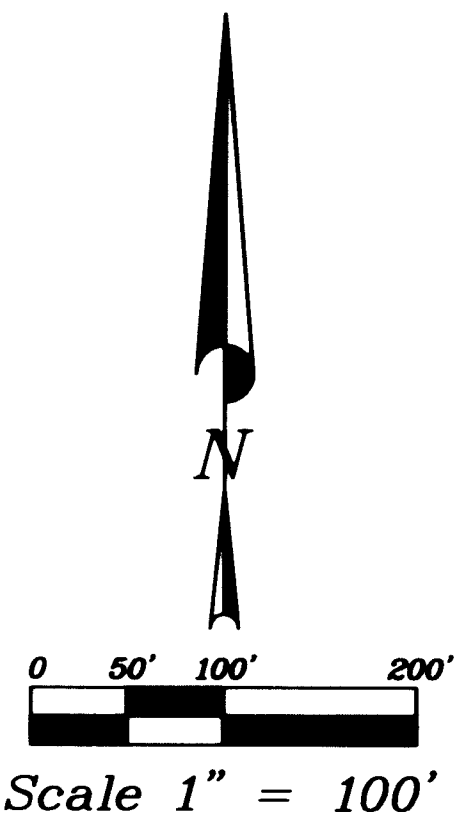


FINAL PLAT OF SUBDIVISION
LEGACY BUSINESS CENTER OF ST. CHARLES

PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PIN's
09-36-300-043 (Part of)
09-36-300-004 (Part of)
09-36-300-047 (Part of)



BASES OF BEARINGS
ILLINOIS STATE PLANE
EAST ZONE NAD 83

NOTES:

- 5/8" x 24" IRON RODS WILL BE SET AT ALL CORNERS, POINTS OF CURVATURE AND ANGLE POINTS, UNLESS OTHERWISE NOTED
- CITY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTION THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
- DENOTES CONCRETE MONUMENT

C.U.E. - City Utility Easement

P.U.E. - Public Utility Easement

K.C.H.E. - Kane County Highway Easement

Note:

Lots 1, 17, 18, 20 and 21 Shall Not have Direct Access onto Kirk Road. Lot 19 Shall have One Direct Access onto Kirk Road Via Right-in/Right-out Access Only.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

Accepted and Approved by the Plan Commission of the City of St. Charles, in the County and State aforesaid, this 15 day of November, 2006.

By: [Signature]
Chairman

CITY COUNCIL CERTIFICATE

OF ILLINOIS)
COUNTY OF KANE)

Accepted and Approved by the City Council of the City of St. Charles, in the County and State aforesaid, this 15 day of November, 2006.

By: [Signature]
City Clerk

KANE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

Accepted and Approved this 12th day of MAY, A.D. 2006.

By: [Signature]
Kane County Engineer

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, John A. Cunningham, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current taxes, no unpaid special taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the property described herein.

I further certify that I have received all statutory fees in connection with the property described herein.

