

**THREE INDUSTRIAL LOTS
ENTERPRISE AVENUE
DEKALB, ILLINOIS**

MILNER & ASSOCIATES
615 SYCAMORE ROAD
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MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located on **Enterprise Avenue, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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PROPERTY INFORMATION: LOTS 8, 9 & 10 ENTERPRISE AVENUE, DEKALB, IL

Location: All three contiguous lots are located in the Airport North Industrial Park which is in the City of DeKalb and is directly across the street from the DeKalb Municipal Airport. Please refer to the enclosed map.

Description: There are a total of three contiguous lots available. Each lot is hereby described in further detail:
Lot #8 is 210' wide by 447.47' deep, which equates to 2.15 acres or a total of 94,039 sq. ft.
Lot #9 is 210' wide by 448.14' deep, which equates to 2.16 acres or a total of 94,180 sq. ft.
Lot #10 is 210' wide by 449.48' deep, which equates to 2.166 acres or a total of 94,375 sq. ft.

Access: The primary access is Enterprise Avenue via Pleasant Street.
Directions: From Peace Road take Pleasant Street east to Enterprise and head north. The three lots are located on the east side of Enterprise.

Topography: The topography is level at approximately road grade.

Enclosures: A reduction of the subdivision plat, an aerial, and a detention basin exhibit are enclosed for your review.

Zoning: The zoning is Light Industrial.

Declaration of Easement: A copy of the Declaration of Easement for the industrial park is available upon request. Said easement is for common water detention.

Covenants & Restrictions:

A copy of the covenants and restrictions is on file and available upon request.

Web Site:

www.cityofdekalb.com

Utilities:

Water/Sewer

City of DeKalb: (815) 748-2050

Electricity:

Com Ed: (800) 334-7661

Gas:

Nicor Gas: (888) 642-6748

Telephone:

Verizon: (800) 483-5000

Real Estate Tax I.D.:

08-24-201-016, 017 & 018

Real Estate Taxes:

2007 taxes were \$4,751.46 per parcel for a total of \$14,254.38

Asking Price:

\$2.15 per square foot or

Lot #8 = \$202,183.85

Lot #9 = \$202,487.00

Lot #10 = \$202,906.25

97 APR -1 PM 2:35

Alan J. Schaefer
DEKALB COUNTY, ILLINOIS

AIRPORT NORTH INDUSTRIAL PARK

UNIT THREE

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 4
EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF
DEKALB, DEKALB COUNTY, ILLINOIS.

