

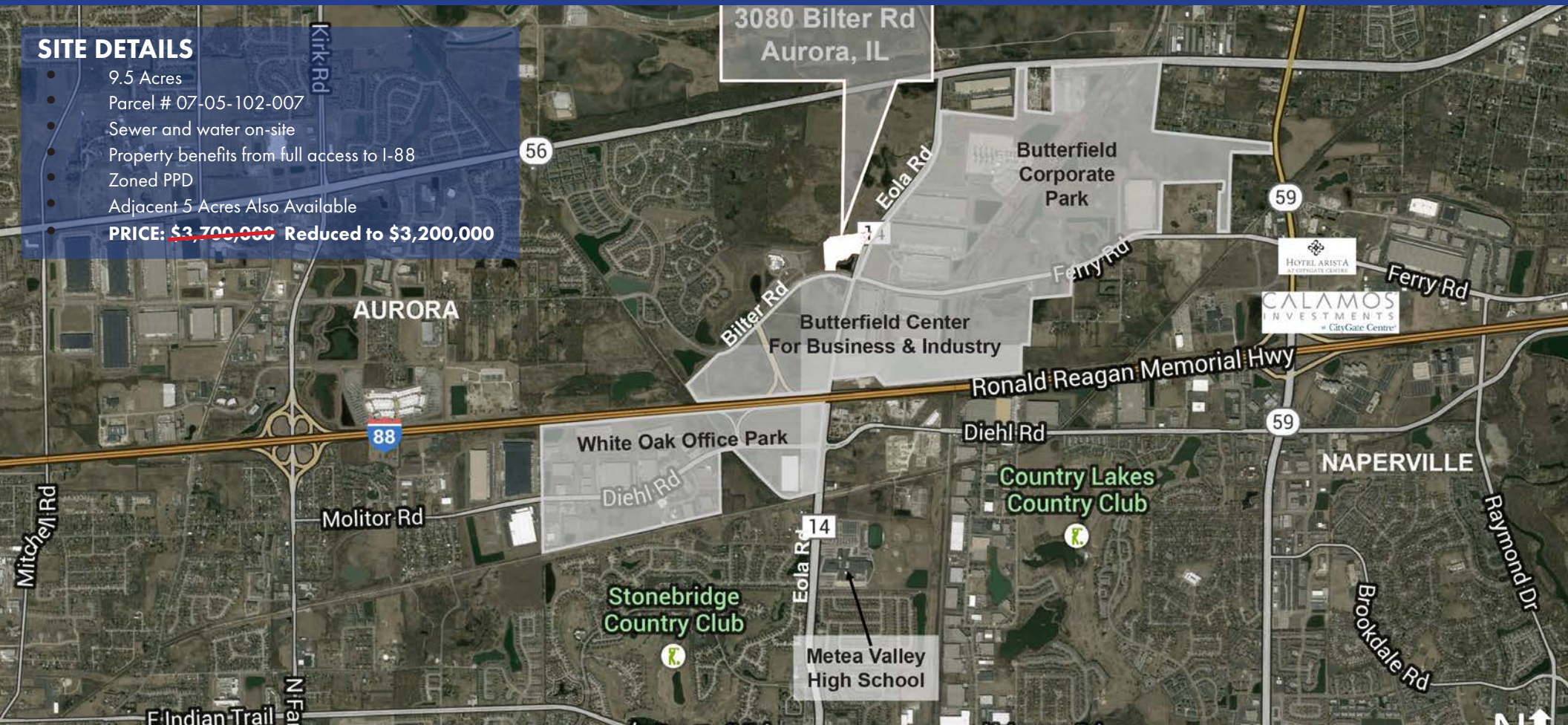
AVAILABLE FOR SALE

# 3080 BILTER ROAD AURORA | ILLINOIS

9.5 ACRES AVAILABLE  
(Adjacent (5) Acres Also Available)

## SITE DETAILS

- 9.5 Acres
- Parcel # 07-05-102-007
- Sewer and water on-site
- Property benefits from full access to I-88
- Zoned PPD
- Adjacent 5 Acres Also Available
- **PRICE: ~~\$3,700,000~~ Reduced to \$3,200,000**



FOR MORE INFORMATION, PLEASE CONTACT:

**PATRICK STANTON**

630.269.2968

pat@patrickcommercial.com

Patrick  REAL ESTATE  
COMMERCIAL

The information contained herein is subject to verification and no liability for omissions is assured. The price, data and other information are subject to change and listing may be withdrawn without notice.

