

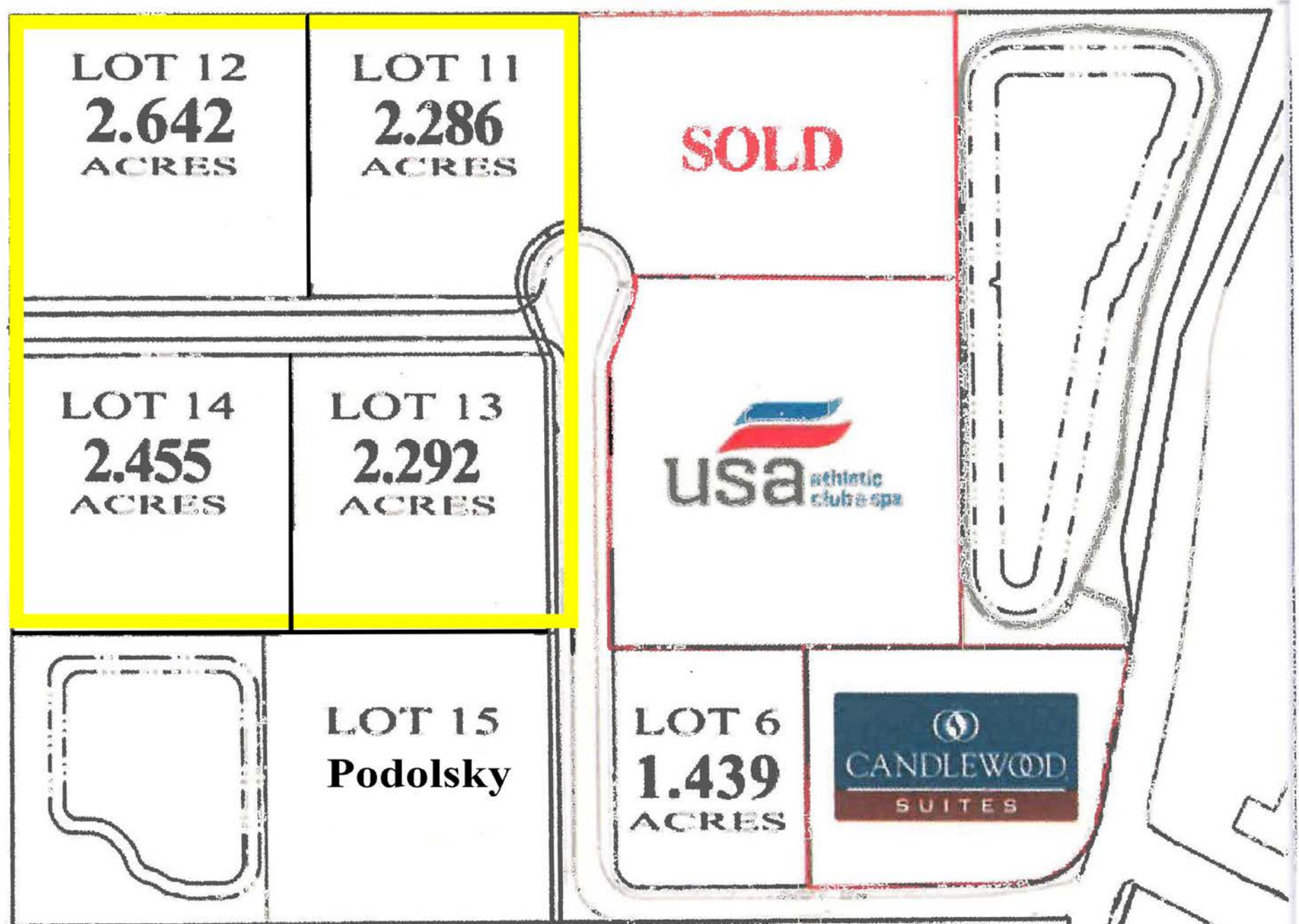
THE MISSNER | GROUP

The Missner Group provides comprehensive and integrated real estate development, acquisition, and construction services throughout the United States. The firm was established on a set of core philosophies established by Irving Missner in 1945 which include practicing honesty, integrity, and providing value to every project; to understand not only the client's needs, but also their business goals and operations; and to complete each project efficiently and effectively. The Missner Group, now in its seventieth year and third generation places significant importance on relationships, whether with clients, associates, subcontractors, or colleagues, each is of the utmost value. For these reasons, The Missner Group has earned an enviable reputation from those associated with our industry, from architects and engineers to those in the banking and lending communities. Built on solid principles, The Missner Group specializes in a broad range of project types. Whether building a large industrial property, manufacturing plant, an office, a laboratory, medical center, or a retail development, The Missner Group prides itself on dedication to client satisfaction and the highest standards of quality in construction.