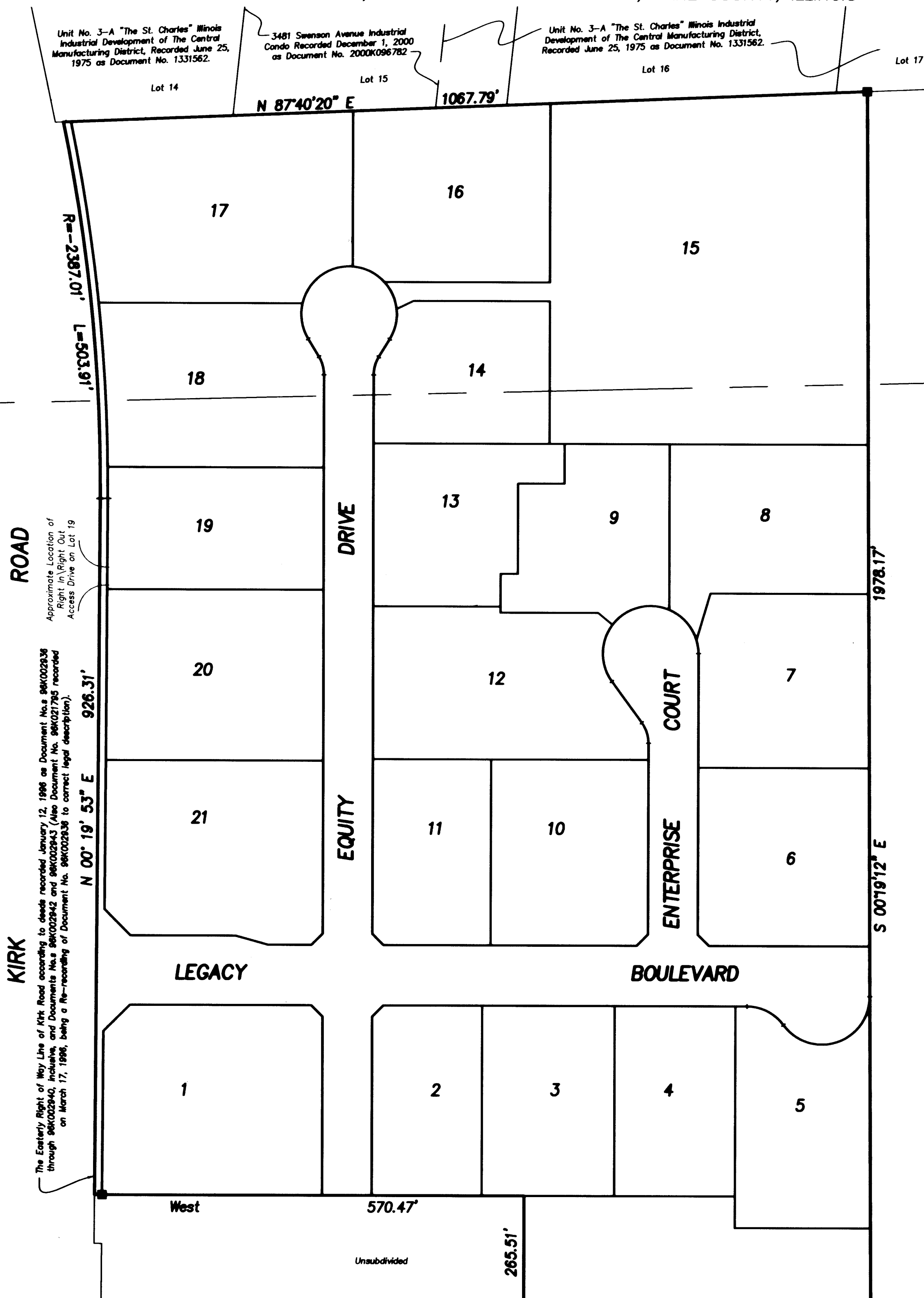
Given under my hand and seal of the County Clerk at Geneva, Illinois, this 15 day of May, 2006.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

This Instrument Number 2006054480 was filed for the record in the Recorder's Office at Kane County, Illinois on this day of May, 2006, at 3:41 o'clock P.m. and was recorded in Envelope 352 of Plats.

[Signature]
Kane County Recorder



CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, Mark W. Koenen, Collector for the City of St. Charles, in the County and State aforesaid, find no delinquent or unpaid current or forfeited special assessment or any deferred installments thereof against any of the lands described in the annexed surveyor's certificate.

Dated at St. Charles, Illinois this 15 day of May, 2006.

By: [Signature]
City Collector

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, Mark W. Koenen, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois this 16th day of May, 2006.

