

**3.11 ACRE
COMMERCIAL LOT
CORTLAND, ILLINOIS**

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
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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.

For further information contact:

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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 at **20740 Somonauk Road, Cortland, 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: 3.106 Acres Somonauk Road &
East Cortland Road, Cortland, IL 60112**

Property Address: 20740 Somonauk Road
Cortland, Illinois 60112

Location: This property is located on the southeast corner of Somonauk Road & East Cortland Road, Cortland, IL. [Refer to enclosed map.]

Access: Access is via an existing curb cut on Somonauk Rd. There is also an existing driveway approach on East Cortland Rd. and a proposed access on Pampus Dr.

Site Size: This property encompasses a total of 3.106 acres. The dimensions are 329.01 feet along Somonauk Road, 408.52 feet along East Cortland Road, 333.5 feet along Pampus Drive, and 408.50 feet along the adjacent park. [See enclosed aerial and survey.]

Traffic Counts: The average daily traffic count at this intersection is 4,000. Somonauk Road is the main artery connecting Cortland to Sycamore and to DeKalb via Barber Greene or Route 38.

Highest and Best Use: Due to the location and accessibility of this property, it is ideally situated for a commercial/retail application.

Surrounding Trade Area: This property is contiguous to a park and a single family residential development and is in close proximity to other residential developments.

Zoning and Annexation: Zoning is C-1 Commercial. This property was annexed into Cortland in 2002 as part of a larger 80+ acre assemblage.

Sanitary Sewer & Water: A water main and sanitary sewer easement, with DeKalb Sanitary District, is located along East Cortland Road.

Water Detention: An agreement made in 2002 states that in consideration of the water main/sanitary easement any future water retention will be accepted by the adjacent single family development

EPA Phase 1: A Phase 1 environmental dated June 2000 is on file. (Note: the home and outbuildings were demolished and removed since the report was conducted.)

