

FINAL PLANNED UNIT DEVELOPMENT AND SUBDIVISION PLAT

Book 121 Page 150 COUNTY RECORDER'S CERTIFICATE TAX PARCEL NUMBER  
 08-18-113 006/012  
 08-18-116 005/006  
 08-18-117 001/011  
 08-18-117 001/002  
 08-18-117 001/003

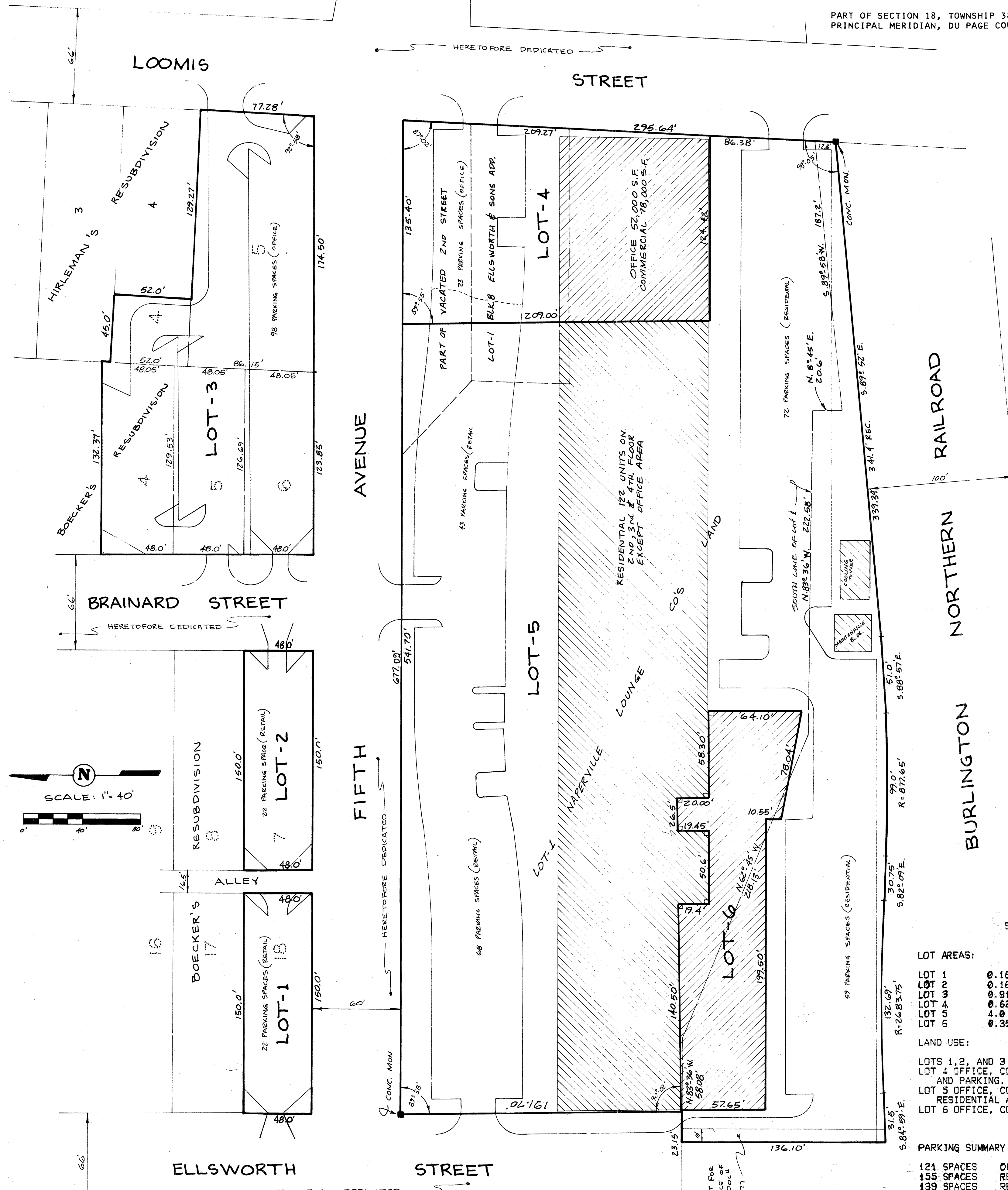
**KROEHLER CENTER**

PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS.

For Details of this Statement of Intent & Opn. See Doc. R86-69153

THIS INSTRUMENT R86-69153 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE 23rd DAY OF JULY, 1985, AT 10:36 O'CLOCK P.M., AND WAS RECORDED IN BOOK 121 OF PLATS ON PAGE 150.

J.P. Carney DD  
 RECORDER OF DEEDS



STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT AMERICAN NATIONAL BANK AND TRUST OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 63406, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND, NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN BY THE PLAT HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AFORESAID.

DATED AT \_\_\_\_\_, DU PAGE COUNTY, ILLINOIS THIS 23 DAY OF JULY, A.D., 1985.

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS) SS  
 COUNTY OF Cook)

I, Loretha M. Sovinski a NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT R.H. Johnson PRESIDENT AND B. Muzhigan SECRETARY OF SAID CORPORATION WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID ASST SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE (OR SHE), AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS (OR HER) OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUST, AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 23 DAY OF JULY, A.D., 1985.

Loretha M. Sovinski  
 NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

I, Jay Bennett COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORECLOSED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS 19 DAY OF JULY, 1985.

Jay Bennett  
 COUNTY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS 19 DAY OF JULY, A.D., 1985.