By: [Signature]
Director of Public Works

State of Illinois)
County of DuPage)

I, Douglas R. McClintic, Illinois Professional Land Surveyor, No. 35-2292, do hereby certify that at the request of the owner, thereof, I have surveyed and subdivided the following described property:

PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36; THENCE SOUTH 88°23'30" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 189.58 FEET; THENCE NORTH 00°19'12" WEST, 1053.93 FEET FOR THE POINT OF BEGINNING; THENCE WEST, 187.62 FEET; THENCE NORTH 45°00'00" WEST, 60.70 FEET; THENCE NORTH, 165.48 FEET; THENCE NORTH 45°00'00" WEST, 48.23 FEET; THENCE WEST, 198.11 FEET; THENCE NORTH, 265.51 FEET; THENCE WEST, 570.47 FEET TO THE EASTERLY RIGHT OF WAY OF KIRK ROAD; THENCE NORTH 00°19'53" EAST ALONG SAID EASTERLY RIGHT OF WAY, 926.31 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2387.01 FEET, AN ARC LENGTH OF 503.91 FEET, A CHORD BEARING OF NORTH 05°42'58" WEST AND A CHORD DISTANCE OF 503.91 FEET TO THE SOUTHERLY LINE OF UNIT NO. 3-A "THE ST. CHARLES" ILLINOIS INDUSTRIAL DEVELOPMENT OF THE CENTRAL MANUFACTURING DISTRICT, RECORDED JUNE 25, 1975 AS DOCUMENT NO. 1331562; THENCE NORTH 87°40'20" EAST ALONG SAID SOUTH LINE, 1067.79 FEET; THENCE SOUTH 00°19'12" EAST, 1978.17 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS CONTAINING 38.297 ACRES, MORE OR LESS.

I further certify that the plat hereon drawn is a correct representation of said survey and subdivision which was prepared in compliance with the laws of the State of Illinois.

I further certify that the platted lands lie within the corporate limits of the City of St. Charles, which has authorized a comprehensive plan and is exercising the special powers granted by the State of Illinois according to 65 ILCS 5/11-12-6 as heretofore and hereafter amended.

I further certify that according to the Flood Insurance Rate Map Community Panel Number 170330 0005 C, with an effective date of September 2, 1981, this site appears to be located in Zone "X" (Areas determined to be outside 500-year floodplain) to the best of my knowledge and belief.

Given under my hand and seal this 10th day of May, 2006.

[Signature]
Illinois Professional Land Surveyor No. 35-2292



2006 K054480
Sandy Wegman - Recorder
Kane County, IL
Recorded 5/18/2006 3:41 PM
Rec Fee: \$65 RHSPS Fee:10 Pages: 3

Conveyed to The Board of Commissioners of the City of St. Charles, Illinois, by Document 200611001, Recorded September 26, 2006.

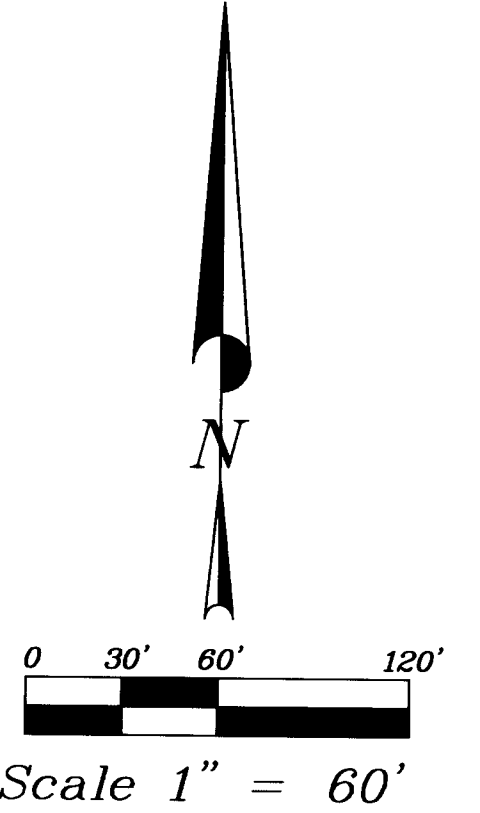
The East Line of the Southwest Quarter of Section 36-40-8

POINT OF COMMENCING
The Southeast Corner of the Southwest Quarter of Section 36-40-8

JACOB & HEFNER ASSOCIATES, P.C.
ENGINEERS & SURVEYORS
815 Campus Drive
Joliet, Illinois 61781
(815) 730-8888 FAX (815) 730-8888

LEGACY BUSINESS CENTER OF ST. CHARLES

PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS



NOTE:

