

LEGAL DESCRIPTION

BEING A PART OF PARCEL 1, FOX RIVER COMMONS ASSESSMENT PLAT No. THREE, BEING A TAX DIVISION OF LOT 1 IN FOX RIVER COMMONS ASSESSMENT PLAT No. 2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 38 NORTH, RANGE 09 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF NAPERVILLE, DU PAGE COUNTY, ILLINOIS, RECORDED SEPTEMBER 18, 2024 AS DOCUMENT No. R2024—054860,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LA FOX AVENUE; THENCE SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL AND THE EAST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59, A DISTANCE OF 823.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 21 SECONDS EAST, 191.62 FEET TO A POINT ON A LINE 18.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 00 DEGREES 22 MINUTES 41 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 268.83 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST,

191.51 FEET TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE OF PARCEL 1, A DISTANCE OF 268.03 FEET TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

CONTAINING 51,422 SQUARE FEET OR 1.180 ACRES.