

PREMIER DEVELOPMENT OPPORTUNITY

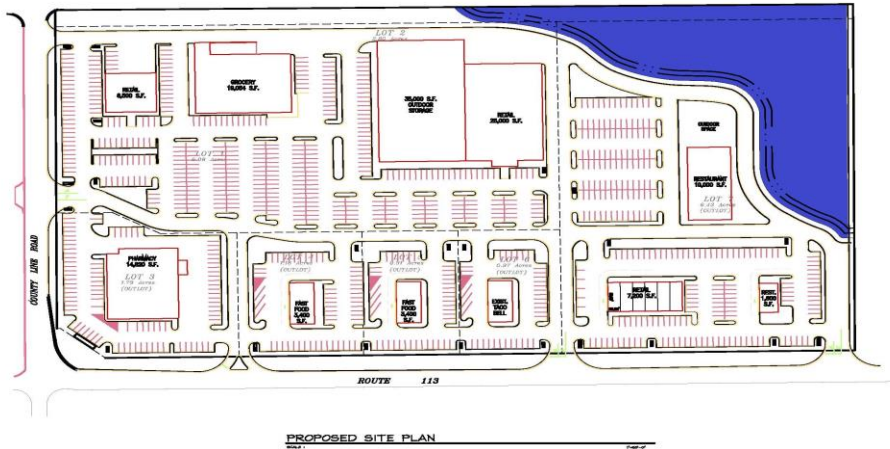
New Commercial/Retail Corridor

1-14 acres with all utilities and off-site detention across from the new under construction Jewel-Osco anchored center in Diamond IL.



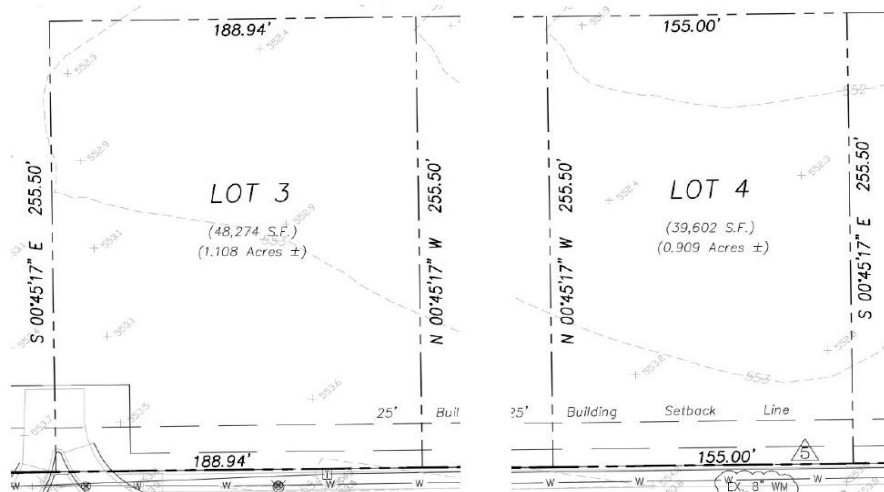
FULLY ENTITLED FOR A WIDE RANGE OF DEVELOPMENT

- 1-14 acres to choose from at the NEC of Route 113 & Will Road in Diamond
- Only ½ mile to full Route 113 / I-55 interchange
- Across the street from the new under construction Jewel-Osco anchored center that will establish the area as the newest primary commercial corridor in the market
- Located in I-55 Corridor TIF District and an Illinois approved Enterprise Zone



DEVELOPMENT POTENTIAL

- Zoned **B-3 Service Business District**
- Great opportunity for retail, restaurant, service or hotel in a very underserved market
- Population in a 20-minute drive time exceeds 60,000 leaving a market gap of 250 million dollars
- Sewer, water, storm sewer, detention, gas and electric are all on site



OFFERING HIGHLIGHTS

- Two completed pad-ready sites for out-lots available. Lot 3 - 1.108 Acres and Lot 4 - 0.909 Acres
- Balance divisible for a wide variety of uses
- Parcel Numbers: 03-17-31-301-002, 03-17-31-301-002, 03-17-31-301-003, 03-17-31-301-004
- 2022 Taxes: \$546
- Asking Price: Subject to Offer
- Property is agent owned



ACCESS

- Only ½ mile to full Route 113 / I-55 interchange
- Within 5-miles of Ridgeport Logistics, Providence Logistics and the CenterPoint Intermodal and BNSF Railway Logistics Park in Elwood
- Route 113 and County Line Road intersection improvements including turn lanes are complete

