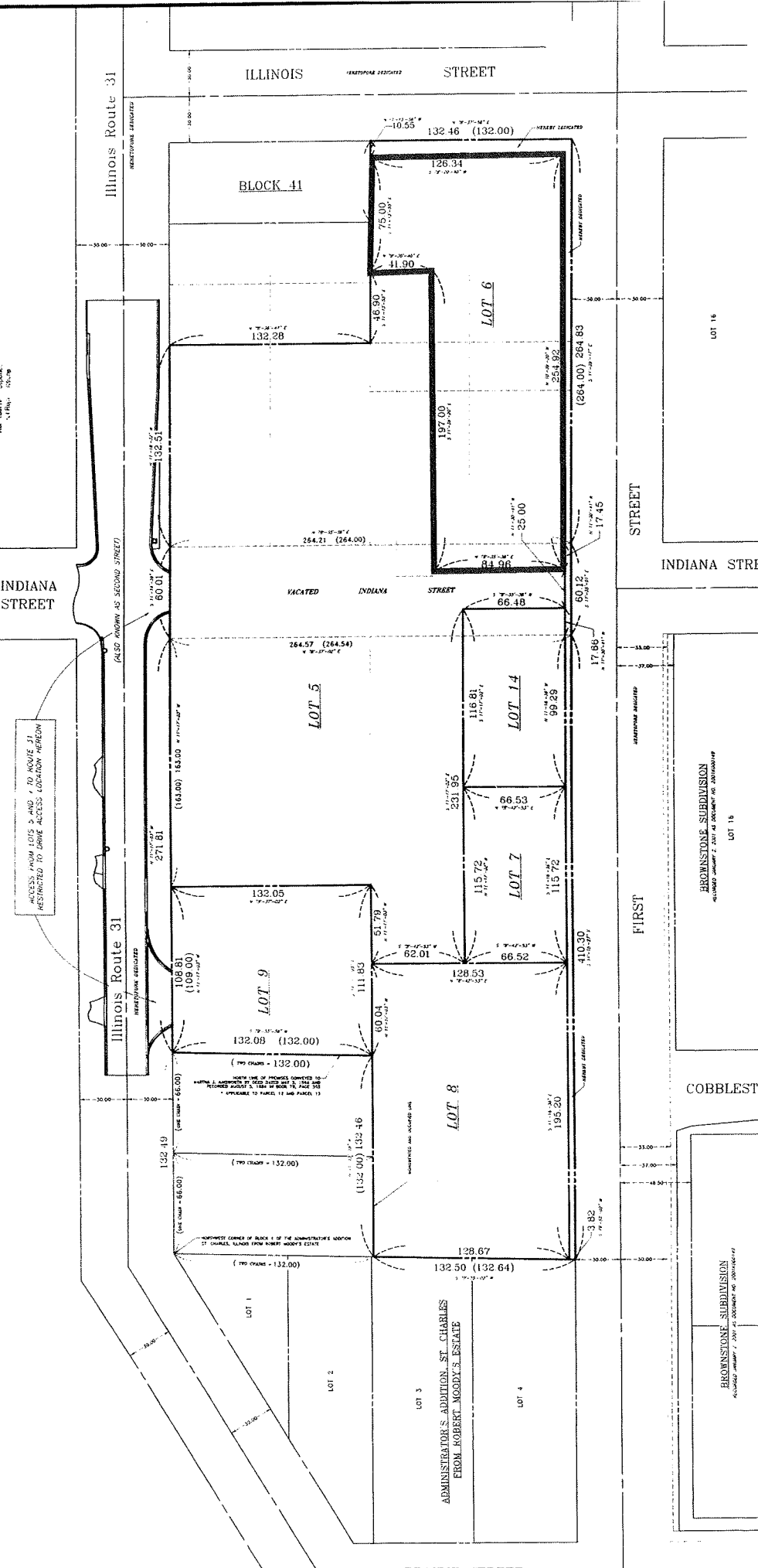
20070305551
 SANDY WEGMAN
 RECORDER, KANE COUNTY, IL
 REC'D 10/10/07 10:58 AM
 PAGES 2

PHASE I
FIRST STREET REDEVELOPMENT SUBDIVISION
 of
PLAT OF SUBDIVISION
MARCHESE AND SONS, Inc.

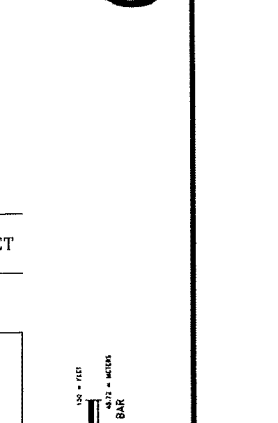
PART OF THE LAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE 6TH PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.
 (ALSO SHOWING 45 SECOND STREET)

ACCESS FROM LOTS 2 AND 4 TO ROUTE 31 RESTRICTED TO DRIVE ACCESS LOCATION HEREON

NOTE: USE OF PROCESSES CONTROLLED BY THE ILLINOIS SURVEYING BOARD IS AUTHORIZED BY THE ILLINOIS SURVEYING BOARD. THIS PLAT IS SUBJECT TO THE ILLINOIS SURVEYING BOARD'S REGULATIONS AND STANDARDS. REFER TO PAGES 11 AND PAGES 12



SHEET 2 of 2
 DATE: December 5, 2006
 SCALE: ONE INCH = THIRTY FEET
 ORDER NO.: 05-14966 (PH 1)
 ORDERED BY: MR. GREG CHISMAR
 FOR THE CITY OF ST. CHARLES



Building #8

Vacant lot at the northeast corner of S. Second Street and Illinois Streets (122 S. Second St.)