# AERIAL MAP



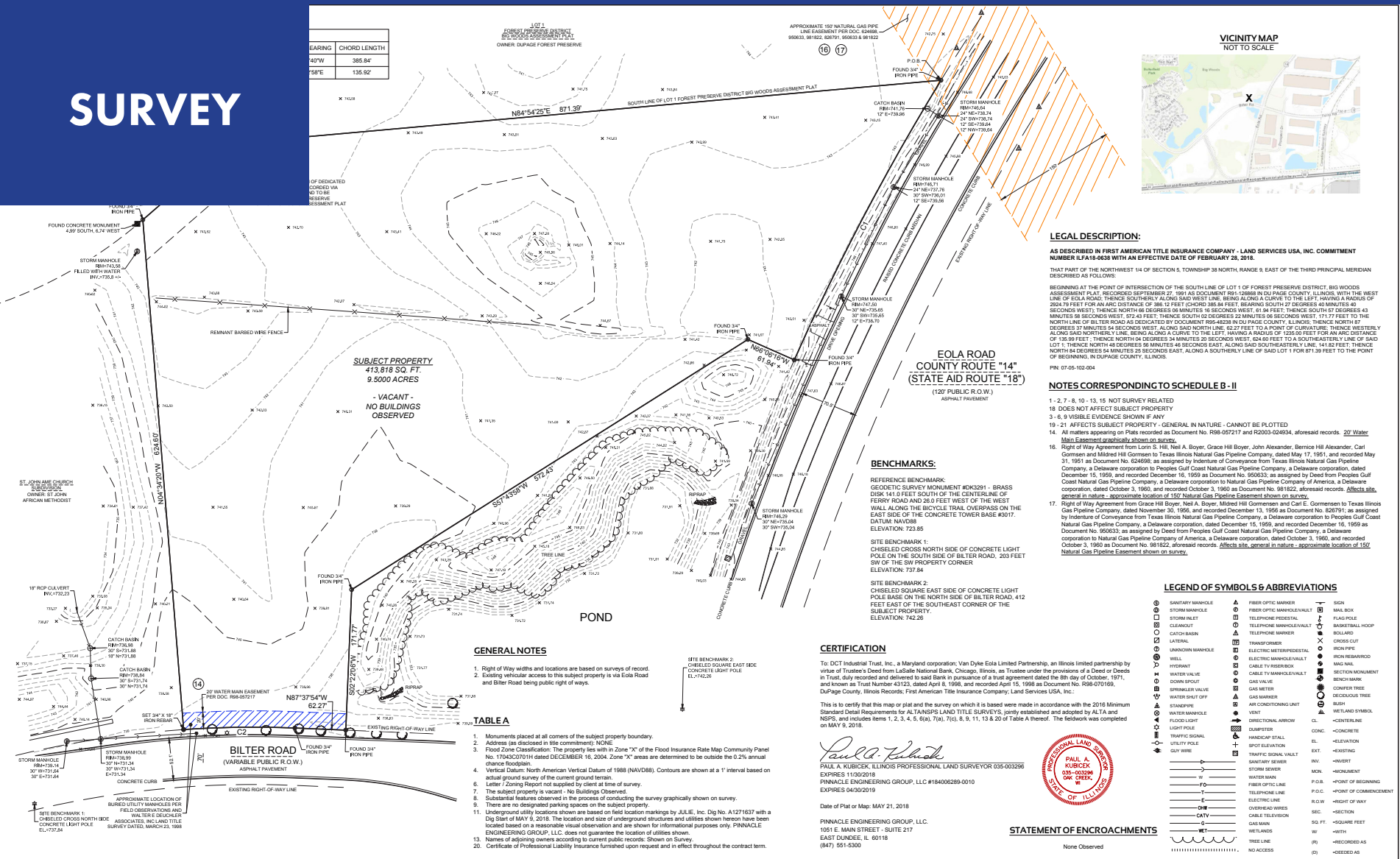
**9.5 ACRES AVAILABLE**  
3080 BILTER ROAD, AURORA, IL

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# SURVEY

EARING	CHORD LENGTH
40°W	385.84'
S87°E	135.92'