CONTACT

21036 S. States Lane
Shorewood, IL 60404
United States

info@DiamondPointCommercial.com

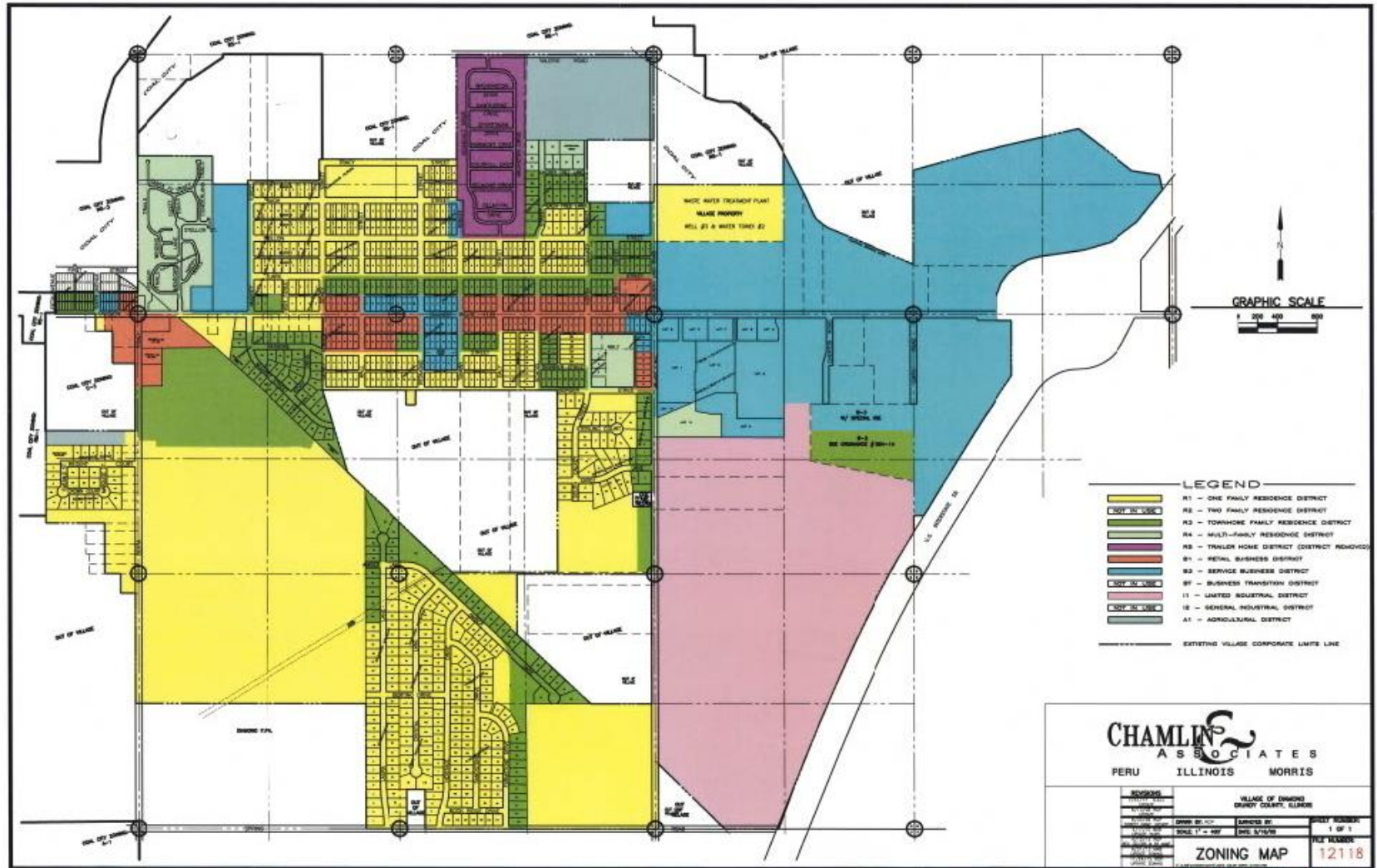
1 815 741 2226



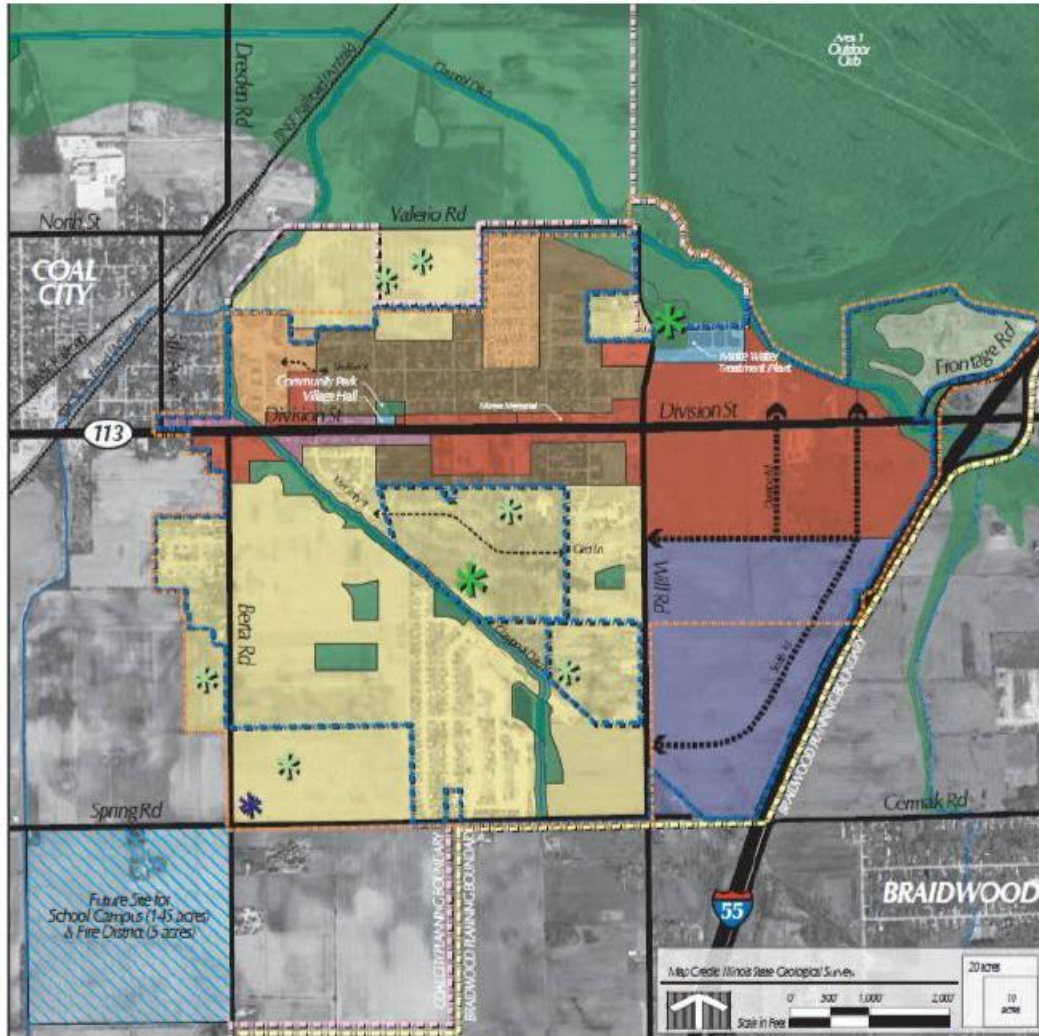
ZONING MAP



**DIAMOND
POINT**
COMMERCIAL CENTER



FUTURE LAND USE MAP

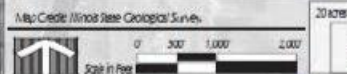


Diamond Comprehensive Plan Village of Diamond, Illinois

Future Land Use & Transportation Plan Map

LEGEND

- Agricultural
- Low Density Residential
- Village Residential
- Medium Density Residential
- Commercial
- Business Transition
- Light Industrial / Business Park
- Municipal / Institutional
- Parks / Open Space
- Future Community Park Site
- Future Neighborhood Park Site
- Anticipated Water Tower Site
-minimum of 2 acres, exact location/site determined
- Creek
- Claypool Ditch
- Highway
- Arterial Road
- Collector Road
- Local Collector Road
- Future Collector Road
- Future Local Road
- Diamond Municipal Boundary
- Diamond Facilities Planning Area (FPA) Boundary
- Coal City Planning Boundary
- Braidwood Planning Boundary



I-55 CORRIDOR TIF DISTRICT

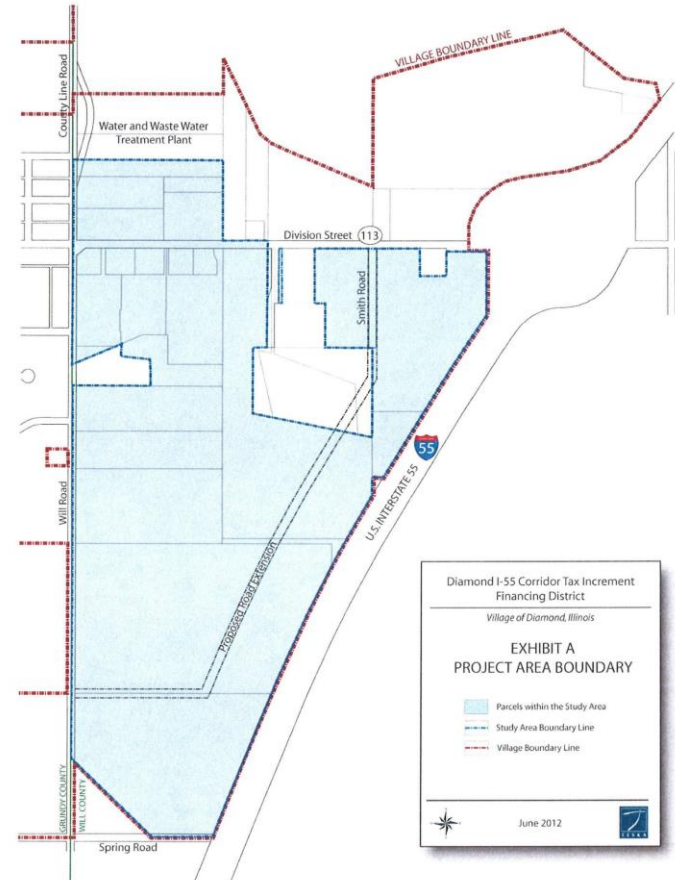


I-55 CORRIDOR TIF DISTRICT

The property is within the I-55 Corridor TIF District approved by the Village in July of 2012. The TIF is in place until 2035 with funds earmarked to assist with development costs to spur the growth of the area into a regional primary commercial corridor.