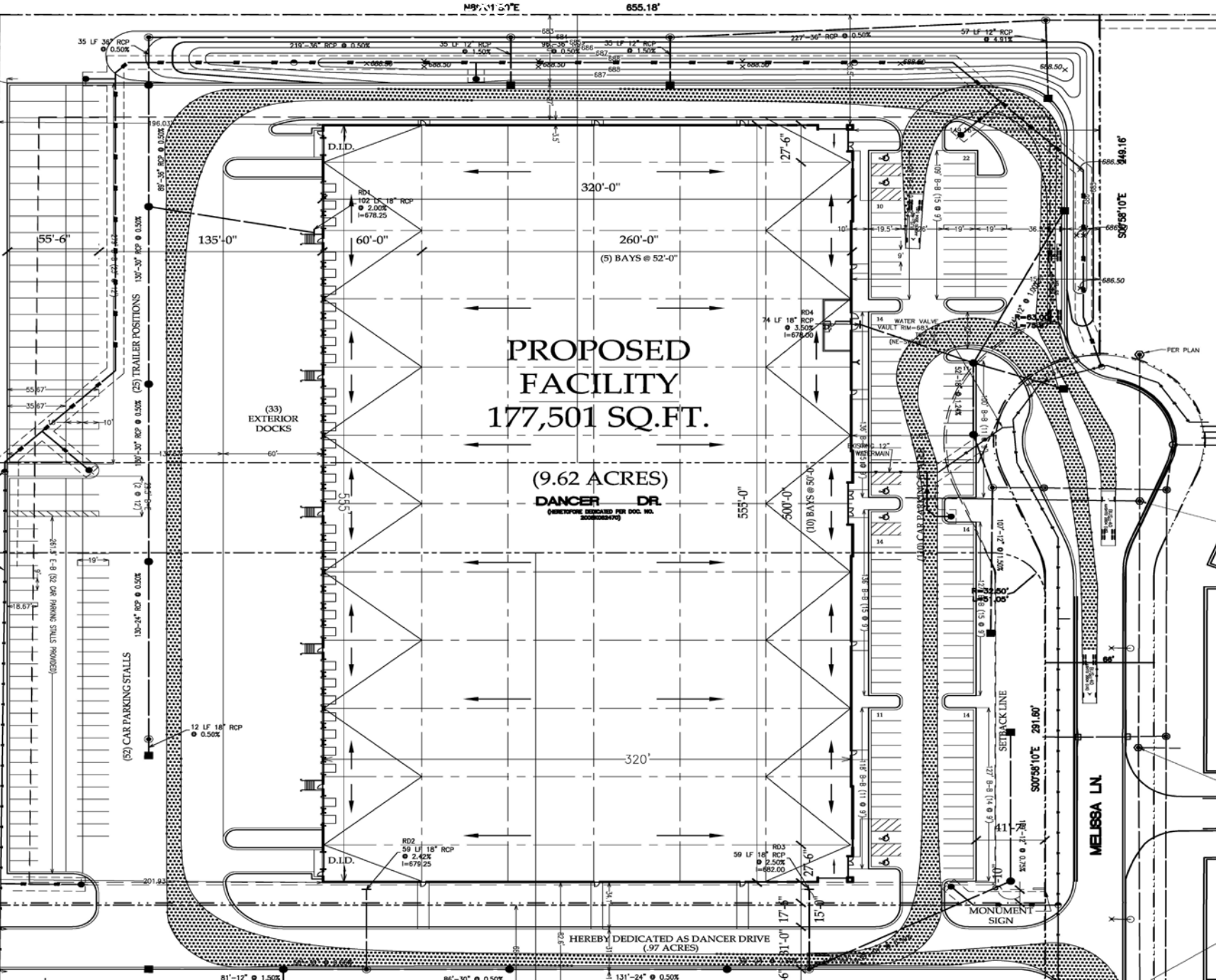
Orchard 88 Site Proposal



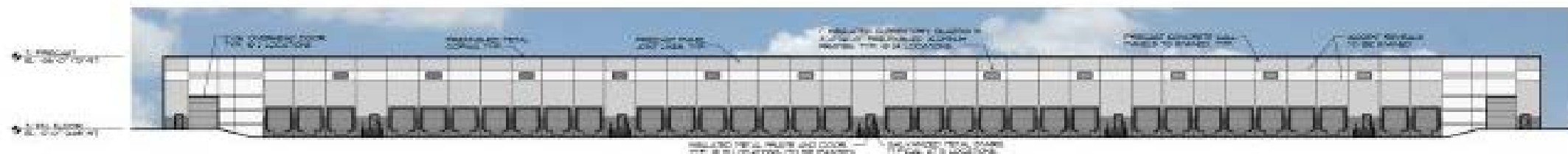
Current Subdivision



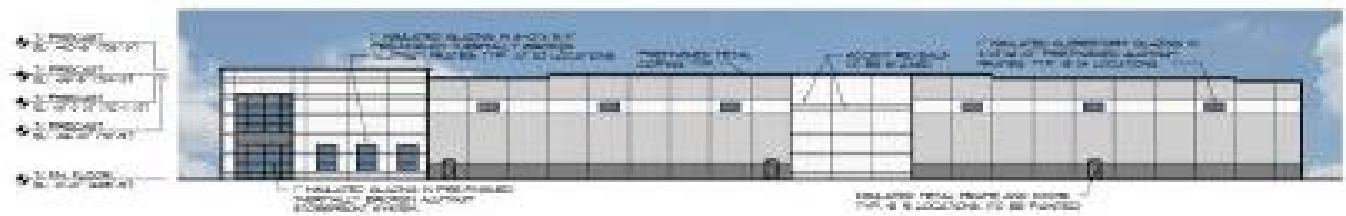
I-88



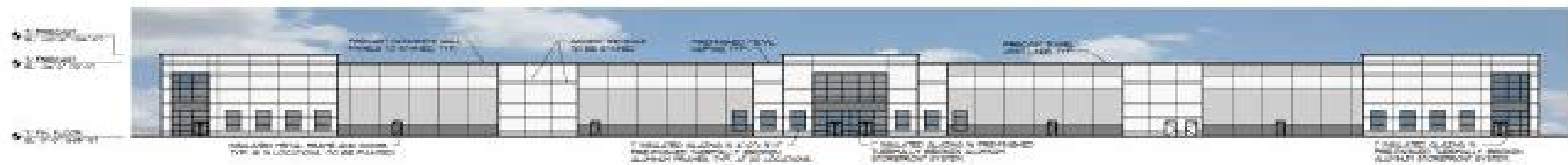
