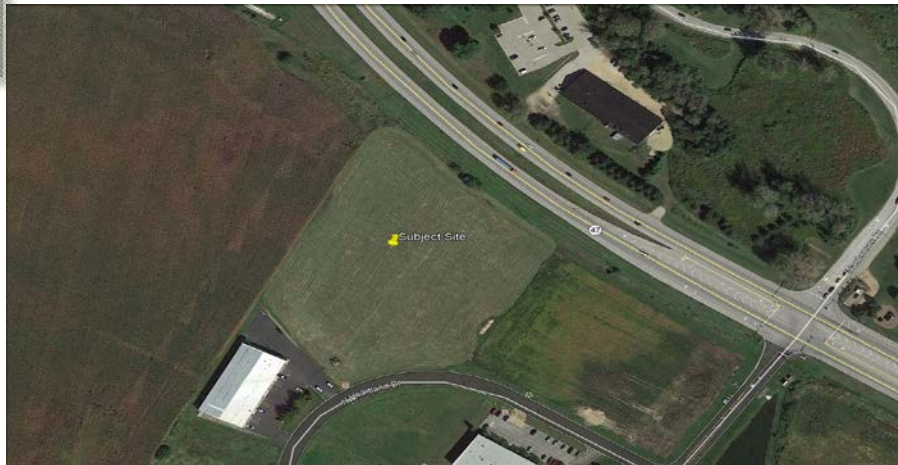


MORKEN
& ASSOCIATES

**BROKERAGE
DEVELOPMENT
MANAGEMENT**



***** 5.6 ACRES FOR SALE *****

**LOCATED IN HEARTLAND BUSINESS CENTER
SUGAR GROVE, IL**

LOCATION: Lots 16 & 39, Heartland Drive, Sugar Grove, IL

SITE: Lot 16: 2 Acres – Zoned Industrial
Lot 15: 3.62 Acres – Zoned Industrial (Possible Commercial)

DIMENSIONS: See Alta Survey, Attached

UTILITIES: Fully Improved

SALE PRICE: Lot 6: \$4.25 psf
Lot 15: \$5.50 psf

COMMENTS: Located across from Waubonsie Community College, and 1.5 miles to I-88 - Full Interchange Construction Underway - Opening in 2019!

For more information, contact Steve Morken
MORKEN & ASSOCIATES
630-567-7800 – Cell
smoken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form nor any information concerning the condition of the property, therefore, it is the Purchaser's sole responsibility to ascertain its requirements and to determine that the subject property and the specifications listed on this listing form meet Purchaser's requirements and are acceptable to the Purchaser.

1888 E. Fabyan Parkway
Batavia, Illinois 60510
630.389.3000 • 630.389.3010 Fax
www.morkenassociates.com



Individual Membership in
the Association of Industrial
Real Estate Brokers

FULL SERVICE CORPORATE REAL ESTATE

ALTA/NSPS LAND TITLE SURVEY OF
 LOT 16 SUGAR GROVE RESEARCH PARK AND
 PART OF LOT 39 COLLEGE CORNER RESUBDIVISION
 VILLAGE OF SUGAR GROVE KANE COUNTY ILLINOIS

N SCALE
 1"=50'



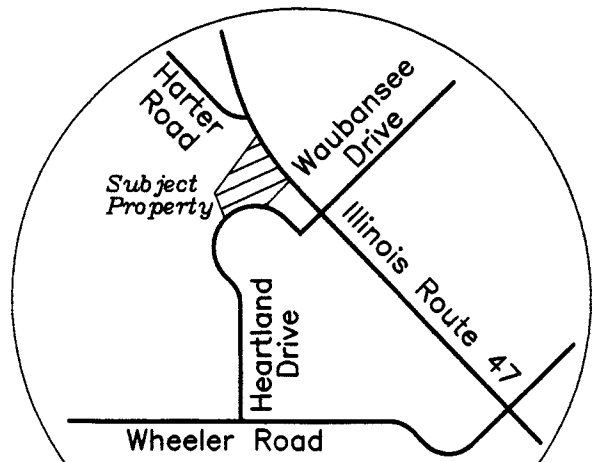
- Indicates Iron Stake Found
- Indicates Iron Stake Set
- ⊕ Indicates Utility Pole
- Indicates Line of Fence
- - - Indicates Storm Drain Sewer
- Indicates Sanitary Sewer
- Indicates Watermain
- - - Indicates Overhead Utilities