TIF DISTRICT INFO

Exhibit A - TIF Redevelopment Project Boundary



ENTERPRISE ZONE



ENTERPRISE ZONE

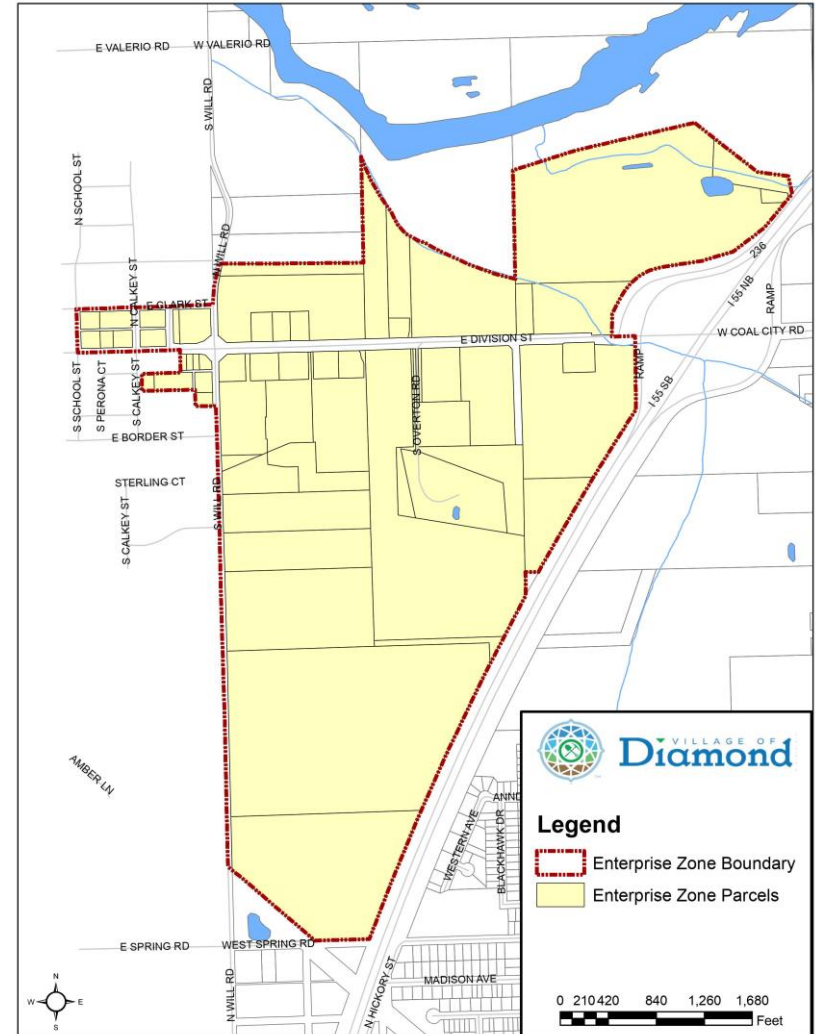
The property is located in an approved Illinois Enterprise Zone.

Businesses expanding in an Illinois Enterprise Zone may be eligible for the following state and local tax incentives if they meet certain requirements:

- Exemption on retailers' occupation tax paid on building materials
- Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility
- An exemption on the state utility tax for electricity and natural gas
- An exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax
- Enterprise Zone Construction Jobs Credits: Allows eligible project owners to deduct received tax credits from their taxable income

In addition to state incentives, each zone offers local incentives to enhance business development projects. Each zone has a designated local zone administrator responsible for compliance and is available to answer questions

[ENTERPRISE ZONE INFO](#)



SURVEY PAGE 1



DIAMOND POINT COMMERCIAL CENTER

DIAMOND POINT COMMERCIAL CENTER

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DIAMOND, WILL COUNTY, ILLINOIS

Final Plat of Subdivision

PLAT 03-17-31-300-015
03-17-31-300-016
03-17-31-300-017
03-17-31-300-018 and
03-17-31-300-019

R2012061310
Will County Recorder
Karen A. Skalak

Recorded Fee: \$10.00
L. S. Baker, Clerk, Support Program: \$10.00

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

This is to certify that I, **Timothy G. Walls**, Illinois Professional Land Surveyor No. 035-003535, have surveyed and subdivided the following described property:

PARCEL I (03-17-31-300-015)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°14'43" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 111.97 FEET TO A NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 113 PER DOCUMENT NUMBER 893-055385; THENCE NORTH 89°15'10" EAST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'43" WEST, PARALLEL WITH THE WEST LINE OF SECTION 31, 238.13 FEET; THENCE NORTH 89°15'10" EAST, 75.84 FEET; THENCE SOUTH 89°15'10" WEST, ALONG SAID RIGHT OF WAY LINE, 479.25 FEET; THENCE NORTH 00°14'43" WEST, ALONG SAID RIGHT OF WAY LINE, 94.87 FEET; THENCE SOUTH 89°15'10" WEST, ALONG SAID RIGHT OF WAY LINE, 5.71 FEET TO THE POINT OF BEGINNING.

AND

PARCEL II (03-17-31-300-016)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°14'43" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 111.97 FEET TO A NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 113 PER DOCUMENT NUMBER 893-055385; THENCE NORTH 89°15'10" EAST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET; THENCE NORTH 00°14'43" WEST, PARALLEL WITH THE WEST LINE OF SECTION 31, 552.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'10" EAST, 1287.68 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE SOUTH 89°15'10" WEST, ALONG SAID EAST LINE, 118.39 FEET; THENCE SOUTH 89°15'10" WEST, 1287.64 FEET TO THE POINT OF BEGINNING.

AND

PARCEL III (03-17-31-300-017)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°14'43" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 111.97 FEET TO A NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 113 PER DOCUMENT NUMBER 893-055385; THENCE NORTH 89°15'10" EAST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'43" WEST, ALONG SAID EAST LINE 464.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°14'43" WEST, ALONG SAID EAST LINE, 164.00 FEET; THENCE SOUTH 89°14'50" WEST, 533.38 FEET; THENCE SOUTH 00°14'43" WEST, 164.00 FEET; THENCE NORTH 89°15'10" EAST, 533.94 FEET TO THE POINT OF BEGINNING.

AND

PARCEL IV (03-17-31-300-018)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°14'43" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 111.97 FEET TO A NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 113 PER DOCUMENT NUMBER 893-055385; THENCE NORTH 89°15'10" EAST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'43" WEST, ALONG SAID EAST LINE 464.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°14'43" WEST, ALONG SAID EAST LINE, 164.00 FEET; THENCE SOUTH 89°14'50" WEST, 533.38 FEET; THENCE SOUTH 00°14'43" WEST, 164.00 FEET; THENCE NORTH 89°15'10" EAST, 533.94 FEET TO THE POINT OF BEGINNING.

AND

PARCEL V (03-17-31-300-019)

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 00°14'43" WEST, ALONG THE WEST LINE OF SAID SECTION 31, 111.97 FEET TO A NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 113 PER DOCUMENT NUMBER 893-055385; THENCE NORTH 89°15'10" EAST, ALONG SAID RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'43" WEST, ALONG SAID EAST LINE 464.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°14'43" WEST, ALONG SAID EAST LINE, 164.00 FEET; THENCE SOUTH 89°14'50" WEST, 533.38 FEET; THENCE SOUTH 00°14'43" WEST, 164.00 FEET; THENCE NORTH 89°15'10" EAST, 533.94 FEET TO THE POINT OF BEGINNING.

AND

PARCEL VI (03-17-31-300-019)

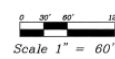
CONTAINING 20.239 ACRES MORE OR LESS, IN THE VILLAGE OF DIAMOND, WILL COUNTY, ILLINOIS.

I further certify that according to a spaced interpretation of the Federal Emergency Management Agency Flood Insurance Rate Map having map number 1705034A.E, with an effective date of September 6, 1983, this site appears to fall within Zone "X" (Areas determined to be suitable for the 500-year flood).

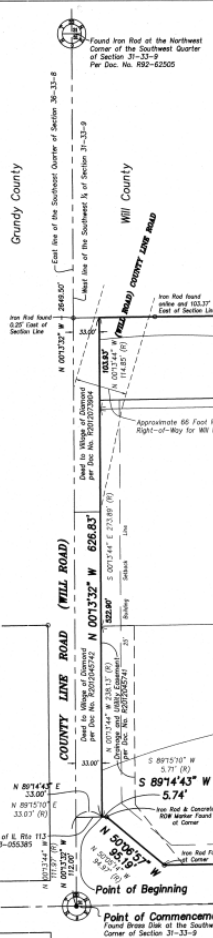
Given under my hand and seal of Lombard, Illinois, this 23rd day of July, 2012.