Orchard 88 Site Plan



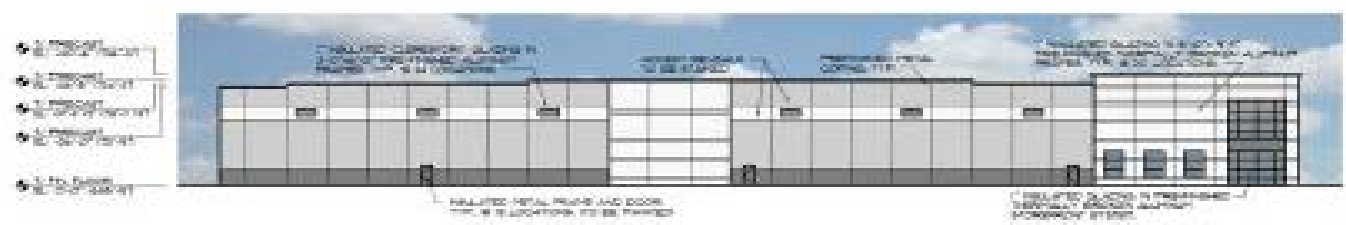
A3 WEST ELEVATION
SCALE: 1/32" = 1'-0"



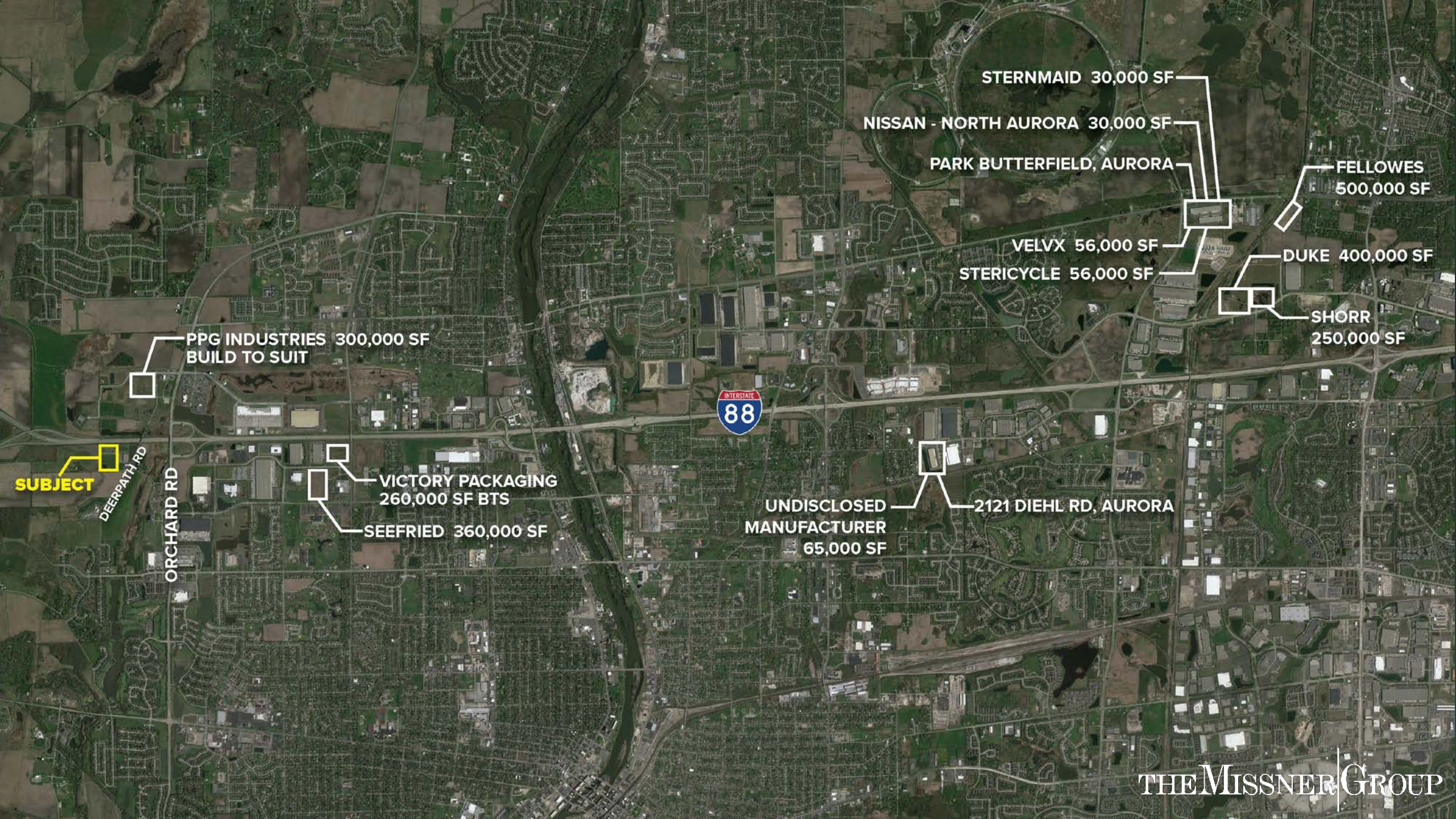
B3 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