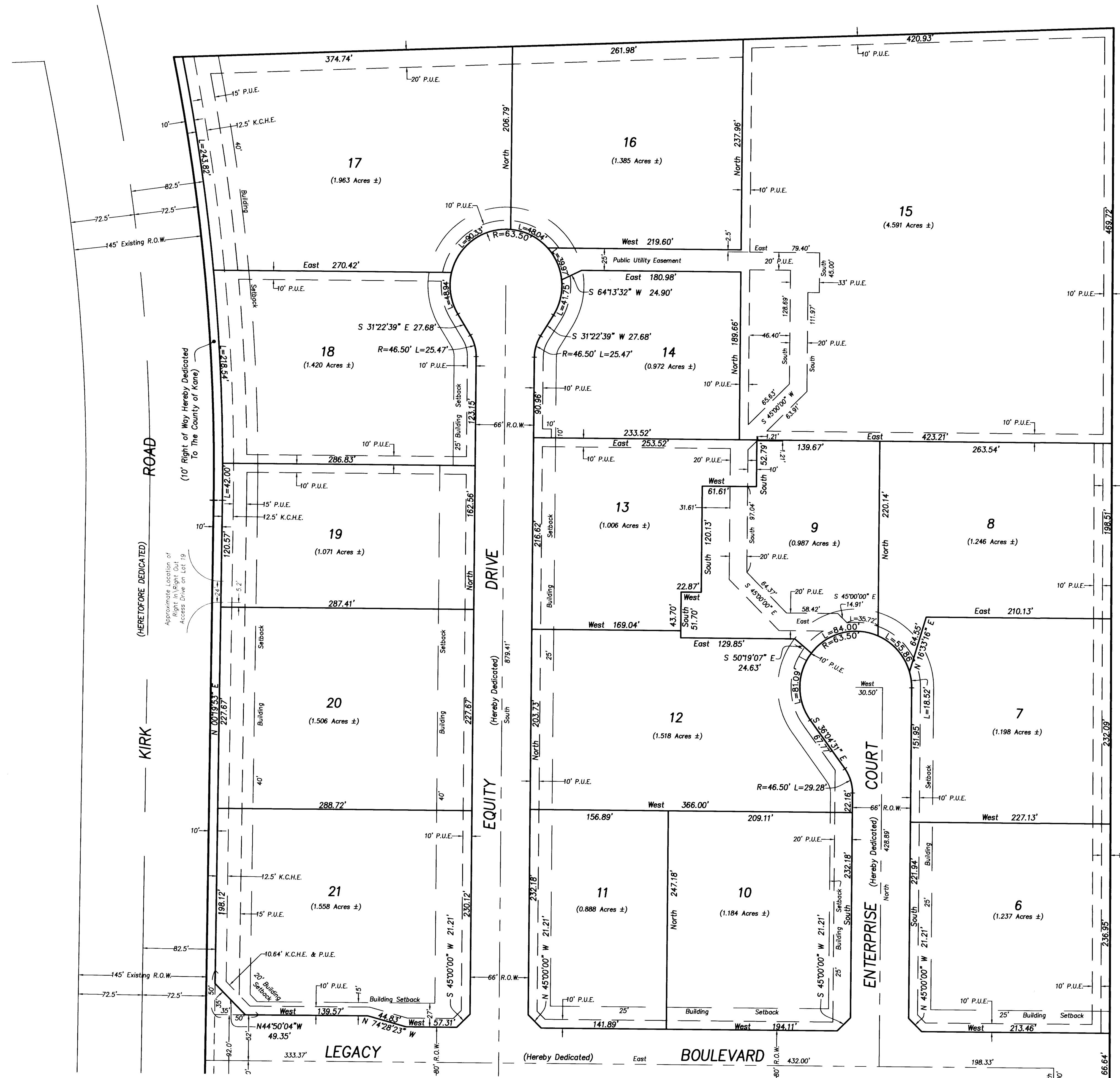
C.U.E. - City Utility Easement

P.U.E. - Public Utility Easement

K.C.H.E. - Kane County Highway Easement

Note:

Lots 1, 17, 18, 20 and 21 Shall Not have Direct Access onto Kirk Road. Lot 19 Shall have One Direct Access onto Kirk Road Via Right-in/Right-out Access Only



| | |
|----------------|---|
| Survey No.: | D 5 2 4 |
| Ordered By.: | Paul Hemmer Companies |
| Description: | FINAL PLAT OF SUBDIVISION INDUSTRIAL CENTER OF ST. CHARLES |
| Date Prepared: | May 10, 2006 |
| Scale: | 1" = 60' |
| Field Work: | RR |
| Prepared By: | PM |

FINAL PLAT OF SUBDIVISION

LEGACY BUSINESS CENTER OF ST. CHARLES

PART OF THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

This is to certify that LEGACY CENTER, LLC is the owner of the property described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as indicated hereon, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "LEGACY BUSINESS CENTER OF ST. CHARLES", in the City of St. Charles, Kane County, Illinois" and does hereby acknowledge and adopt the same under the style and title hereon indicated.

Pursuant to Section 1.005 of the Plat Act, 765 ILCS 205, this document shall serve as the School District Statement for LEGACY BUSINESS CENTER OF ST. CHARLES, in the City of St. Charles, Kane County, Illinois.

To the best of our knowledge the school district in which the tract of land lies, is in the following school district:

St. Charles Community Unit School District 303
201 S. 7th Street
St. Charles, Illinois 60174
Ph: 630-513-3030

Dated this 12 day of May, 2006.

OWNER ADDRESS:

250 Grandview Drive
SUITE 400
PART AVALON RD 41017

BY: [Signature]
TITLE: AUTHORIZED AGENT
ATTEST:
TITLE:

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that the foregoing signator of the Owner's Certificate is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said individual appeared and delivered said instrument as a free and voluntary act for the uses and purposes therein set forth in the aforesaid instrument.

Given under my hand and notarial seal this 12 day of MAY, A.D., 2006.

[Signature]
Notary Public
Official Seal
Notary Public, State of Illinois
My Commission Expires 08/17/08
Commission Expires
Please (type/print) name

Affix Seal

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Will) SS

To the best of my knowledge and belief, the drainage of surface waters will not be changed by the development of this subdivision or any part thereof, or that if said surface water drainage will be changed, adequate provision has been made for the collection and diversion of said waters into public areas or drains which the developer has a right to use, and that said surface waters will not be deposited on the lands of adjoining owners in such concentrations as may cause the accrual of damages to said adjoining owners as a result of said development.

Given under my Hand and Seal this 12 day of MAY, 2006.

Illinois Licensed Professional Engineer
License No. 001912 Date
Owner or Duly Authorized Attorney



NICOR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement," "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

CITY OF ST. CHARLES PUBLIC UTILITY EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to all public utility companies of any kind operating under franchise granting them easement rights from said City of St. Charles, including but not limited to, Ameritech and NICOR and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "PUBLIC UTILITY EASEMENT" (P.U.E.) on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining underground electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work (herein collectively referred to as "grantees"). The right is also hereby granted to said grantees to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers, or, without limitation, utility installations in, on, upon or across, over, or through said easements. In the event utility maintenance is performed within the utility easement, the City of St. Charles will have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain suitable drainage, remove debris, and leave the area in generally clean and workmanlike condition. No permanent buildings or trees shall be placed on said easements, but the easement areas may be used for gardens, shrubs, landscaping, paving, fences, sidewalks, curbing, and other purposes that do not interfere with the aforesaid uses and rights. Where an easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers. Utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