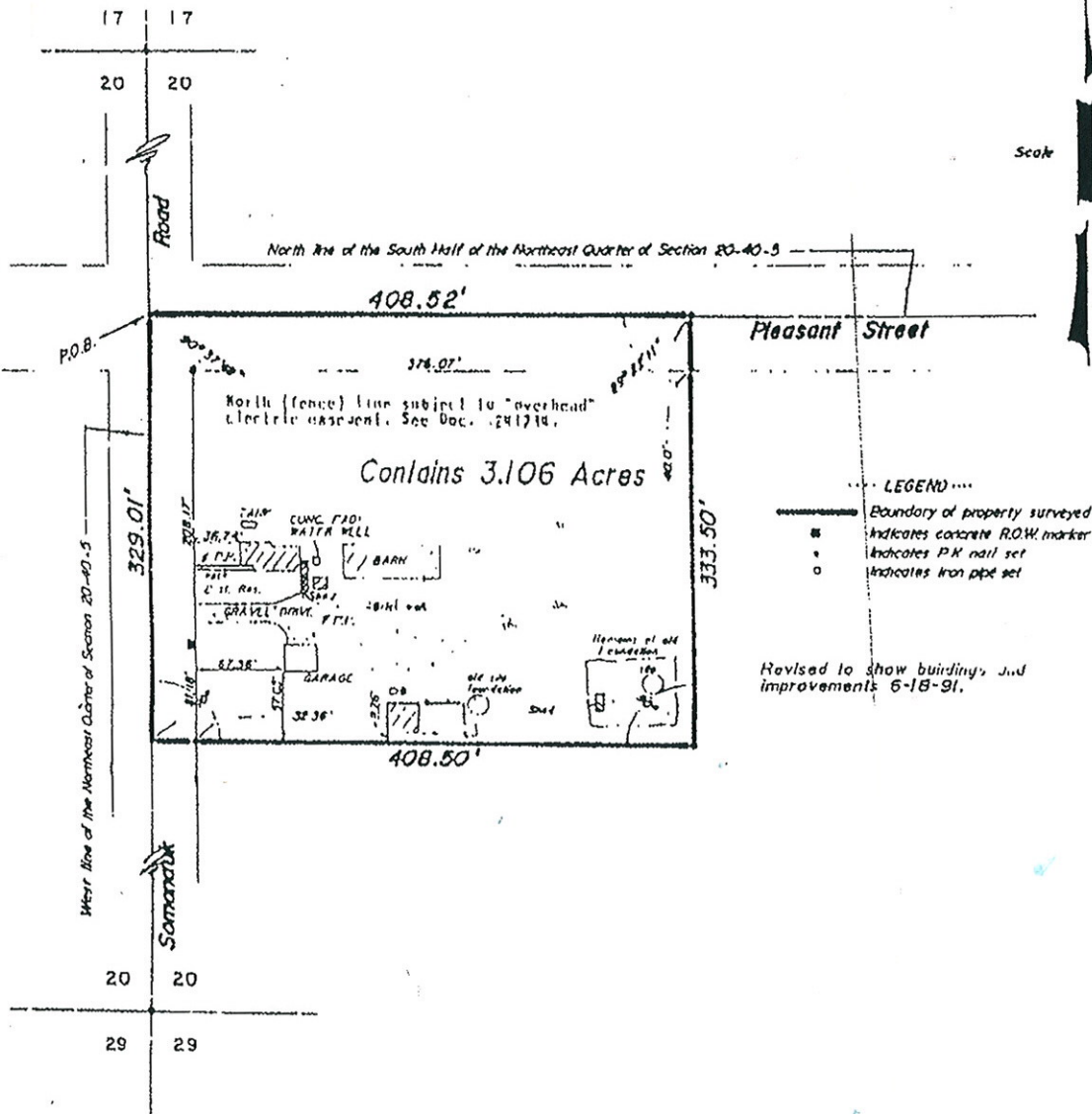
Real Estate Tax I. D. : 09-20-200-003

Real Estate Taxes: \$2,617.14 for tax year 2009.

Asking Price: \$270,934.00 = \$2.00 p.s.f.

PLAT AND CERTIFICATE OF SURVEY

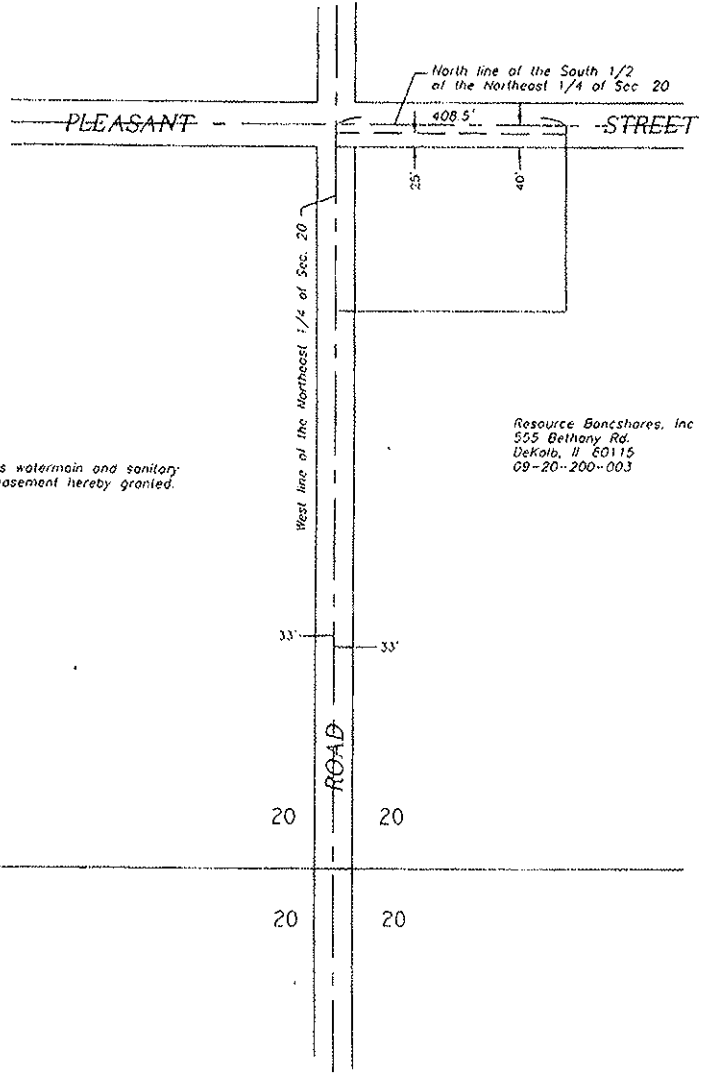
OF
 THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN,
 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID
 SOUTH HALF; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID QUARTER,
 329.01 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO SAID WEST LINE,
 408.50 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED
 COURSE, PARALLEL WITH SAID WEST LINE, 333.50 FEET TO THE NORTH LINE
 OF SAID SOUTH HALF; THENCE WESTERLY, ALONG SAID NORTH LINE, 408.52
 FEET TO THE POINT OF BEGINNING, CONTAINING 3.106 ACRES, ALL IN
 CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS



STATE OF ILLINOIS)
 COUNTY OF DEKALB)

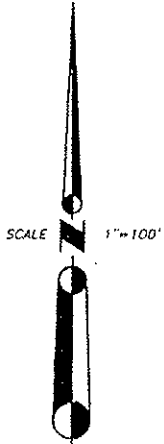
GRANT AND PLAT OF EASEMENT FOR WATERMAIN AND SANITARY SEWER PURPOSES

AN EASEMENT, FOR WATERMAIN AND SANITARY SEWER PURPOSES, IS HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF CORTLAND AND THE DEKALB SANITARY DISTRICT, OVER, UNDER AND UPON THE SOUTH 25 FEET OF THE NORTH 40 FEET OF THE WEST 408.5 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.