C3 EAST ELEVATION
SCALE: 1/32" = 1'-0"



D3 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



STERNMAID 30,000 SF

NISSAN - NORTH AURORA 30,000 SF

PARK BUTTERFIELD, AURORA

FELLOWES
500,000 SF

VELVX 56,000 SF

STERICYCLE 56,000 SF

DUKE 400,000 SF

SHORR
250,000 SF

PPG INDUSTRIES 300,000 SF
BUILD TO SUIT



SUBJECT

DEERPETH RD

ORCHARD RD

VICTORY PACKAGING
260,000 SF BTS

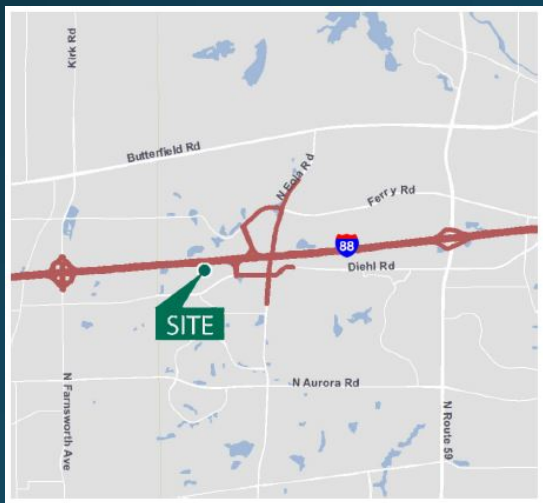
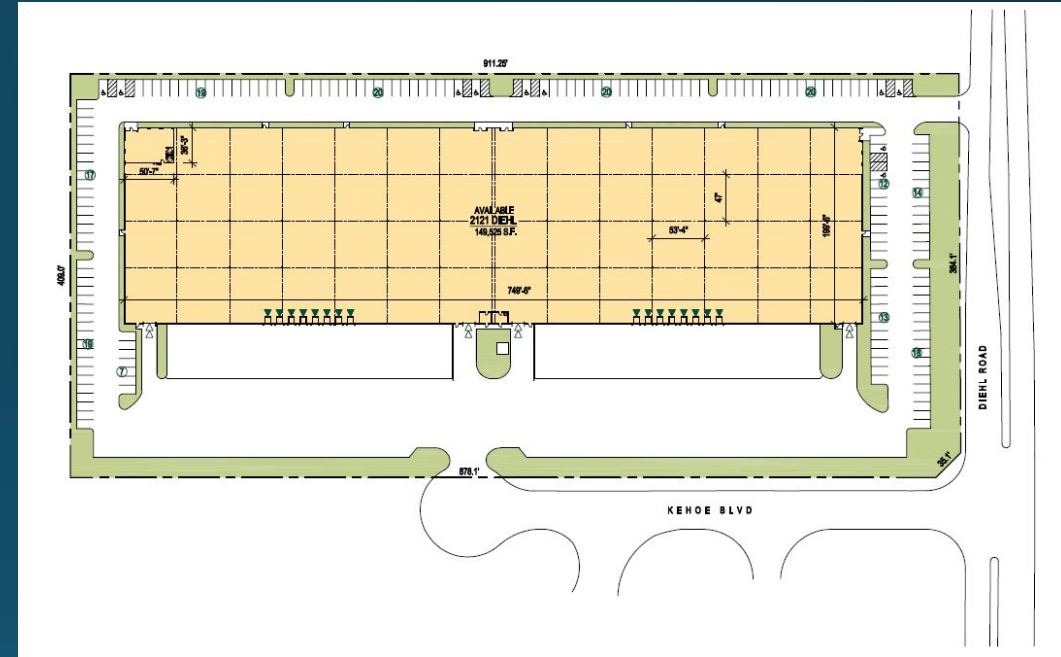
SEEFRIED 360,000 SF

UNDISCLOSED
MANUFACTURER
65,000 SF

2121 DIEHL RD, AURORA

White Oak Business Park Aurora – 2121 Diehl Road

Completed October, 2014



location

- Located on Diehl Road in the White Oak Business Park
- Immediate access to I-88 via the Eola four-way interchange

facility

- Available: 149,525 SF (divisible to 30,000 SF)
- Clear Height: 30'
- Loading: 16 exterior docks; 4 drive-in doors (expandable)
- Trailer Parking: 24 positions available
- Typical Bay Size: 53' x 47'
- Parking: 181 cars
- Site Size: 8.42 acres
- New construction
- Office space to suit