J.P. Rice  
 CITY TREASURER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, THIS 18th DAY OF NOVEMBER, A.D., 1985.

ATTEST: Surgeon General BY Marjorie P. Rice MAYOR

LOT AREAS:

|       |          |
|-------|----------|
| LOT 1 | 0.165 AC |
| LOT 2 | 0.165 AC |
| LOT 3 | 0.81 AC  |
| LOT 4 | 0.82 AC  |
| LOT 5 | 4.0 AC   |
| LOT 6 | 0.35 AC  |

LAND USE:

LOTS 1, 2, AND 3 PARKING AREA  
 LOT 4 OFFICE, COMMERCIAL, RETAIL AND PARKING  
 LOT 5 OFFICE, COMMERCIAL, RETAIL RESIDENTIAL AND PARKING  
 LOT 6 OFFICE, COMMERCIAL AND RETAIL

PARKING SUMMARY

|            |             |
|------------|-------------|
| 121 SPACES | OFFICE      |
| 155 SPACES | RETAIL      |
| 139 SPACES | RESIDENTIAL |

NOTE: MATERIAL SET AT PROPERTY CORNER AS APPROPRIATE FOR EXISTING CONVENTIONS.

PLAN COMMISSION APPROVAL

STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

APPROVED BY THE NAPERVILLE PLAN COMMISSION THIS 21st DAY OF MAY, 1985.

James S. Sullivan CHAIRMAN  
John A. Brady SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS  
 COUNTY OF DU PAGE)

I, T.E. FAHRENBACH, REGISTERED ILLINOIS LAND SURVEYOR #35-2126, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

THE WEST 45 FEET OF LOT 4 AND ALL OF LOT 5 IN HIRLEMAN'S RESUBDIVISION OF BLOCK 5 IN ELLSWORTH AND SONS' SECOND ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HIRLEMAN'S RESUBDIVISION RECORDED AUGUST 9, 1922 AS DOCUMENT 158007, IN DU PAGE COUNTY, ILLINOIS

PARCEL 7: LOTS 4, 5, 6, 7 AND 18 IN BOECKER'S RESUBDIVISION OF BLOCK 1 OF BOECKER'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE NORTHWEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOECKER'S RESUBDIVISION RECORDED AUGUST 3, 1922 AS DOCUMENT 157860, IN DU PAGE COUNTY, ILLINOIS.

LOT 1 IN NAPERVILLE LOUNGE CO'S LAND, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1910 AS DOCUMENT 99256, IN DU PAGE COUNTY, ILLINOIS.

LOT 1 IN BLOCK 8 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE NAPERVILLE LOUNGE CO'S LAND IN SAID NORTHWEST QUARTER AND RUNNING THENCE NORTH 89°36' WEST ON THE SOUTHERLY LINE OF SAID LOT 1, IF EXTENDED WEST, 23.15 FEET TO A POINT WHICH IS ON A LINE PARALLEL WITH AND 9.0 FEET EASTERLY OF THE CENTER LINE OF A CONCRETE RAMP TO A PEDESTRIAN SUBWAY, KNOWN AS BURLINGTON NORTHERN INC., BRIDGE NUMBER 28.46; THENCE SOUTH 4°43' WEST ALONG SAID PARALLEL LINE 136.10 FEET TO THE CENTER LINE OF RAILROAD TRACK NUMBER 91 OF BURLINGTON NORTHERN INC.; THENCE SOUTH 84°59' EAST ALONG SAID CENTER LINE 31.5 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CENTER LINE A CURVE TO THE RIGHT HAVING A RADIUS OF 2683.75 FEET TO A CHORD BEARING OF SOUTH 83°34' EAST AND A LONG CHORD DISTANCE OF 132.69 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°09' EAST ALONG SAID CENTER LINE 30.75 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CENTER LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 877.65 FEET A CHORD BEARING OF SOUTH 85°33' EAST A CHORD DISTANCE OF 99.0 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°57' EAST ALONG SAID CENTER LINE 51.0 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CENTER LINE ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 89°52' EAST A CHORD DISTANCE OF 341.4 FEET TO A POINT ON THE EASTERLY LINE, IF EXTENDED SOUTH, OF SAID LOT 1, THENCE NORTHERLY ALONG SAID EAST LINE, IF EXTENDED, 12.8 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°58' WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, 187.2 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE NORTH 8°45' EAST ALONG SAID WESTERLY LINE OF SAID LOT 1, 20.6 FEET; THENCE NORTH 83°36' WEST ALONG A SOUTHERLY LINE OF SAID LOT 1, 222.55 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 62°45' WEST ALONG SAID SOUTHERLY LINE 218.13 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 83°26' WEST ALONG SAID SOUTHERLY LINE 58.08 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

THAT PART OF VACATED 2ND STREET (NOW KNOWN AS 5TH AVENUE) (SAID STREET VACATION AS SHOWN ON PLAT RECORDED AUGUST 9, 1922 AS DOCUMENT 158008 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT NO LOT PLATED BY THIS SUBDIVISION IS WITHIN 500 FEET OF A WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

DATED AT DOWNERS GROVE, DU PAGE COUNTY, ILLINOIS. THIS 6th DAY OF NOVEMBER, A.D., 1985.

Thomas E. Schenck  
 ILLINOIS REGISTERED LAND SURVEYOR #35-2126

**INTECH CONSULTANTS, INC.**  
 ENGINEERS  
 DOWNERS GROVE, ILLINOIS 964-5656

REV. 3-20-86 prep. DATE 1/6/85 # 8541