Timothy G. Walls
Timothy G. Walls
Illinois Professional Land Surveyor No. 035-003535
Jacob & Beppner Associates, Inc.

- NOTES:**
- 5/8" x 24" IRON RODS WILL BE SET AT ALL CORNERS, POINTS OF CURVATURE AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
 - MILAGE ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.
 - REINFORCES CONCRETE MONUMENT TO BE SET.
 - L.S.E. - LANDSCAPE EASEMENT
 - P.U.&D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - S.M.E. - STORMWATER MANAGEMENT EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - R.E. - RECORD DIMENSION



BASES OF BEARINGS
SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 33 NORTH, RANGE 9 EAST IS NORTH 89°27'22" EAST



JACOB & BEPPNER ASSOCIATES, Inc.
INCORPORATED - ILLINOIS
2915 E. 118th Street, Suite 100
Lombard, IL 60148-3800
TEL: 630-261-1100 FAX: 630-261-1101
WWW.JACOBANDBEPPNER.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR LICENSE NO. 14-0000053-05-07/02

Revised: 07-17-12 Added Recorded Driveway and Utility Easement
Revised: 07-13-12 Removed Additional Deeded portion of Will Road
Revised: 05-18-12 Removed Deeded portion of Will Road

| | |
|----------------|-----------------------|
| Survey No. | D 3 7 8 9 |
| Created By: | Goodness & Associates |
| Description: | Plat of Subdivision |
| Date Prepared: | May 7, 2012 |
| Scale: | 1" = 60' |
| Plot Size: | 11.00 |
| Sheet No.: | 1 of 3 |

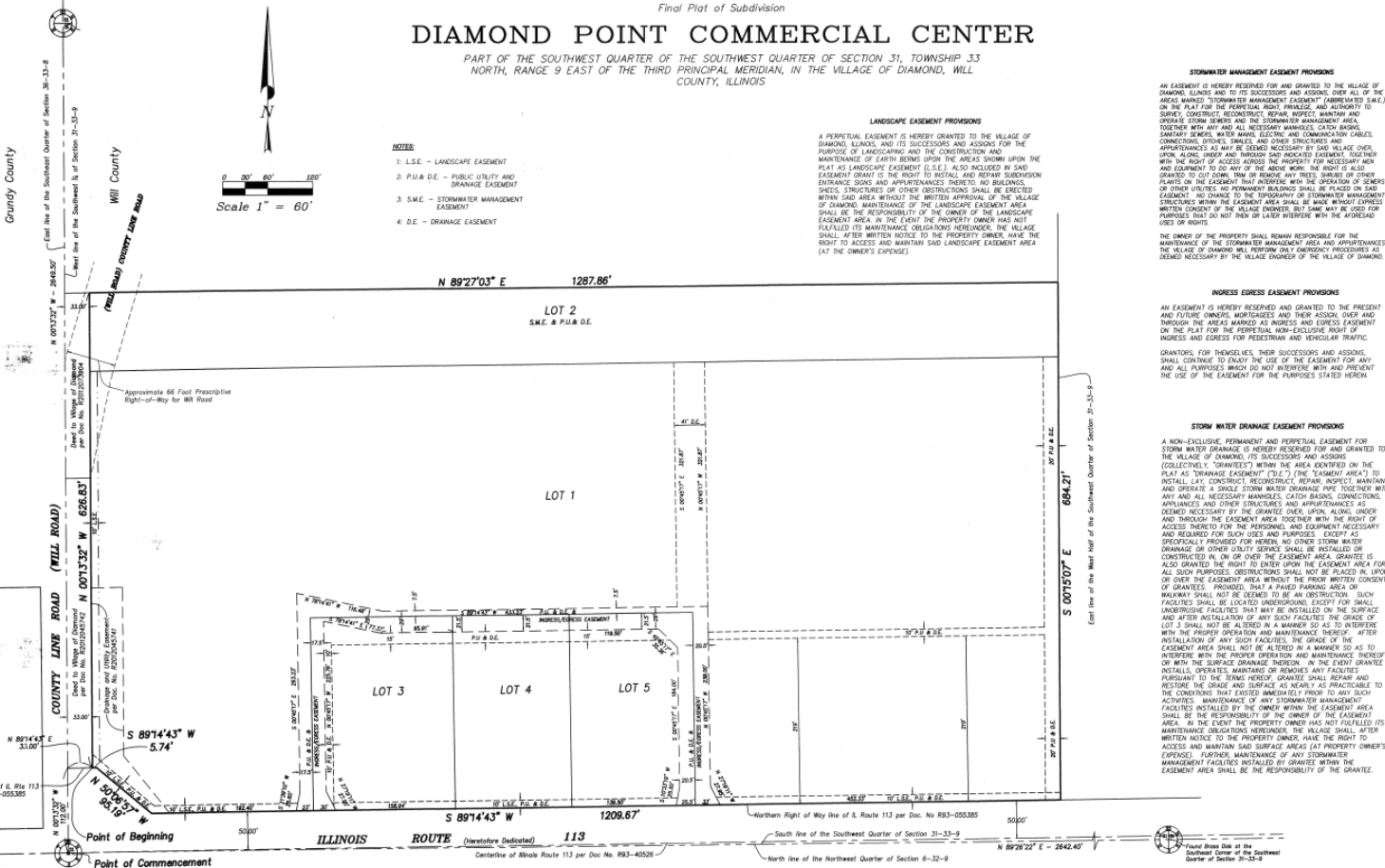
SURVEY PAGE 2



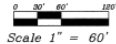
DIAMOND POINT
COMMERCIAL CENTER

DIAMOND POINT COMMERCIAL CENTER

Final Plat of Subdivision
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DIAMOND, WILL COUNTY, ILLINOIS



- NOTES:**
1. L.S.E. - LANDSCAPE EASEMENT
 2. P.U. & D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
 3. S.M.E. - STORMWATER MANAGEMENT EASEMENT
 4. D.E. - DRAINAGE EASEMENT



LANDSCAPE EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF DIAMOND, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF LANDSCAPING AND THE CONSTRUCTION AND MAINTENANCE OF EARTH BERMS UPON THE AREAS SHOWN UPON THE PLAT AS LANDSCAPE EASEMENT (L.S.E.). ALSO INCLUDED IN SAID EASEMENT GRANT IS THE RIGHT TO INSTALL AND REPAIR SUBSURFACE DRAINAGE LINES AND APPURTENANCES THEREON. NO BUILDINGS, SIGNS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE ERRECTED UPON SAID AREA WITHOUT THE WRITTEN APPROVAL OF THE VILLAGE OF DIAMOND. MAINTENANCE OF THE LANDSCAPE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LANDSCAPE EASEMENT AREA. IN THE EVENT THE PROPERTY OWNER HAS NOT FULFILLED ITS MAINTENANCE OBLIGATIONS HEREUNDER, THE VILLAGE SHALL, AFTER WRITTEN NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT TO ACCESS AND MAINTAIN SAID LANDSCAPE EASEMENT AREA (AT THE OWNER'S EXPENSE).

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DIAMOND, ILLINOIS AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM DRAINAGE AND THE STORMWATER MANAGEMENT AREA TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SMARTWAY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, SPECIAL SHIELDS, AND OTHER STRUCTURES WITHIN APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER UPON PUBLIC UNDER AND THROUGH ANY EXISTING EASEMENTS TOGETHER WITH THE RIGHT TO CUT, CROSS, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT AREA WITH INTERFERENCE WITH THE OPERATION OF SUCH DRAINAGE OR UNDER UTILITIES, NO PERMANENT BUILDINGS OR OTHER STRUCTURES OR EASEMENTS, NO CHANGE TO THE TOPOGRAPHY OF STORMWATER MANAGEMENT AREAS, SHALL BE PERMITTED ON ANY AREA SAID WITHOUT WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT INTERFERE OR LATER INTERFERE WITH THE FOREGOING USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES THE VILLAGE OF DIAMOND WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF DIAMOND.