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Prologis

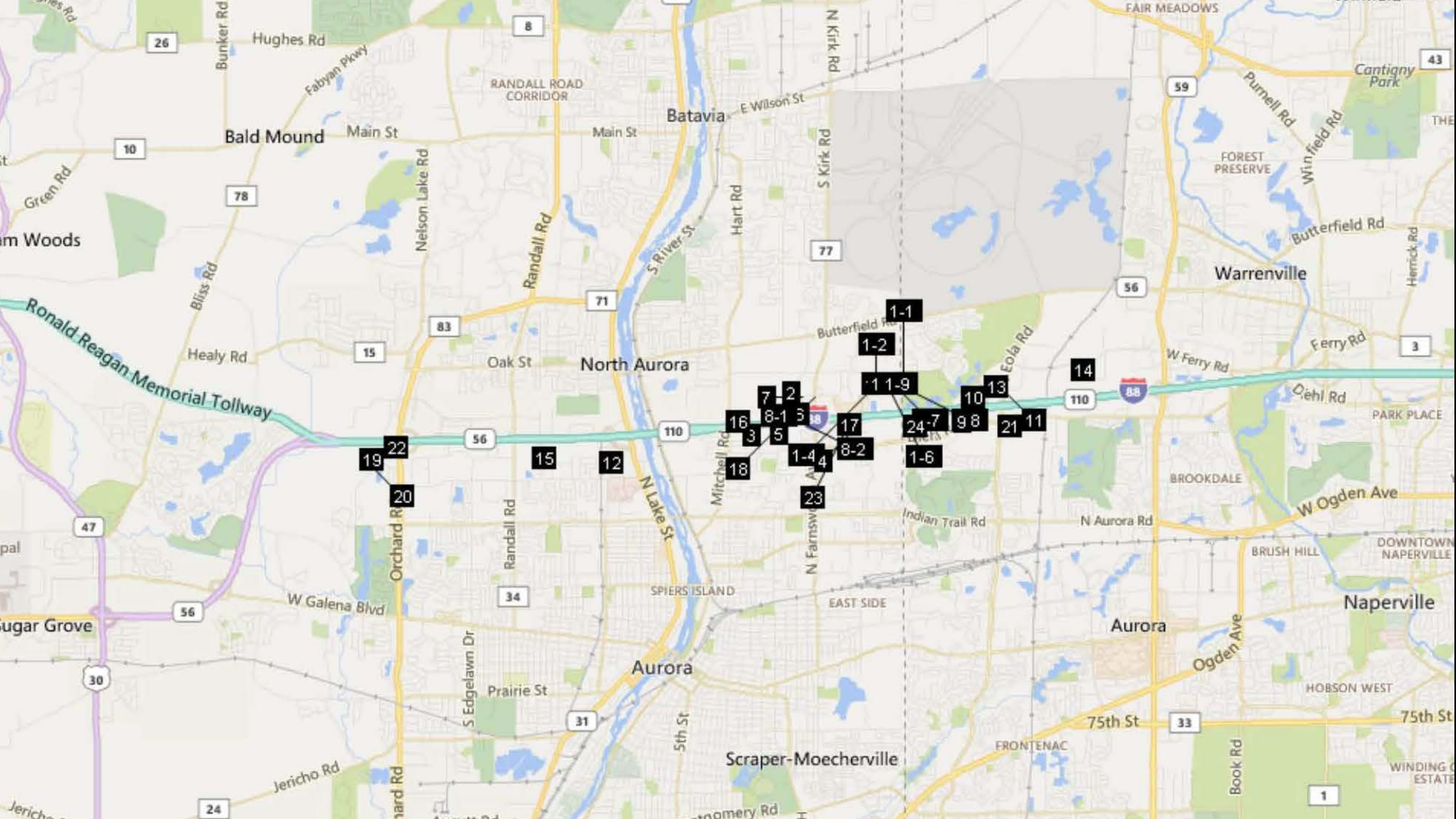
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 6250 N. River Road, Suite 1100
 Rosemont, IL 60018 USA

Timeline

- April 14, 2015 – Contract signed with Inspection Period to determine if City will allow Buyer to vacate Dancer Drive
- May 6, 2015 – Development Review Meeting with Aurora
 - Plans submitted with relocation of Dancer Drive to south end of site
 - No indication of any objection to vacation and relocation of Dancer Drive
- May 27, 2015 – Earnest money became non-refundable
- June 11, 2015 – Closing date on the property

Timeline Cont.