SOUTHEAST CORNER OF AIRPORT
NORTH INDUSTRIAL PARK UNIT 1

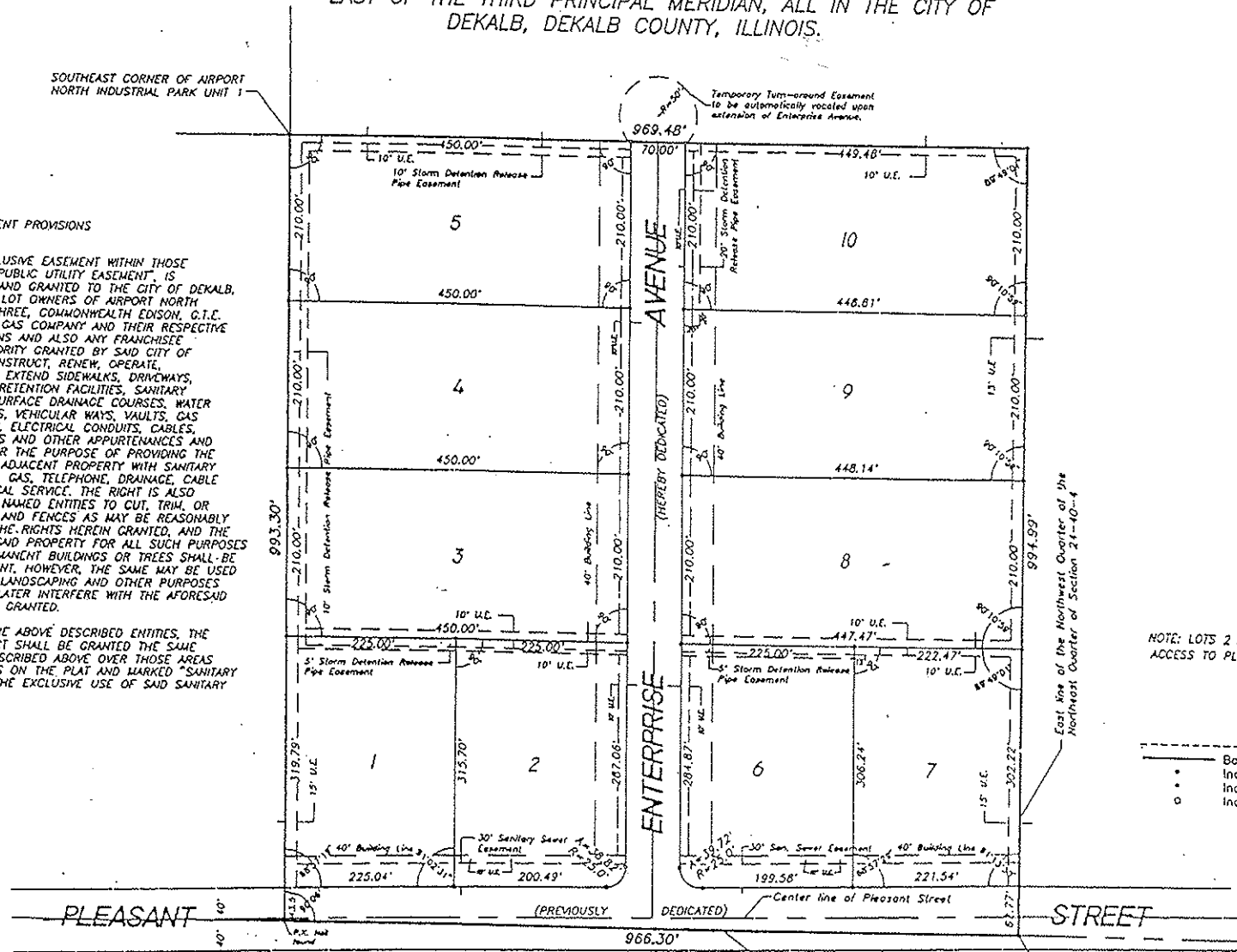
Temporary Turn-around Easement
to be automatically vacated upon
extension of Enterprise Avenue.

EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT WITHIN THOSE AREAS DESIGNATED AS "PUBLIC UTILITY EASEMENT" IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF DEKALB, ILLINOIS, THE ADJOINING LOT OWNERS OF AIRPORT NORTH INDUSTRIAL PARK UNIT THREE, COMMONWEALTH EDISON, C.T.E. AND NORTHERN ILLINOIS GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND ALSO ANY FRANCHISEE OPERATING UNDER AUTHORITY GRANTED BY SAID CITY OF DEKALB, TO INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, RELOCATE AND EXTEND SIDEWALKS, DRIVEWAYS, PARKING AREAS, STORM RETENTION FACILITIES, SANITARY SEWERS, DRAIN LINES, SURFACE DRAINAGE COURSES, WATER MAINS, MANHOLES, INLETS, VEHICULAR WAYS, VAULTS, GAS MAINS, TELEPHONE LINES, ELECTRICAL CONDUITS, CABLES, WIRES, POLES, PEDESTALS AND OTHER APPURTENANCES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF PROVIDING THE SUBDIVISION AND OTHER ADJACENT PROPERTY WITH SANITARY SEWERS, ACCESS, WATER, GAS, TELEPHONE, DRAINAGE, CABLE TELEVISION AND ELECTRICAL SERVICE. THE RIGHT IS ALSO GRANTED TO THE ABOVE NAMED ENTITIES TO CUT, TRIM, OR REMOVE TREES, BUSHES AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON SAID PROPERTY FOR ALL SUCH PURPOSES STATED HEREIN. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