INGRESS EGRESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE PRESENT AND FUTURE OWNERS, MORTGAGEES AND THEIR ASSIGNS, OVER AND THROUGH THE AREAS MARKED AS INGRESS AND EGRESS EASEMENT ON THE PLAT FOR THE PERPETUAL NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC GRANTORS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, SHALL CONTINUE TO ENJOY THE USE OF THE EASEMENT FOR ANY AND ALL PURPOSES WHICH DO NOT INTERFERE WITH AND PRESENT THE USE OF THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN.

STORM WATER DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE, PERMANENT AND PERPETUAL EASEMENT FOR STORM WATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DIAMOND, ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEES") WITHIN THE AREA IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENT" ("D.E.") (THE "EASEMENT AREA") TO INSTALL, LAY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE A SINGLE STORM WATER DRAINAGE PIPE TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS DEEMED NECESSARY BY THE GRANTEE OVER UPON, ALONG UNDER AND THROUGH THE EASEMENT AREA TOGETHER WITH THE RIGHT OF ACCESS THEREFOR FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. EXCEPT AS SPECIFICALLY PROVIDED FOR HEREIN, NO OTHER STORM WATER DRAINAGE OR OTHER UTILITY SERVICE SHALL BE INSTALLED OR CONSTRUCTED IN, ON OR OVER THE EASEMENT AREA. GRANTEE IS ALSO GRANTED THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN UPON OR OVER THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. PROVIDED, THAT A PAVED PARKING AREA OR DRIVEWAY SHALL NOT BE DEEMED TO BE AN OBSTRUCTION. SUCH FACILITIES SHALL BE LOCATED UNDERGROUND, EXCEPT FOR SMALL UNDERGROUND FACILITIES THAT MAY BE INSTALLED ON THE SURFACE AND AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF LOT 3 SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRANTEE SHALL BE RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE EASEMENT AREA. IN THE EVENT GRANTEE INTERFERES WITH THE SURFACE DRAINAGE DIRECTION, IN THE EVENT GRANTEE INSTALLS, OPERATES, MAINTAINS OR REMOVES ANY FACILITIES NOT PURSUANT TO THE TERMS HEREOF, GRANTEE SHALL REPAIR AND RESTORE THE GRADE AND SURFACE AS NEARLY AS PRACTICABLE TO THE CONDITIONS THAT EXISTED IMMEDIATELY PRIOR TO ANY SUCH ACTIVITIES. MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITIES INSTALLED BY THE OWNER WITHIN THE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE EASEMENT AREA. IN THE EVENT THE PROPERTY OWNER HAS NOT FULFILLED ITS MAINTENANCE OBLIGATIONS HEREUNDER, THE VILLAGE SHALL, AFTER WRITTEN NOTICE TO THE PROPERTY OWNER, HAVE THE RIGHT TO ACCESS AND MAINTAIN SAID SURFACE AREA (AT PROPERTY OWNER'S EXPENSE). FURTHER, MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITIES INSTALLED BY GRANTEE WITHIN THE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE GRANTEE.

JACOBS & BEYER ASSOCIATES, Inc.
SURVEYING - ENGINEERING
1112 S. WASHINGTON AVENUE, SUITE 100
CHICAGO, ILLINOIS 60605
(312) 462-4200 FAX (312) 462-1011
E-MAIL: JBA@JBAASSOCIATES.COM
LICENSE NO. 181-060975 EXP. 4/30/13

Revised: 07-23-12 Added P.U. & D.E. across north side Lots 1, 3, 4 & 5
Revised: 07-15-12 Removed Additional divided portion of Will Road
Revised: 07-05-12 Extended P.U. & D.E. across Lot 3
Revised: 06-04-12 Added Ingress-Egress Easement Annotations
Revised: 02-16-12 Removed divided portion of Will Road

| | |
|----------------|----------------------|
| Survey No.: | D 2 7 6 c |
| Ordered By: | Goodwin & Associates |
| Description: | Plat of Subdivision |
| Date Prepared: | July 7, 2012 |
| Scale: | 1" = 60' |
| Prepared By: | TCW |

ILLINOIS PROFESSIONAL SURVEYORS BOARD

SURVEY PAGE 3



DIAMOND POINT COMMERCIAL CENTER

Final Plat of Subdivision

DIAMOND POINT COMMERCIAL CENTER

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF DIAMOND, WILL COUNTY, ILLINOIS

OWNER/DEVELOPER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

This is to certify that Diamond Point Commercial, LLC, a limited liability company, and the owners of the plat described in the annexed plat, and that they have caused the same to be surveyed and subdivided as indicated herein, for the uses and purposes therein set forth, that they hereby dedicate to the public for use as herein any right or title they may have to any land noted on the plat or therein, and that they do hereby acknowledge and adopt the same under the state and title herein indicated.

Dated this 23rd day of July, 2012
By Mark Goodson Tom Zwig

OWNER ADDRESS:
210 So. S. STREET LN
SHERWOOD, IL 62404

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, Christina Hayward, a Notary Public, in and for said county, to the sole interest, do hereby certify that the people whose signatures appear in the "owner-plat certificate" are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Owners and that they appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal of Diamond, Illinois
this 23rd day of July, 2012.

Christina Hayward 9/1/13
Notary Public
Commission Expires



DISTRICT STATEMENT

Pursuant to Section 1.002 of the Plat Act, 265 ICS 205, this document certifies that the plat described herein concerning the subject instrument is to be admitted notwithstanding the fact that the plat is not a plat of a Common Area.

To the best of my knowledge and belief, the school district in which the tract of land and is in the following district:
City of Community Unit School District # 100
100 S. BERRY

By Mark Goodson

NOTARY CERTIFICATE

STATE OF Illinois)
COUNTY OF Will) SS

I, Christina Hayward, a Notary Public in and for said county, do hereby certify that Mark Goodson personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, made and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 23rd day of July, 2012.

Christina Hayward 9-1-2013
Notary Public
Commission Expires



DRAINAGE CERTIFICATE

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and conveyance of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of storage in the adjoining property because of the construction of this subdivision.

By Mark Goodson
State Registered Professional Engineer
State Registration Number: 062-056777
Registration Expiration Date: November 30, 2013



Owner: Diamond Point Commercial LLC

By Mark Goodson Tom Zwig

Title: Owner Project
By Mark Goodson Tom Zwig

Date: 7-23-12 Date: 7-23-12

JACOB & BEYER ASSOCIATES, Inc.
2500 E. Main Street, Suite 100
Sherwood, IL 62404
(618) 685-0000 FAX (618) 685-0001
www.jacobandbeyer.com
LICENSE NO. 184-088478 EXP. 4/30/13

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, Nancy S. Wood, Clerk of Will County, Illinois, do hereby certify that the annexed plat, together with the instrument thereon, is a true and correct copy of the original as the same is on file in my office, and that I have received the same and that I have recorded the same and that I have given under my hand and official seal, Illinois, this 23rd day of July, 2012.

By Nancy S. Wood
Clerk of Will County, Illinois



TAX MAPING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, Thomas J. Bivak, Director of the Tax Mapping and Platting Office of Will County, do hereby certify that I have checked the property description of the plat against available County records and find said description to be true and correct. The property taxes described is located on the Tax Map 7-2-20 and identified as 08-07-30-05

Permanent Real Estate Tax Number (PRN) 08-07-30-05
Permanent Real Estate Tax Number (PRN) 08-07-30-05
Permanent Real Estate Tax Number (PRN) 08-07-30-05

Dated at Joliet, Illinois, this 23rd day of July, 2012.

By Thomas J. Bivak
Director



DIAMOND PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

Approved by the Diamond Plat Commission at a meeting held on the 15th day of May, 2012.