KANE COUNTY PUBLIC UTILITY EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby reserved for and granted to the County of Kane, (hereinafter "the Grantee"), and to all public utility and other companies of any kind operating under franchise granting them rights from the Grantee, including, but not limited to the following companies: SBC Ameritech Illinois Commonwealth Edison Company (ComEd), Northern Illinois Gas Company (Nicor), Cable communication Companies and Municipal Water and Sanitary Facilities, and to their successors and assigns in, upon, across, over, under and through the areas shown by dashed lines and labeled "Public Utility Easement" (P.U.E.) on this plat of subdivision, or where otherwise noted in the above legend for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines and appurtenances, and such other installations and service connections as may be required to furnish public utility services to adjacent areas, and such appurtenances and additions thereto as the Grantee may deem necessary, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. No permanent building or trees shall be placed on said easements, but the premises may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights. Fences shall not be erected upon said easements in any way which will restrict the uses herein granted except where specifically permitted by written authority of the Grantee. The right is also hereby granted to the Grantee to cut down, trim or remove any trees, fences, shrubs, or other plants that interfere with the operation of, or access to said utility installation in, on, upon, across, under or through said easements. The Grantee shall not be responsible for replacement of any such improvements, fences, gardens, shrubs or landscaping removed during exercise of the herein given rights. Replacement of items so removed shall be the responsibility of the then lot owner.

LIMITED BLANKET EASEMENT PROVISIONS

A Blanket Easement shall be required over, under and upon those portions of the property, as reasonably determined by the City of St. Charles, to be necessary for access by emergency vehicles or for access for maintenance, repair, replacement and customary service of all electricity lines, sanitary sewer, storm drainage, storm water detention and retention, water main systems, communication lines, natural gas supply systems, communication facilities and other utilities. The blanket utility easement herein required shall be granted in favor of the City of St. Charles on all Final Plats.

NOTE:

C.U.E. - City Utility Easement

P.U.E. - Public Utility Easement

K.C.H.E. - Kane County Highway Easement

Note:

Lots 1, 17, 18, 20 and 21 Shall Not have Direct Access onto Kirk Road. Lot 19 Shall have One Direct Access onto Kirk Road Via Right-in/Right-out Access Only

KANE COUNTY HIGHWAY EASEMENT PROVISIONS

A permanent exclusive easement is hereby granted to and reserved for the County of Kane, its successors and assigns, and to no other entity or individual, public or private; said easement for highway purposes and any other use appurtenant to, associated with or allied thereto, and including the use thereof for public sidewalks and/or bicycle paths and public utility purposes including, but not limited to, the transmission of water, sewerage, electricity, gas, oil, or the transmission of any electronic or other signal for television, telephone, radio, upon, across, over, under and through the portion of the property shown by dashed lines and marked or otherwise labeled as "Kane County Highway Easement" ("K.C.H.E.") on the Plat of Subdivision hereon drawn.

STORMWATER DETENTION EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby granted to the City of St. Charles and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "STORMWATER DETENTION EASEMENT" (S.M.E.) on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining storm sewers, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, and without limitation, such other installations as may be required to furnish stormwater detention. The right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work (herein collectively referred to as "grantees") is also granted. No building shall be placed on said easement premises without prior written consent from the City of St. Charles. The responsibility of maintaining the detention area easement shall be binding on the heirs, executors, administrators, successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise affect the detention volume without having first received written approval from the City of St. Charles. The City shall have the right but not the obligation to restore any detention volume lost through unauthorized activities.

INGRESS AND EGRESS EASEMENT PROVISIONS

An Ingress and Egress Easement is hereby reserved for and granted to the owner of Lot 22, S.M.E., their successors and assigns, over the area designated "Ingress/Egress Easement" (ING/ENG ESM) and indicated on the plat hereon, the right of ingress and egress over Lots 3 & 4 to access Lot 22.

| | |
|----------------|---|
| Survey No.: | D 5 2 4 |
| Ordered By.: | Paul Hemmer Companies |
| Description: | FINAL PLAT OF SUBDIVISION INDUSTRIAL CENTER OF ST. CHARLES |
| Date Prepared: | May 10, 2006 |
| Scale: | 1" = 60' |
| Field Work: | RR |
| Prepared By: | PM |

LIC #184-003073 Professional Design Firm, Land
Surveying and Professional Engineering Corporation

JACOB & HEFNER ASSOCIATES, P.C.
ENGINEERS • SURVEYORS
815 Campus Drive
Joliet, Illinois 60435
(815)730-6080 FAX (815)730-8369