- July 8, 2015 – Electronic transmission of Preliminary Site Plan, Grading Plan, Landscaping drawing and building elevation to David Hulseberg
- July 28, 2015 – 2nd Development Review Meeting with Aurora
 - Right of Way (vs. private road) required by Aurora
 - Discussion of setback relief and flex parking scheme
 - No indication of objection to objection and relocation of Dancer Drive
- August 8, 2015 – Email communication from Bill Weit citing “diverse development mix” as apparent basis of staff/City opposition to development



Real Estate Tax Projections

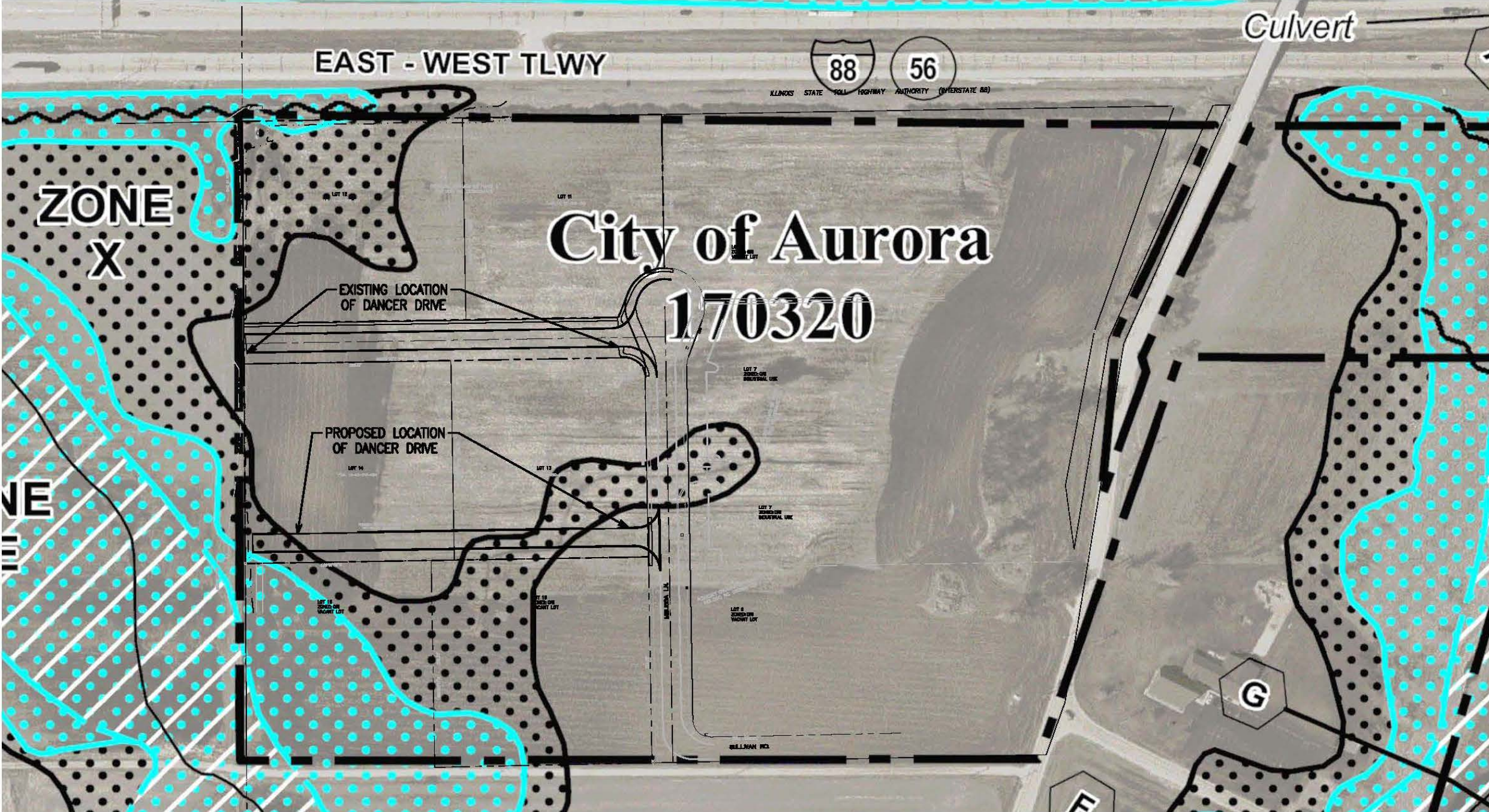
Real Estate Tax Projections
Dancer Drive and Melissa Lane

	Total Development Square Footage	FAR of Site	Estimated RE Taxes per Sq Ft	Year 1 RE Taxes	Year 2 RE Taxes	Year 3 RE Taxes	Year 4 RE Taxes	Year 5 RE Taxes	Year 6 RE Taxes	Year 7 RE Taxes	Year 8 RE Taxes	Year 9 RE Taxes	Year 10 RE Taxes	Total Over 10 YRS
4 Building Development	150,580	32%	2.00	301,160	316,218	332,029	348,630	366,062	384,365	403,583	423,762	444,950	467,198	3,787,958
Proposed Missner Group Development (multi tenant)	177,501	38%	2.00	355,002	372,752	391,390	410,959	431,507	453,083	475,737	499,523	524,500	550,725	4,465,177
Increased RE Tax Revenue				53,842	56,534	59,361	62,329	65,445	68,718	72,153	75,761	79,549	83,527	677,219