By Mark Goodson
Chairman

By Tom Zwig
Member

By Mark Goodson
Member

By Tom Zwig
Member

By Mark Goodson
Member

By Tom Zwig
Member



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE AMERICAN POWER COMPANY, CONTACT OTHER PUBLIC UTILITIES AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF DIAMOND, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (ABBREVIATED "P.U. & D.E.") TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REPLACE, RELOCATE, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS, MARCEL ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THEREON, TOGETHER WITH THE RIGHT OF ACCESS THEREON FOR THE PERFORMANCE AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF DIAMOND, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REPLACE, RELOCATE AND MAINTAIN FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, AND SANITARY SEWERS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THEREON FOR THE PERFORMANCE AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SUCH UTILITIES OR TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THEREON. SUCH REMOVAL OR CUTTING OF TREES OR OTHER PLANTS SHALL BE CONDUCTED IN UPON, OR OVER ANY AREA DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SAID ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SAID EASEMENTS ARE GRANTED AND RESERVED. THE CHANGES AND IMPROVEMENTS OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH THE CHANGES OR IMPROVEMENTS OF TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THEREON. COSTING WITHIN THE EASEMENTS BEING CROSSED OR RELOCATED, NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPROVEMENT OF THE SURFACE, DRAINAGE PATTERNS.

FOLLOWING ARE TO BE PERFORMED BY THE VILLAGE OF DIAMOND IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED. SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURBS, GUTTERS, SIDEWALKS, LAWN OF SHADERS, FENCES, HEDGES, OR OTHER SURFACES. SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE, WORK, TO BAPTIST AND WOULD ALL TRENCH GRATED SO AS TO RETAIN SURFACE DRAINAGE TO COLLECT PAVEMENT SURFACES OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPILL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND IMPROVABLE CONDITION.

DOT RIGHTWAY ACCESS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS ENACTED IN A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "STOCK ON EXISTING ROAD ACCESS (ILLINOIS) TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

By Ed S. T. Krawinkel
SENIOR PLANNING ENGINEER

METRO ENGINEER

STATE OF ILLINOIS)
COUNTY OF WILL) SS

Approved by the Village Engineer of the Village of Diamond on the 23rd day of July, 2012.

By Mark Goodson
Village Engineer

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. 2012061173 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AT JOLIET, ILLINOIS, ON THIS 23rd DAY OF August, 2012.

AND RECORDED IN BOOK 1173 OF PLATS AT PAGE 1173

By Karen J. Stahl
WILL COUNTY RECORDER

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to:

Commonwealth Edison Company
Illinois Bell Telephone Company
Illinois Bell Telephone Company

their respective successors, assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove from time to time poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electric communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted line (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar description), the property designated in the Description of Condominium units on the plat as "Common Element", and the property designated on the plat as "Common area or area", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of said lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, weeds and saplings and to clear obstructions from the surface of the surface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for such purposes. Obstructions shall not be placed over "Easement" facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar description) without the prior written consent of Owner. After installation of any such facilities, the grant of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 265 ICS 205/206, as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the property covered here, parcels or areas within the platted development, even though such be otherwise designated on the plat by terms such as "lot", "block", "common element", "open space", "open area", "common ground", "parking and common area", the term "Common Area or Areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, business, Service District or structures such as a pool or retention pond, or mechanical equipment.

NICOR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat and marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the properties designated in the Description of Condominium units on the plat as "Common Elements", together with the right to install required service connections over or under the surface of said lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to clear obstructions from the surface of the surface as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over "Easement" facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of such facilities, this plat of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605.2(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 265, Sec. 605/2(a)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, or an appurtenance to the property owned, used, parceled or areas within the property, even though such area may be designated on this plat by other terms.

| Survey No. | D 2 7 6 0 |
|-----------------|--------------------------|
| Ordered By: | Geoffrey A. Associates |
| Description: | Plat of Subdivision |
| Title Prepared: | Paul Rice |
| Drawn: | 1" = 84' Prepared By: TR |

MARKETPLACE



Diamond Point is located at the border of Will and Grundy counties, two of the top growing counties in the Chicagoland market.

The National Household Travel Survey showed that for the discretionary travel shopping category the average drive time was over 17 minutes in 2017. The 17-minute average includes dense urban area data so the distance increases in more exurban / rural areas. In this location a drive time of 20 – 30 minutes would be conservative.

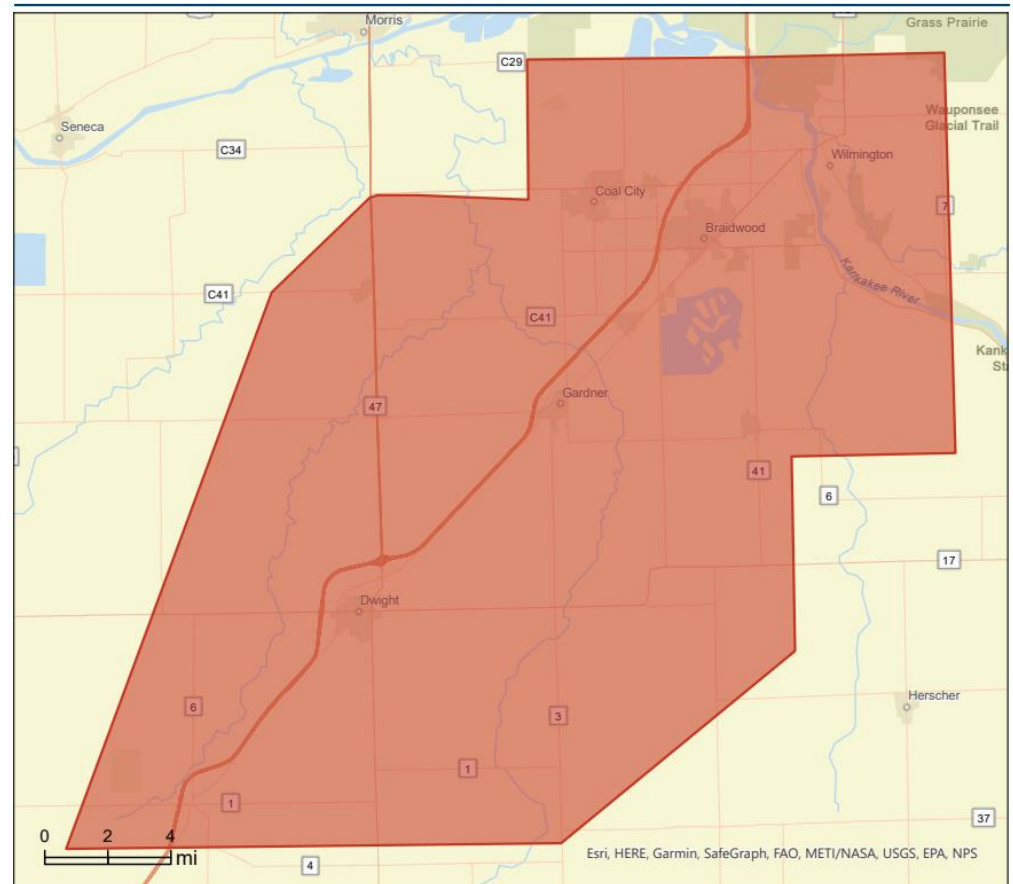
In the 20 – 30-minute drive time the population ranges from 61,000 plus to over 337,000. Given the sparsity of existing commercial, restaurant, retail and entertainment options in the market it is vastly underserved. Any new commercial use brought to the area has the potential to draw a very large base of customers in a short amount of time.