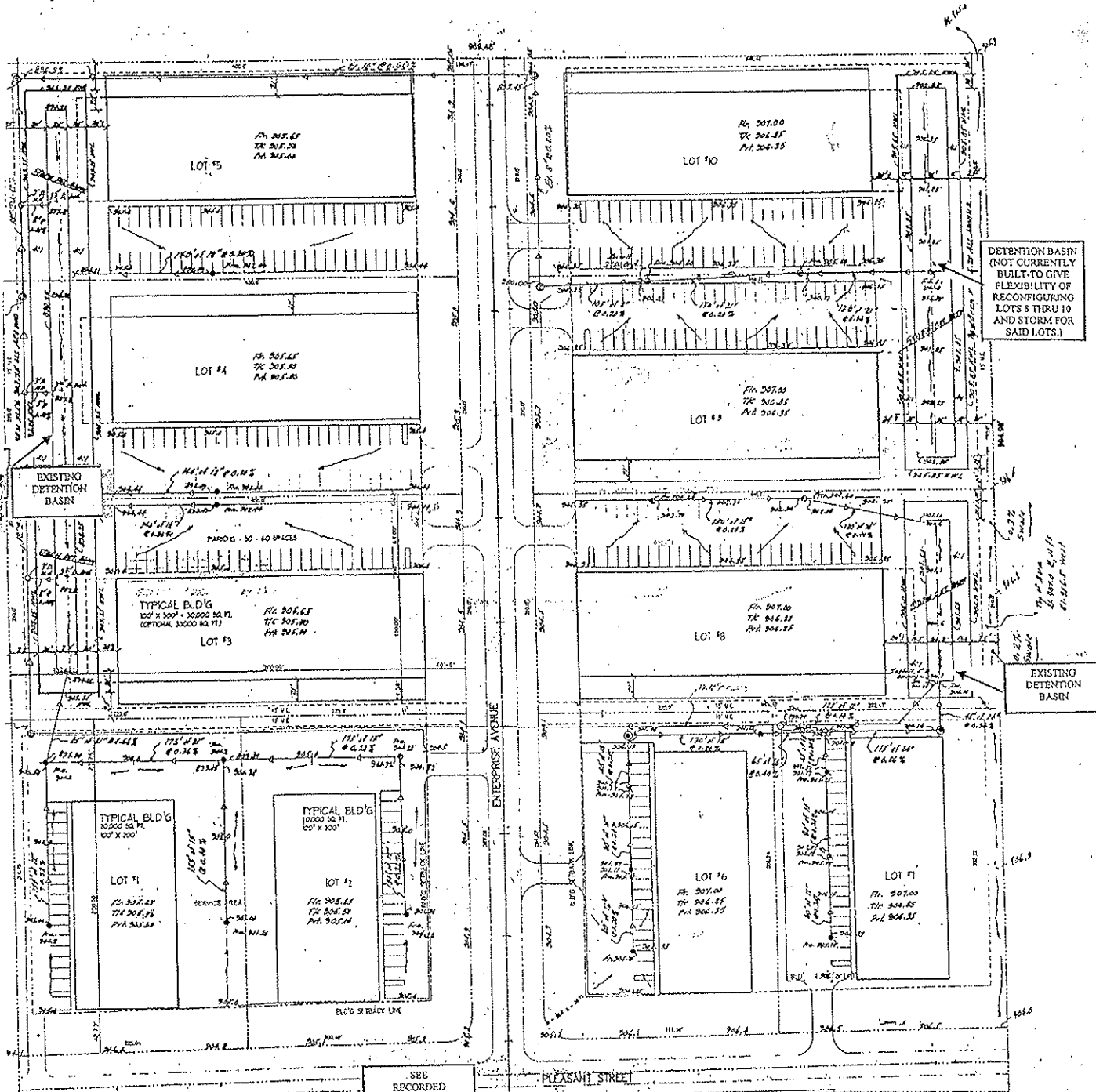
NOTE: IN ADDITION TO THE ABOVE DESCRIBED ENTITIES, THE DEKALB SANITARY DISTRICT SHALL BE GRANTED THE SAME EASEMENT RIGHTS AS DESCRIBED ABOVE OVER THOSE AREAS SHOWN BY DASHED LINES ON THE PLAT AND MARKED "SANITARY SEWER" OR "S.E." FOR THE EXCLUSIVE USE OF SAID SANITARY DISTRICT.

SCALE 1"=100'



NOTE: LOTS 2 AND 6 WILL HAVE NO VEHICULAR ACCESS TO PLEASANT STREET.