**LEGAL DESCRIPTION:**  
 AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - LAND SERVICES USA, INC. COMMITMENT NUMBER 18-A18-028 WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2018.  
 THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 1 OF FOREST PRESERVE DISTRICT BIG WOODS ASSESSMENT PLAT RECORDED SEPTEMBER 27, 2014 AS DOCUMENT R94-028 IN DU PAGE COUNTY, ILLINOIS, WITH THE WEST LINE OF EOLA ROAD, THENCE SOUTHERLY ALONG SAID WEST LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 204.78 FEET FOR AN ARC DISTANCE OF 386.1 FEET (CHORD 385.84 FEET, BEARING SOUTH 75 DEGREES 48 MINUTES 00 SECONDS WEST), THENCE NORTH 66 DEGREES 00 MINUTES 16 SECONDS WEST, 91.94 FEET, THENCE SOUTH 57 DEGREES 43 MINUTES 00 SECONDS WEST, 92.43 FEET, THENCE SOUTH 62 DEGREES 22 MINUTES 00 SECONDS WEST, 171.77 FEET TO THE NORTH LINE OF BILTER ROAD AS DESIGNATED BY DOCUMENT R94-028 IN DU PAGE COUNTY, ILLINOIS, THENCE NORTH 67 DEGREES 37 MINUTES 54 SECONDS WEST, ALONG SAID NORTH LINE, 62.27 FEET TO A POINT OF CURVATURE, THENCE WESTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET FOR AN ARC DISTANCE OF 138.90 FEET; THENCE NORTH 04 DEGREES 34 MINUTES 20 SECONDS WEST, 124.60 FEET TO A SOUTHWESTERLY LINE OF SAID LOT 1, THENCE NORTH 48 DEGREES 56 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, 141.82 FEET; THENCE NORTH 18 DEGREES 54 MINUTES 25 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID LOT 1 FOR 39.38 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

- NOTES CORRESPONDING TO SCHEDULE B - II**
- 2, 7, 8, 10, 13, 15 NOT SURVEYED
  - 18 DOES NOT AFFECT SUBJECT PROPERTY
  - 3 - 6, 9 VISIBLE EVIDENCE SHOWN IF ANY
  - 19 - 21 AFFECTS SUBJECT PROPERTY - GENERAL IN NATURE - CANNOT BE PLOTTED
  14. All matters appearing on Plats recorded as Document No. R88-05717 and R2003-024934, aforesaid records, 20' Water Main Easement graphically shown on survey.
  16. Right of Way Agreement from Lot 2, 181, Neil A. Boyer, Grace Hill Boyer, John Alexander, Bernice Hill Alexander, Carl Gommers and Mildred Hill Gommers to Texas Illinois Natural Gas Pipeline Company, dated May 17, 1951, and recorded May 21, 1951 as Document No. 624698, as assigned by Indenture of Conveyance from Texas Illinois Natural Gas Pipeline Company, a Delaware corporation to Peoples Gulf Coast Natural Gas Pipeline Company, a Delaware corporation, dated December 15, 1959, and recorded December 16, 1959 as Document No. 950633, as assigned by Deed from Peoples Gulf Coast Natural Gas Pipeline Company, a Delaware corporation to Natural Gas Pipeline Company of America, a Delaware corporation, dated October 3, 1960, and recorded October 3, 1960 as Document No. 981822, aforesaid records, Affects site, general in nature - approximate location of 150' Natural Gas Pipeline Easement shown on survey.
  17. Right of Way Agreement from Grace Hill Boyer, Neil A. Boyer, Mildred Hill Gommers and Carl E. Gommers to Texas Illinois Gas Pipeline Company, dated November 30, 1956, and recorded December 13, 1956 as Document No. 820791, as assigned by Indenture of Conveyance from Texas Illinois Natural Gas Pipeline Company, a Delaware corporation to Peoples Gulf Coast Natural Gas Pipeline Company, a Delaware corporation, dated December 15, 1959, and recorded December 16, 1959 as Document No. 950633, as assigned by Deed from Peoples Gulf Coast Natural Gas Pipeline Company, a Delaware corporation to Natural Gas Pipeline Company of America, a Delaware corporation, dated October 3, 1960, and recorded October 3, 1960 as Document No. 981822, aforesaid records, Affects site, general in nature - approximate location of 150' Natural Gas Pipeline Easement shown on survey.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