Site Details Map

Polygon 2
Area: 466.94 square miles

Prepared by Esri



RETAIL DEMAND OUTLOOK



Retail Demand Outlook

Polygon 2
Area: 466.94 square miles

Prepared by Esri

| Top Tapestry Segments | Percent | Demographic Summary | 2023 | 2028 |
|---|---------|--------------------------|--------------------------|------------------------|
| Salt of the Earth (6B) | 20.5% | Population | 40,695 | 40,512 |
| Middleburg (4C) | 19.3% | Households | 16,553 | 16,763 |
| Green Acres (6A) | 11.3% | Families | 11,229 | 11,309 |
| Rustbelt Traditions (5D) | 11.2% | Median Age | 42.1 | 43.1 |
| Heartland Communities (6F) | 6.4% | Median Household Income | \$72,334 | \$80,709 |
| | | 2023 | 2028 | Projected |
| | | Consumer Spending | Forecasted Demand | Spending Growth |
| Apparel and Services | | \$32,327,848 | \$37,017,352 | \$4,689,504 |
| Men's | | \$5,936,643 | \$6,797,888 | \$861,245 |
| Women's | | \$11,056,770 | \$12,661,076 | \$1,604,306 |
| Children's | | \$5,076,249 | \$5,812,587 | \$736,338 |
| Footwear | | \$7,212,293 | \$8,258,951 | \$1,046,658 |
| Watches & Jewelry | | \$2,398,574 | \$2,745,843 | \$347,269 |
| Apparel Products and Services (1) | | \$647,319 | \$741,008 | \$93,689 |
| Computer | | | | |
| Computers and Hardware for Home Use | | \$3,618,508 | \$4,143,498 | \$524,990 |
| Portable Memory | | \$70,388 | \$80,616 | \$10,228 |
| Computer Software | | \$202,776 | \$232,055 | \$29,279 |
| Computer Accessories | | \$370,611 | \$424,296 | \$53,685 |
| Entertainment & Recreation | | \$59,859,481 | \$68,489,872 | \$8,630,391 |
| Fees and Admissions | | \$10,563,872 | \$12,095,991 | \$1,532,119 |
| Membership Fees for Clubs (2) | | \$4,226,459 | \$4,839,641 | \$613,182 |
| Fees for Participant Sports, excl. Trips | | \$1,803,053 | \$2,064,215 | \$261,162 |
| Tickets to Theatre/Operas/Concerts | | \$811,101 | \$928,888 | \$117,787 |
| Tickets to Movies | | \$376,405 | \$431,398 | \$54,993 |
| Tickets to Parks or Museums | | \$440,102 | \$504,016 | \$63,914 |
| Admission to Sporting Events, excl. Trips | | \$948,075 | \$1,085,620 | \$137,545 |
| Fees for Recreational Lessons | | \$1,945,869 | \$2,227,536 | \$281,667 |
| Dating Services | | \$12,807 | \$14,678 | \$1,871 |
| TV/Video/Audio | | \$21,353,393 | \$24,440,905 | \$3,087,512 |
| Cable and Satellite Television Services | | \$13,878,554 | \$15,879,082 | \$2,000,528 |
| Televisions | | \$2,229,672 | \$2,552,883 | \$323,211 |
| Satellite Dishes | | \$25,431 | \$29,165 | \$3,734 |
| VCRs, Video Cameras, and DVD Players | | \$70,128 | \$80,368 | \$10,240 |
| Miscellaneous Video Equipment | | \$182,904 | \$209,558 | \$26,654 |
| Video Cassettes and DVDs | | \$95,919 | \$109,900 | \$13,981 |
| Video Game Hardware/Accessories | | \$601,651 | \$689,370 | \$87,719 |
| Video Game Software | | \$280,220 | \$321,044 | \$40,824 |
| Rental/Streaming/Downloaded Video | | \$1,880,201 | \$2,154,408 | \$274,207 |
| Installation of Televisions | | \$22,892 | \$26,195 | \$3,303 |
| Audio (3) | | \$2,043,145 | \$2,340,095 | \$296,950 |
| Rental and Repair of TV/Radio/Sound Equipment | | \$42,676 | \$48,837 | \$6,161 |
| Pets | | \$15,536,697 | \$17,755,824 | \$2,219,127 |
| Toys/Games/Crafts/Hobbies (4) | | \$2,506,238 | \$2,868,988 | \$362,750 |
| Recreational Vehicles and Fees (5) | | \$2,617,840 | \$2,992,377 | \$374,537 |
| Sports/Recreation/Exercise Equipment (6) | | \$4,273,281 | \$4,892,471 | \$619,190 |
| Photo Equipment and Supplies (7) | | \$698,002 | \$799,141 | \$101,139 |
| Reading (8) | | \$1,887,082 | \$2,159,676 | \$272,594 |
| Catered Affairs (9) | | \$423,078 | \$484,500 | \$61,422 |
| Food | | \$157,833,095 | \$180,659,280 | \$22,826,185 |
| Food at Home | | \$102,836,278 | \$117,690,103 | \$14,853,825 |
| Bakery and Cereal Products | | \$13,413,567 | \$15,349,821 | \$1,936,254 |
| Meats, Poultry, Fish, and Eggs | | \$22,139,486 | \$25,335,955 | \$3,196,469 |
| Dairy Products | | \$9,978,151 | \$11,417,010 | \$1,438,859 |
| Fruits and Vegetables | | \$19,876,159 | \$22,747,384 | \$2,871,225 |
| Snacks and Other Food at Home (10) | | \$37,428,914 | \$42,839,932 | \$5,411,018 |
| Food Away from Home | | \$54,996,818 | \$62,969,176 | \$7,972,358 |
| Alcoholic Beverages | | \$10,013,184 | \$11,462,561 | \$1,449,377 |

RETAIL DEMAND OUTLOOK



Retail Demand Outlook

Polygon 2
Area: 466.94 square miles

Prepared by Esri

| | 2023 Consumer Spending | 2028 Forecasted Demand | Projected Spending Growth |
|--|---------------------------|---------------------------|------------------------------|
| Financial | | | |
| Value of Stocks/Bonds/Mutual Funds | \$590,854,999 | \$676,071,824 | \$85,216,825 |
| Value of Retirement Plans | \$2,290,987,659 | \$2,621,664,521 | \$330,676,862 |
| Value of Other Financial Assets | \$125,392,461 | \$143,422,289 | \$18,029,828 |
| Vehicle Loan Amount excluding Interest | \$59,110,007 | \$67,671,401 | \$8,561,394 |
| Value of Credit Card Debt | \$49,304,868 | \$56,433,309 | \$7,128,441 |
| Health | | | |
| Nonprescription Drugs | \$2,864,055 | \$3,276,744 | \$412,689 |
| Prescription Drugs | \$6,392,867 | \$7,313,388 | \$920,521 |
| Eyeglasses and Contact Lenses | \$1,804,974 | \$2,065,488 | \$260,514 |
| Home | | | |
| Mortgage Payment and Basics (11) | \$206,087,190 | \$235,877,491 | \$29,790,301 |
| Maintenance and Remodeling Services | \$61,755,781 | \$70,660,494 | \$8,904,713 |
| Maintenance and Remodeling Materials (12) | \$13,958,078 | \$15,969,236 | \$2,011,158 |
| Utilities, Fuel, and Public Services | \$91,561,454 | \$104,796,341 | \$13,234,887 |
| Household Furnishings and Equipment | | | |
| Household Textiles (13) | \$1,802,386 | \$2,063,636 | \$261,250 |
| Furniture | \$12,745,909 | \$14,591,052 | \$1,845,143 |
| Rugs | \$638,978 | \$730,921 | \$91,943 |
| Major Appliances (14) | \$8,528,658 | \$9,760,708 | \$1,232,050 |
| Housewares (15) | \$1,618,003 | \$1,852,136 | \$234,133 |
| Small Appliances | \$1,042,652 | \$1,193,805 | \$151,153 |
| Luggage | \$204,777 | \$234,459 | \$29,682 |
| Telephones and Accessories | \$1,557,080 | \$1,783,001 | \$225,921 |
| Household Operations | | | |
| Child Care | \$7,788,983 | \$8,921,515 | \$1,132,532 |
| Lawn and Garden (16) | \$11,381,374 | \$13,010,824 | \$1,629,450 |
| Moving/Storage/Freight Express | \$1,261,197 | \$1,444,168 | \$182,971 |
| Housekeeping Supplies (17) | \$14,544,065 | \$16,644,064 | \$2,099,999 |
| Insurance | | | |
| Owners and Renters Insurance | \$13,517,997 | \$15,470,894 | \$1,952,897 |
| Vehicle Insurance | \$33,273,500 | \$38,089,408 | \$4,815,908 |
| Life/Other Insurance | \$11,383,284 | \$13,024,160 | \$1,640,876 |
| Health Insurance | \$81,090,754 | \$92,793,152 | \$11,702,398 |
| Personal Care Products (18) | \$8,175,722 | \$9,361,270 | \$1,185,548 |
| School Books and Supplies (19) | \$1,993,791 | \$2,282,587 | \$288,796 |
| Smoking Products | \$7,107,948 | \$8,135,421 | \$1,027,473 |
| Transportation | | | |
| Payments on Vehicles excluding Leases | \$49,443,716 | \$56,597,709 | \$7,153,993 |
| Gasoline and Motor Oil | \$39,577,738 | \$45,293,392 | \$5,715,654 |
| Vehicle Maintenance and Repairs | \$20,550,324 | \$23,524,986 | \$2,974,662 |
| Travel | | | |
| Airline Fares | \$6,659,106 | \$7,623,905 | \$964,799 |
| Lodging on Trips | \$11,231,044 | \$12,852,644 | \$1,621,600 |
| Auto/Truck Rental on Trips | \$1,185,541 | \$1,357,987 | \$172,446 |
| Food and Drink on Trips | \$8,544,584 | \$9,779,368 | \$1,234,784 |