- LEGEND
- - - - - Boundary of property surveyed
 - Indicates found survey marker
 - o Indicates set survey marker
 - o Indicates concrete monument set



SITE PLAN

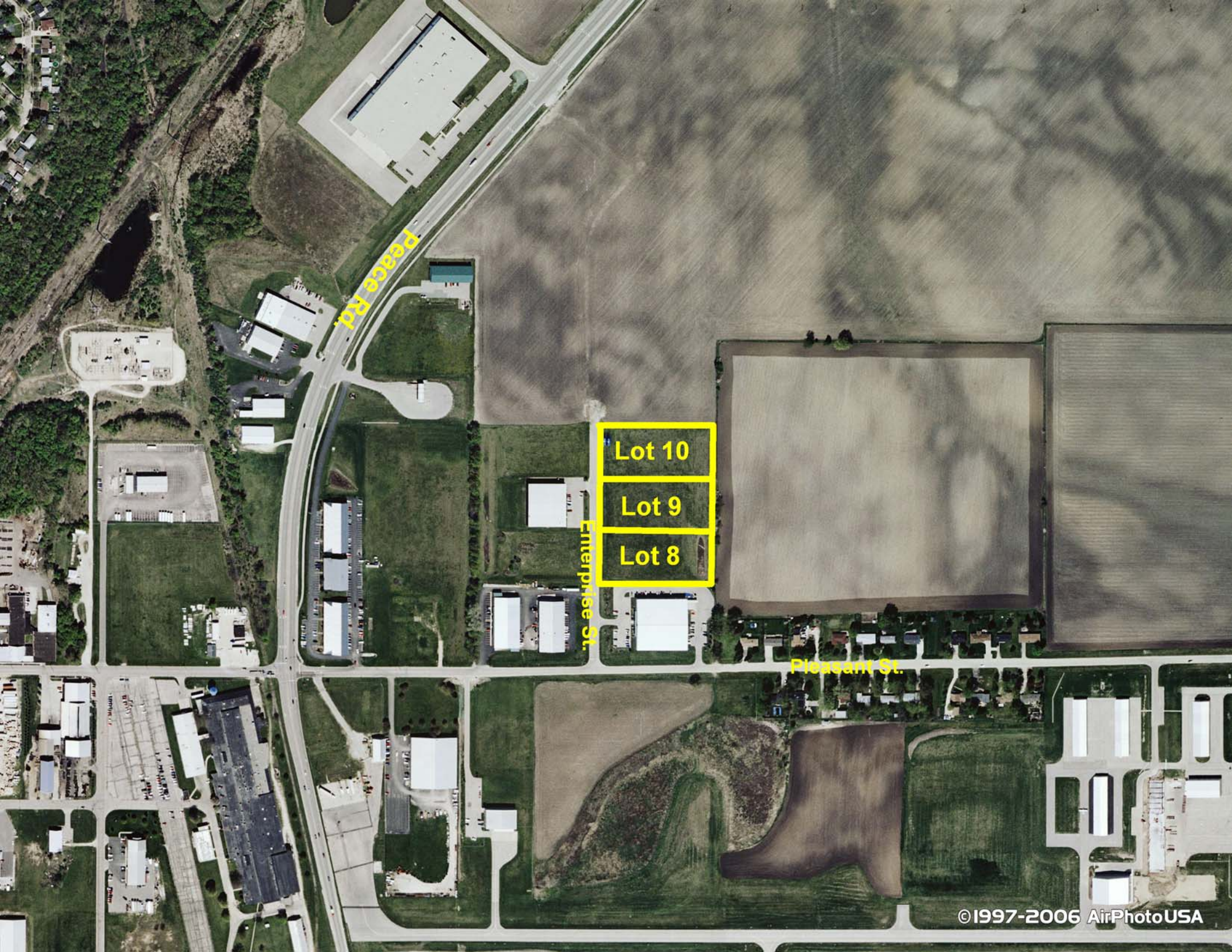
GRADING & DRAINAGE by Wm. H. Moore, PE
 Moore Engineering, Inc., 1115
 N.W. 11th St., Miami, FL 33136

SEE
 RECORDED
 DECLARATION
 OF BASEMENTS
 FOR
 STORM SYSTEM
 EASEMENTS
 (RECORDED DOC.
 97007788)

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REVISED
 7-28-97
 W.H.M.