Indicates watermain and sanitary sewer easement hereby granted.

Resource Bancshares, Inc
555 Bethony Rd.
Dekalb, IL 60115
CR-20-200-003

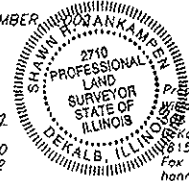


STATE OF ILLINOIS)
)ss
COUNTY OF DEKALB)

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN EASEMENT HEREBY GRANTED TO THE TOWN OF CORTLAND AND THE DEKALB SANITARY DISTRICT AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENT.
DATED AT DEKALB, ILLINOIS THIS 18TH DAY OF SEPTEMBER

FOR: CES
JOB NO. WES 8553K

Shawn R. VonKampen
SHAWN R. VONKAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 2710
LICENSE EXPIRATION DATE NOVEMBER 30TH, 2002



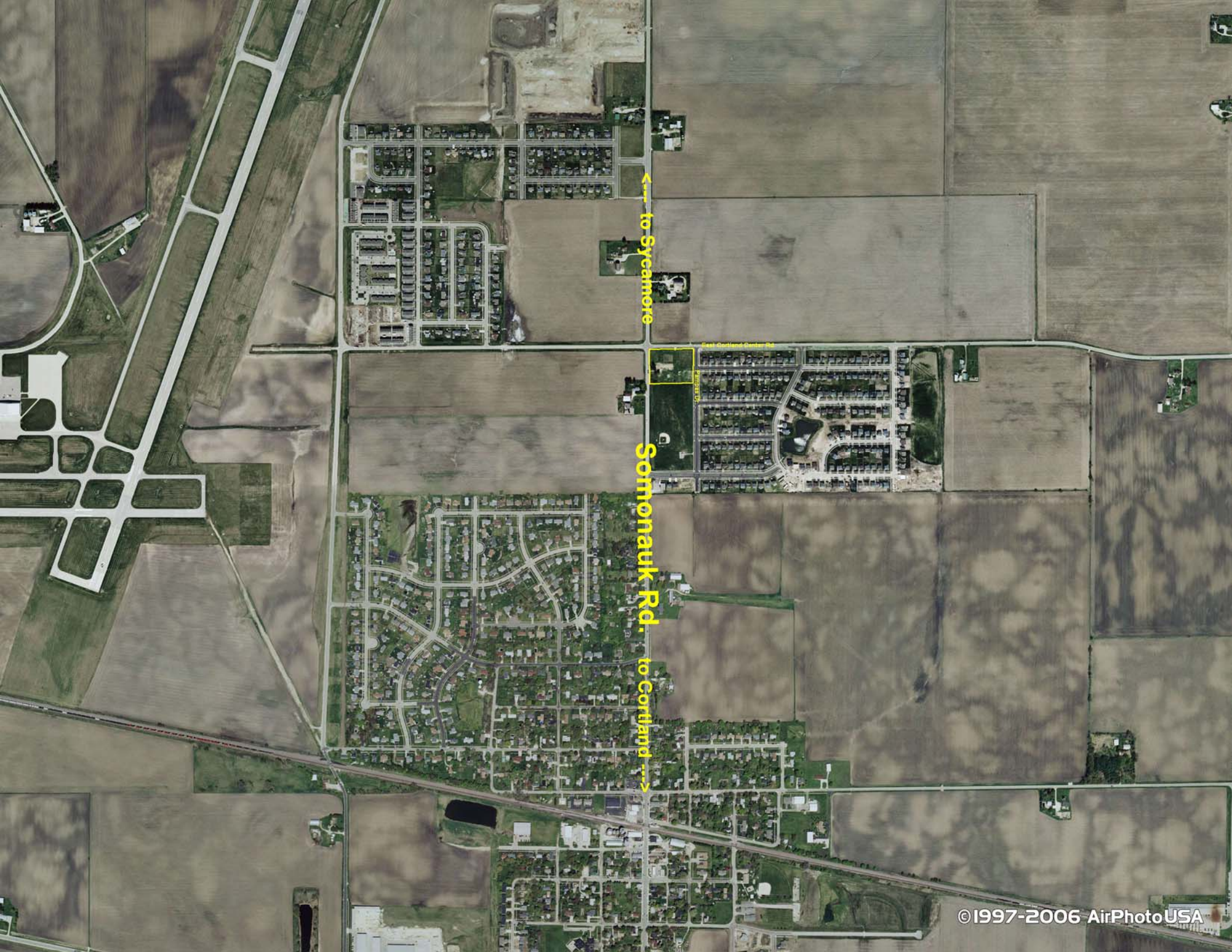
Prepared by:
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Dekalb, Illinois 60115
(815) 756-2189
Fax 748-2532
hannosurv@aol.com

East Cortland Center Rd.

Pampas Dr.

Somonauk Rd.





to Sycamore

Somonauk Rd. to Cortland

East Cortland Center Rd

SOMONAUK RD.

DeKalb County, Illinois