○	STORM MANHOLE	△	FIBER OPTIC MANHOLE	□	SIGN
○	STORM MANHOLE	○	FIBER OPTIC MANHOLE/VALVE	□	MAIL BOX
○	STORM INLET	○	TELEPHONE MANHOLE	□	FLAG POLE
○	CLEARING	○	TELEPHONE MANHOLE/VALVE	□	BARRIERS HOOP
○	CATCH BASIN	○	TELEPHONE MANHOLE	□	BOULDER
○	LATERAL	○	FRANSE/FORMER	○	CROSS CUT
○	UNKNOWN MANHOLE	○	ELECTRIC METER/FEEDER	○	IRON PIPE
○	HYDRANT	○	ELECTRIC METER/VALVE	○	IRON REBAR/ROD
○	WATER VALVE	○	CABLE TV REBAR/ROD	○	MAN HOLE
○	SOONER IN/OUT	○	CABLE TV MANHOLE/VALVE	○	SECTION MARK
○	SPRINKLER VALVE	○	GAS VALVE	○	CONFER TREE
○	WATER SHUT OFF	○	GAS METER	○	SECURUS TREE
○	STAKE/POST	○	STANCHION UNIT	○	BUSH
○	WATER MANHOLE	○	VENT	○	WETLAND SYMBOL
○	FLOOD LIGHT	○	DIRECTIONAL ARROW	○	CENTERLINE
○	LIGHT POLE	○	TRAFFIC SIGNAL	○	CORNER
○	UTILITY POLE	○	TRAFFIC SIGNAL	○	ELEVATION
○	OUT WIRE	○	SPOT ELEVATION	○	EXT - EXISTING
○		○	TRAFFIC SIGNAL UNIT	○	INT - INVERT
○		○	SPATY SEWER	○	MON - ACQUISITION
○		○	STORM SEWER	○	P.O.B. - POINT OF BEGINNING
○		○	WATER MAIN	○	P.O.C. - POINT OF COMMENCEMENT
○		○	FIBER OPTIC LINE	○	ALB - HEIGHT OF WAY
○		○	TELEPHONE LINE	○	SEC - SECTION
○		○	OVERHEAD WIRES	○	SEC - SECTION
○		○	CABLE TELEVISION	○	SQ FT - SQUARE FEET
○		○	WET	○	W - WITH
○		○	WETLANDS	○	R - RECORDED AS
○		○	TREE LINE	○	D - DECEASED AS
○		○	NO ACCESS		

**GENERAL NOTES**

1. Right of Way widths and locations are based on surveys of record.
2. Existing vehicular access to this subject property is via Eola Road and Bilter Road being public right of ways.

**TABLE A**

1. Monuments placed at all corners of the subject property boundary.
2. Address (as discussed in title commitment): NONE
3. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Plan No. 1704030701H dated DECEMBER 16, 2004. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Vertical Datum: North American Vertical Datum of 1988 (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain.
5. Letter / Zoning Report not supplied by client at time of survey.
6. The subject property is vacant - No Buildings Observed.
7. Substantial features observed in the process of conducting the survey graphically shown on survey.
8. There are no designated parking spaces on the subject property.
9. Underground utility locations shown are based on field location markings by ALLIE, Inc. Dig No. A1271637 with a Dig Start of MAY 9, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown.
10. Names of adjoining owners according to current public records: Shown on Survey
11. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

**CERTIFICATION**

To: DCT Industrial Trust, Inc., a Maryland corporation; Van Dyke Eola Limited Partnership, an Illinois limited partnership by virtue of Trustee's Deed from LaSalle National Bank, Chicago, Illinois, as Trustee under the provisions of a Deed of Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 8th day of October, 1971, and known as Trust Number 43123, dated April 8, 1968, and recorded April 15, 1968 as Document No. R98-070169, DuPage County, Illinois Records; First American Title Insurance Company, Land Services USA, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 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, 5, (6a), (7a), (7c), 8, 9, 11, 13 & 20 of Table thereof. The fieldwork was completed on MAY 9, 2018.

*Paul A. Kubrick*  
 PAUL A. KUBRICK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-002696  
 EXPIRES: 11/30/2018  
 PINNACLE ENGINEERING GROUP, LLC #18402628-0010  
 EXPIRES 04/30/2019  
 Date of Plat or Map: MAY 21, 2018  
 PINNACLE ENGINEERING GROUP, LLC  
 1051 E. MAIN STREET - SUITE 217  
 EAST DUNDEE, IL 60118  
 (847) 551-0300



**STATEMENT OF ENCROACHMENTS**  
 None Observed

REVISIONS	DATE	BY	DESCRIPTION

**3080 BILTER ROAD**  
 PART OF THE NW 1/4 OF SEC. 15, T38N, R9E OF 3RD P.M., DUPAGE COUNTY, ILLINOIS

**ALTA/NSPS LAND TITLE SURVEY**

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**Patrick COMMERCIAL REAL ESTATE**

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 PLAN | DESIGN | DELIVER  
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 CHICAGO OFFICE: 1400 N. LAKE STREET SUITE 1000 CHICAGO, IL 60610 (773) 399-1100

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www.pinnacle-engr.com

# LOCATION MAP



**3080 Bilter Rd  
Aurora, IL**

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