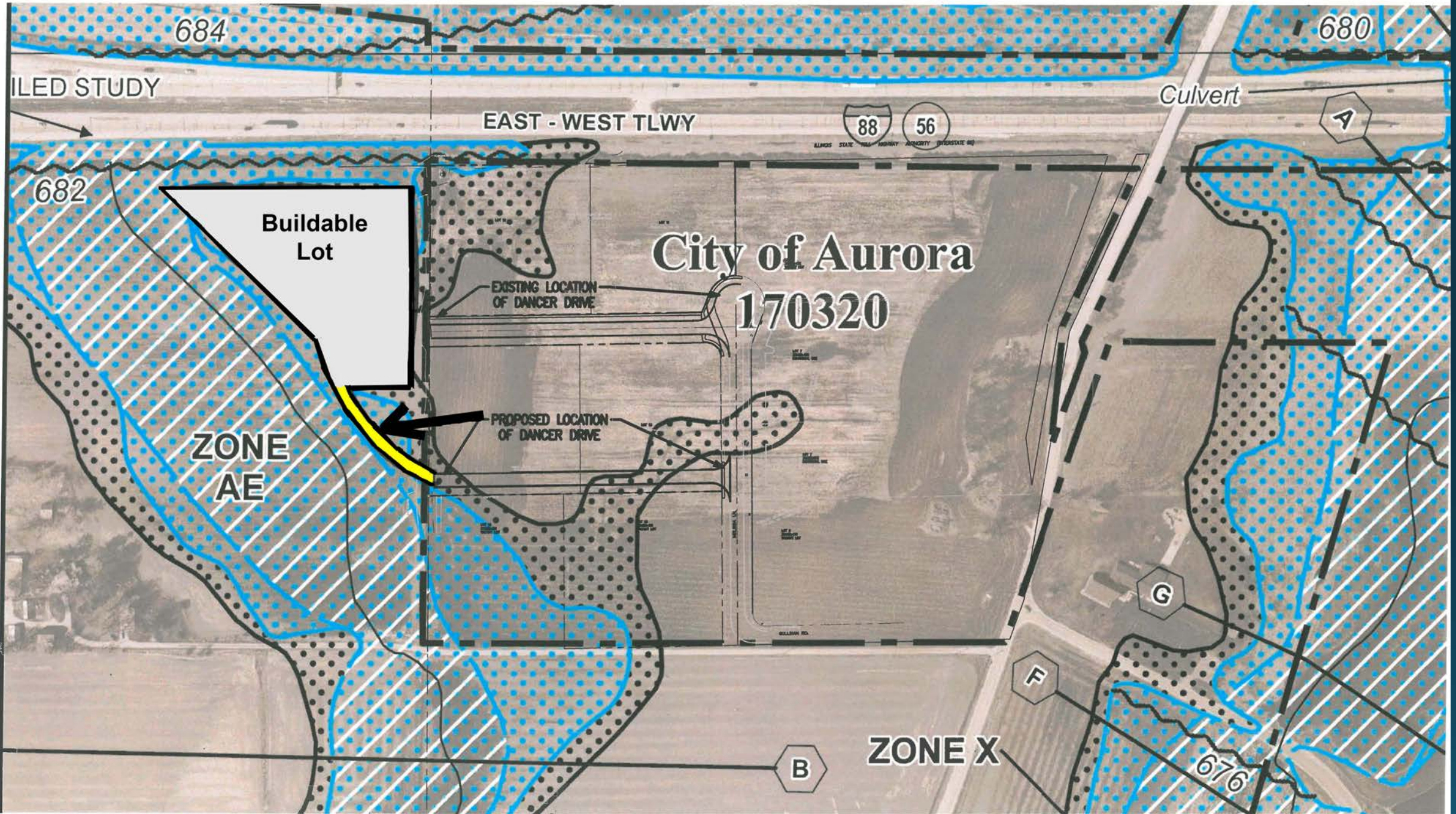
Notes

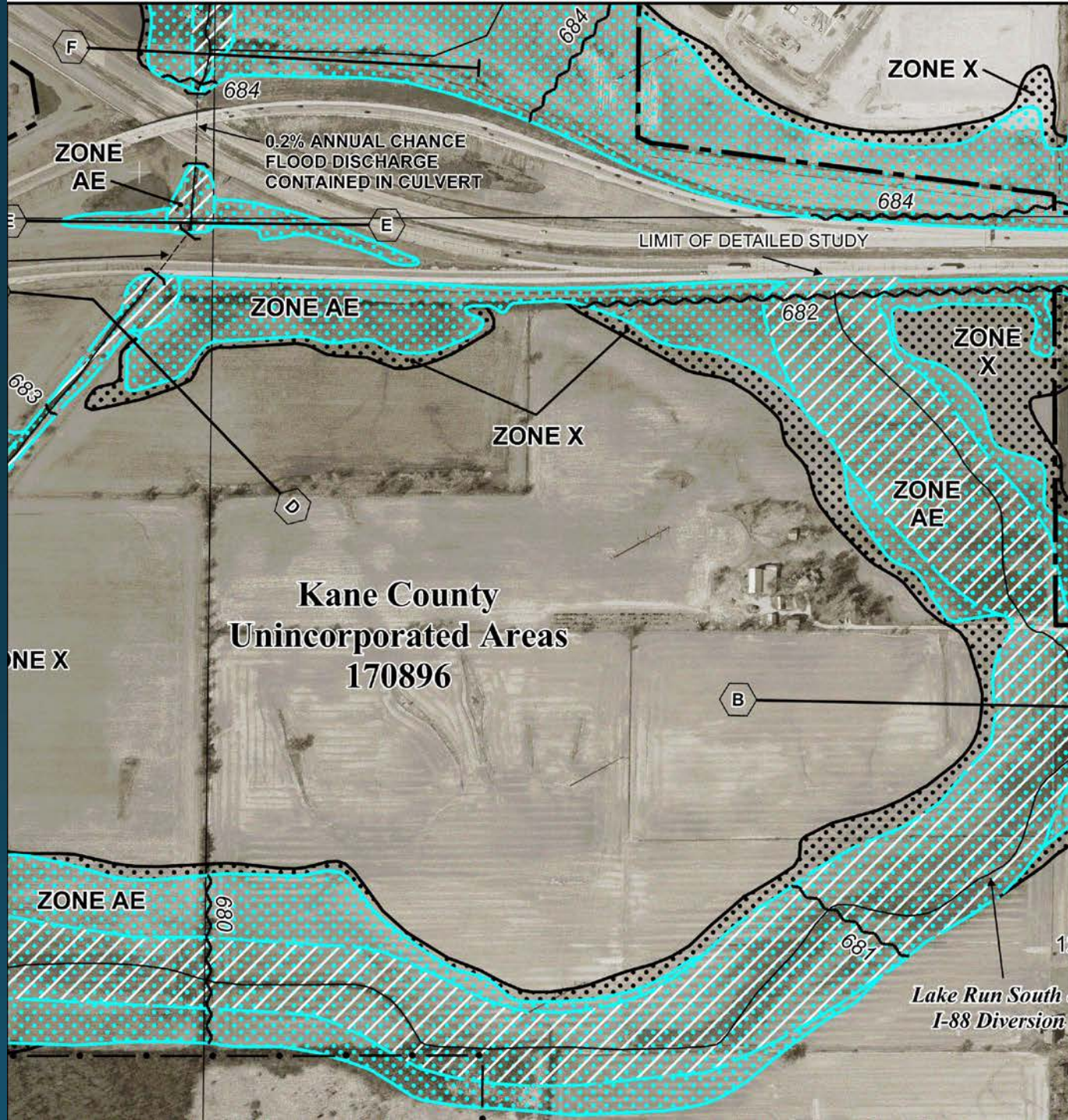
Estimated RE taxes per sq ft based on building completion and occupancy
RE Taxes assumed to increase 5% annually

RELOCATED DANCER DRIVE

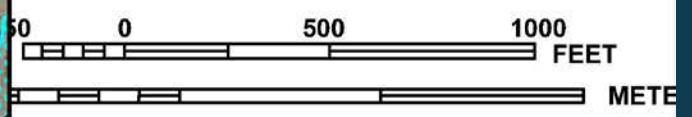


RELOCATED DANCER DRIVE





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0317H

FIRM
 FLOOD INSURANCE RATE MAP
 KANE COUNTY,
 ILLINOIS
 AND INCORPORATED AREAS

PANEL 317 OF 410
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AURORA, CITY OF	170320	0317	H
KANE COUNTY	170896	0317	H
NORTH AURORA, VILLAGE OF	170329	0317	H
SUGAR GROVE, VILLAGE OF	170333	0317	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 17089C0317H
 MAP REVISED
 AUGUST 3, 2009

Federal Emergency Management Agency

West line of the Northwest 1/4 of Sec. 12-38-7

P.O.C. Parcel One-A & Parcel One-B

EAST-WEST

TOLLWAY

Company Right of Way
Commonwealth Edison

891.00'

138.84'

1092.00'

231.75'

581.29'

92°35'

92°29'36"

178°08'30"

90°54'20"