ALL INFORMATION BELIEVED ACCURATE, BUT SHOULD BE FIELD VERIFIED.



Peace Rd.

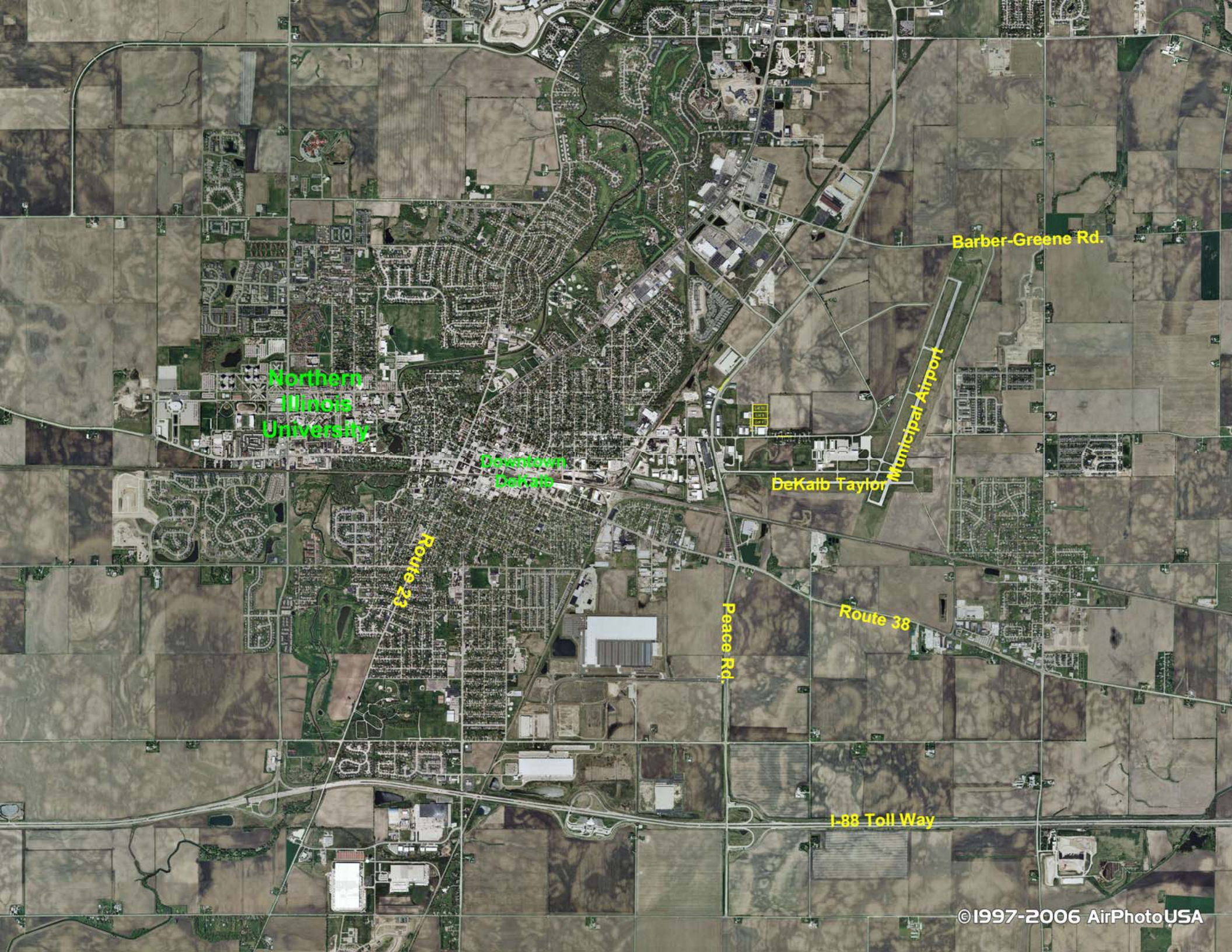
Lot 10

Lot 9

Lot 8

Enterprise St.

Pleasant St.