PIN 09-34-126-021

LOT 4 OF PHASE II FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 2007 AS DOCUMENT 2007K080494.

PHASE II
FIRST STREET REDEVELOPMENT SUBDIVISION

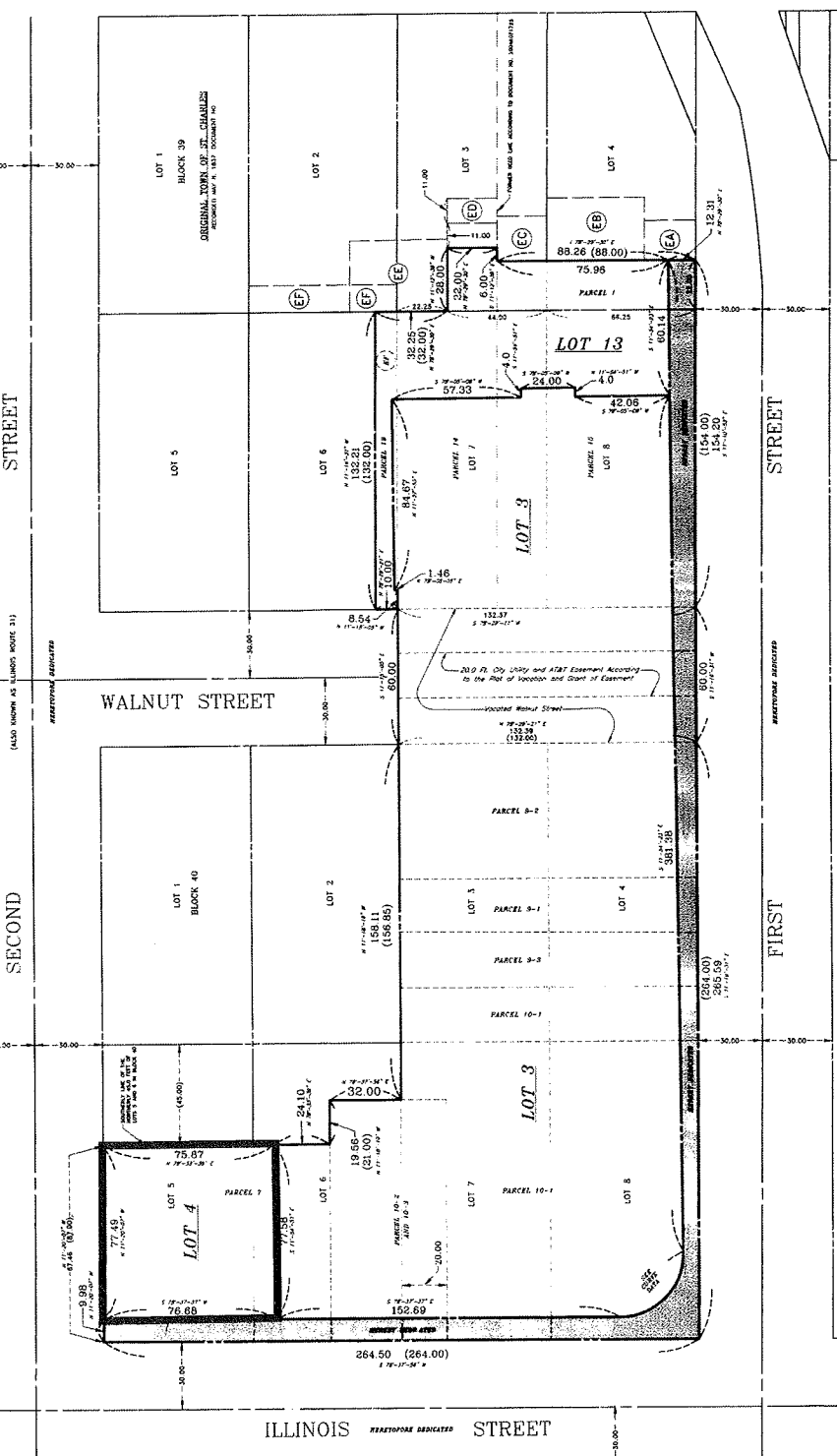
of
 PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE
 EAST HALF OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14E, EAST OF THE
 PRINCIPAL MERIDIAN, ILLINOIS

PLAT OF SUBDIVISION
 PREPARED BY
MARCHESE AND SONS, Inc.
 Land Surveyors
 1400 W. 14th Street
 Peoria, Illinois 61614
 Phone: (309) 691-4300
 Fax: (309) 691-4300

2007K080494
 SANDY WEIDMAN
 LAND SURVEYOR
 REGISTERED PROFESSIONAL
 REFERENCE TO RECORDS
 FILED IN:
 PEORIA, ILLINOIS
 RECORDS
 ORIGINAL
 RECORDS
 FILED IN:
 PEORIA, ILLINOIS
 RECORDS

North

- (EA) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988
- (EB) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988
- (EC) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988
- (ED) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988
- (EE) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988
- (EF) RECORD OF SURVEY IN THE CITY OF PEORIA, ILLINOIS, 1988



CURVE DATA			
CURVE	RADIUS	ARC	CHORD BEARING
ONE	28.00	44.24	39.76 N 37°-21'-37" E

* NOTE: ALL DIMENSIONS SHOWN IN PARENTHESES ARE OLD OR RECORD DIMENSIONS

SHEET : 2 of 2

DATE : May 15, 2007
 SCALE : ONE INCH = TWENTY-FIVE FEET
 ORDER NO. : 05-14966 (PH II)
 ORDERED BY : MR. GREG CHISHAM
 FOR THE CITY OF ST. CHARLES