999.30'

Parcel One-B
Contains 31.764 Acres

Sec. 12-38-7

East line of the Northeast 1/4 of the Northwest 1/4 of Sec. 12-38-7

Northwest 1/4 of the Northeast 1/4 of Sec. 12

431.55'

90°54'20"

Parcel One-A
Contains 13.035 Acres

772.81'

800.41'

1056.52'

Parcel One-C
Contains 0.489 Acres

89°08'42"

1094.32'

101°12'16"

Northwest 1/4 of

249.83'

228.00'

P.O.B. Parcel One-B

1362.09'

1338.55'

P.O.B. Parcel One-C

1269.38'

1287.00'

South line of the North 1/2 of the Northwest 1/4 of Sec. 12-38-7

16.50'

Southwest 1/4 of the Northeast 1/4 of Sec. 12

168°49'16" to chord
168°49'16" to chord

Cr'd 140.37'
Rod 562.0'

517.23'

83°01'40"



Mid-County Trail

88

56

Genesis Way

Hansen Blvd

Orchard Gateway Blvd

Hall St
Dor Dr

Deerpath Rd

Sullivan Rd

Orchard Rd

Bowman Dr

Joyce Ln

N Edgelawn Dr

Foxcroft Lake

Packer
Research
Corp
(34.77 Acres)

Subject Property



Genesis Way

Hansen Blvd

Orchard Gateway Blvd



Deerpath Rd

Sullivan Rd

Orchard Road

Bowman Dr

Joyces Ln

N Edgelawn Dr