PINs: 14-08-251-035
 14-08-251-003

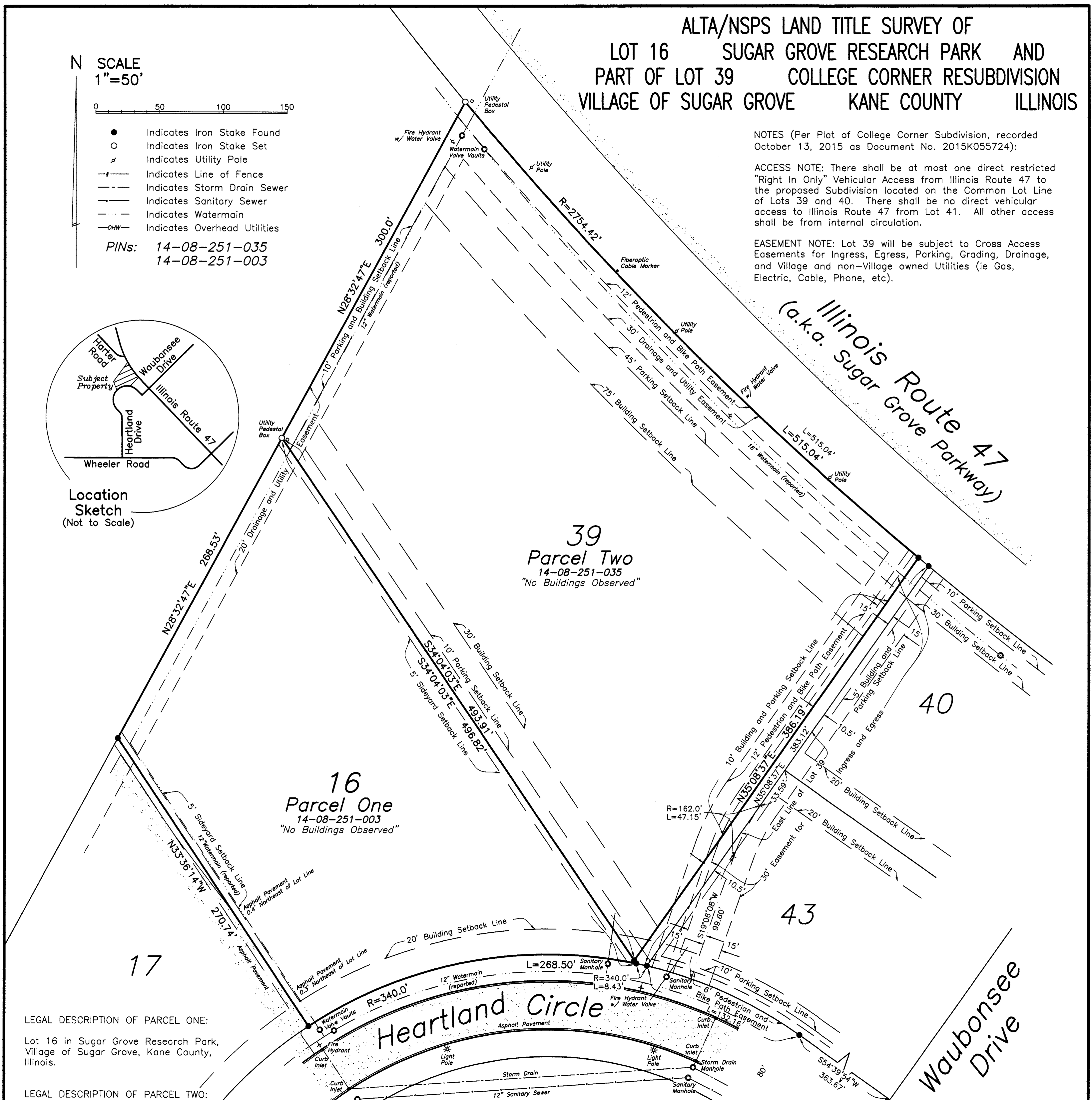
NOTES (Per Plat of College Corner Subdivision, recorded October 13, 2015 as Document No. 2015K055724):

ACCESS NOTE: There shall be at most one direct restricted "Right In Only" Vehicular Access from Illinois Route 47 to the proposed Subdivision located on the Common Lot Line of Lots 39 and 40. There shall be no direct vehicular access to Illinois Route 47 from Lot 41. All other access shall be from internal circulation.

EASEMENT NOTE: Lot 39 will be subject to Cross Access Easements for Ingress, Egress, Parking, Grading, Drainage, and Village and non-Village owned Utilities (ie Gas, Electric, Cable, Phone, etc).



Location Sketch
 (Not to Scale)



LEGAL DESCRIPTION OF PARCEL ONE:

Lot 16 in Sugar Grove Research Park, Village of Sugar Grove, Kane County, Illinois.

LEGAL DESCRIPTION OF PARCEL TWO:

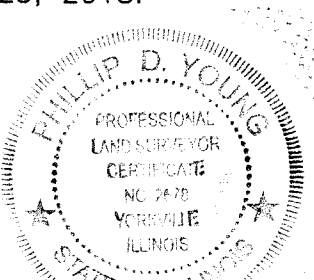
Lot 39 of College Corner Subdivision (EXCEPT the Easterly 10.5 feet thereof), Village of Sugar Grove, Kane County, Illinois.

State of Illinois)
) SS
 County of Kendall)
 To: College Corner, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, and 14 of Table A thereof. The field work was completed on June 25, 2018.

Dated October 31, 2018 at Yorkville, Illinois

Phillip D. Young
 Illinois Professional Land Surveyor No. 2678 (Expires 11/30/18)



SURVEYOR'S NOTES:

- 1) Regarding Item 2 of Table A: Parcel One is commonly known as 770 Heartland Drive. Parcel Two is commonly known as 1390 North Sugar Grove Parkway.
- 2) Regarding Item 3 of Table A: The Subject Property is located within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 17089C0315J with an effective date of July 17, 2012.
- 3) Regarding Item 4 of Table A: The area of Parcel One is 87,317 square feet (= 2.0045 acres). The area of Parcel Two is 157,722 square feet (= 3.6208 acres).
- 4) Regarding Item 6(a) of Table A: The Subject Property has Village of Sugar Grove Zoning "B3" (Regional Business District). A zoning report listing the requirements for this zoning district was not delivered to the Surveyor.
- 5) Regarding Item 7(a) of Table A: There are no existing buildings on the Subject Property.
- 6) Regarding Item 9 of Table A: The Subject Property has no striped parking spaces.
- 7) Regarding Item 11 of Table A: Underground utilities shown are based on surface improvements and utility maps provided by the Village of Sugar Grove. The Surveyor will not be held responsible for the location of underground utilities.
- 8) The easements shown are those shown on the recorded plat of subdivision. No Title Commitment was provided by the Client to the Surveyor.

JOB NO.	18217
JOB NAME	RATOS
DWG FILE	18217

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580