Northern
Illinois
University

Downtown
DeKalb

DeKalb Taylor

Municipal Airport

Barber-Greene Rd.

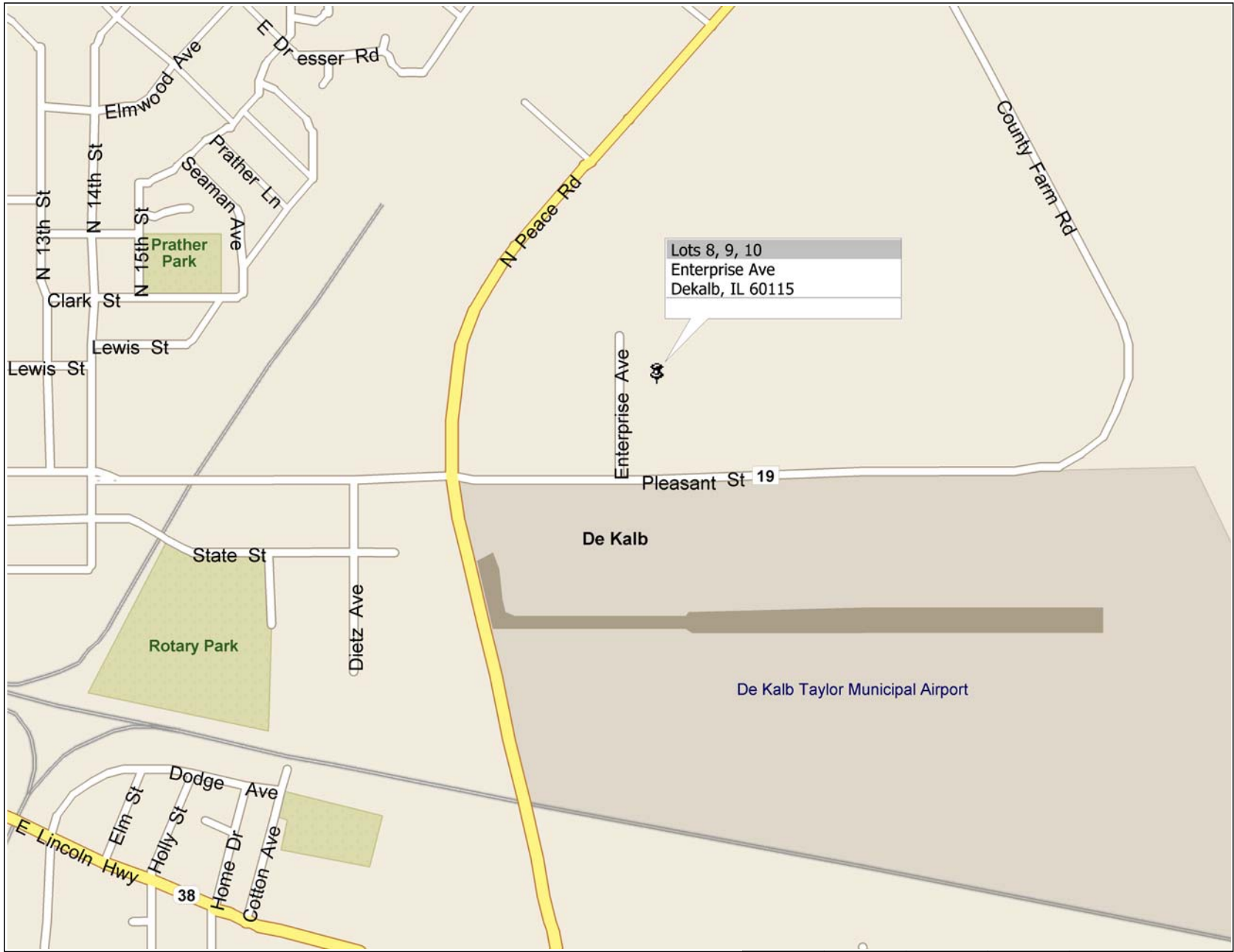
Route 23

Peace Rd.

Route 38

I-88 Toll Way

Lots 8, 9, 10 on Enterprise



Lots 8, 9, 10
Enterprise Ave
Dekalb, IL 60115

DeKalb County, Illinois