GRUNDY COUNTY ECONOMIC DATA



Executive Summary

- Population grew by nearly 5%, 4th of 102 counties
- High median household income, 9th of 102 Illinois counties
- Third lowest poverty rate in the state at 5.9%
- From 2016 to 2021, jobs increased by 10.1%, outpacing the national growth rate by 9.4%
- Median listing home price in April 2022 was \$269K, trending up 7.6% year-over-year. Median home sold price was \$230K. Homes averaged 46 days on the market.
- Total Equalized Assessed Value (EAV) topped \$2 billion for the sixth year in a row
- County Sales Tax increased by 33.5% from 2020 to 2021, topping \$3 million for the first time since 2014

Grundy County Population

52,533

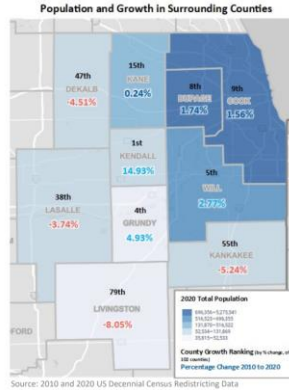
Grundy County Total Population,
2020 Decennial Census Redistricting
Data

4.93%

Grundy County Population Growth,
2010 to 2020
2,490 additional residents

Grundy County was 4th out
of 102 Illinois counties in
growth by percentage.

Illinois was undercounted by an
estimated 1.97% in the 2020
Census, according to the Census
Bureau. The above data does not
account for this variance, and
applied to Grundy County, this
would represent an additional
1,035 residents in the 2020 count,
to total 53,568.



| Grundy County Community | 2010 Total Population | 2020 Total Population | Decade Change | Decade Percent Change |
|-------------------------|-----------------------|-----------------------|---------------|-----------------------|
| Minooka | 345 | 372 | 27 | 7.8% |
| Carbon Hill | 12,560 | 13,383 | 823 | 6.6% |
| Channahon | 2,527 | 2,640 | 113 | 4.5% |
| Diamond | 681 | 710 | 29 | 4.3% |
| South Wilmington | 13,636 | 14,163 | 527 | 3.9% |
| Morris | 5,587 | 5,705 | 118 | 2.1% |
| Coal City | 6,191 | 6,194 | 3 | 0.0% |
| Braidwood | 2,371 | 2,353 | -18 | -0.8% |
| Seneca | 215 | 208 | -7 | -3.3% |
| Verona | 1,015 | 979 | -36 | -3.5% |
| Mazon | 4,260 | 4,032 | -228 | -5.4% |
| Dwight | 1,463 | 1,366 | -97 | -6.6% |
| Gardner | 793 | 724 | -69 | -8.7% |
| Braceville | 99 | 90 | -9 | -9.1% |
| Kinsman | 106 | 80 | -26 | -24.5% |
| East Brooklyn | | | | |

Source: 2020 US Decennial Census Redistricting Data

Grundy County Population Change

- 1990: 32,337
- 2000: 37,535 – 16.1% growth
- 2010: 50,063 – 33.4% growth
- 2020: 52,533 – 4.9% growth



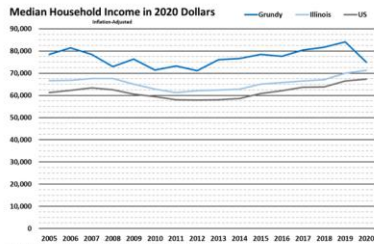
Median Household Income

\$74,935

2020 Grundy County Median Income
Loss of 11% from 2019 (Adjusted for Inflation)
9th highest median income in Illinois by county
5% greater than the state median income
11% greater than the national median income

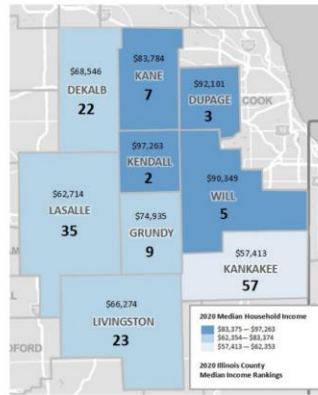
\$71,243
2020 Illinois
Median Income

\$67,340
2020 United States
Median Income



Source: US Census Bureau, Small Area Income and Poverty Estimates

2020 Median Household Income by County

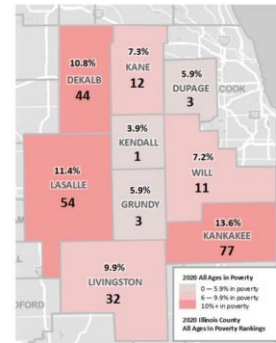


Source: 2020 SAIPR Income and Poverty Data, US Census, accessed 2022.



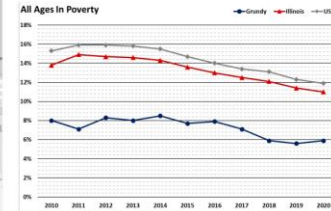
Poverty

2020 All Ages in Poverty by County



Source: 2020 SAIPR Income and Poverty Data, US Census, accessed 2022.

As of May 2022, poverty data for 2020 is the most current dataset available for this level of geography.



Source: US Census Bureau, Small Area Income and Poverty Estimates

5.9%
Grundy County
All Ages in Poverty
2020

3rd lowest
poverty rate in the state
for all ages in poverty
(tied with DuPage County)

Increase from 5.6% in 2019

7.4%
Grundy County
Under 18 in Poverty
2020

9th lowest
among all Illinois counties for
under 18 in poverty

Increase from 7.0% in 2019



As of May 2022, median income for 2020 is the most current dataset available at this level of geography.

GRUNDY COUNTY ECONOMIC DATA



Employment and Labor Force

3.5%

**Grundy County
April 2022 Unemployment Rate**

The 12-month moving average has dropped to 5% as of April 2022.

25,122

2021 Grundy County Total Labor Force

Average monthly labor force. 5% decrease from 2019. 1% decrease from 2020.

10.1%

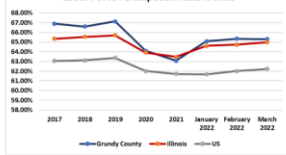
Increase in Grundy County Jobs, 2016-2021

From 20,475 to 22,537. This change outpaced the national growth rate of 0.7% by 9.4%.

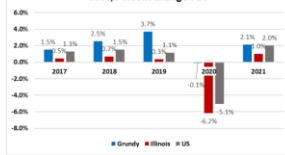
2021 Share of Continuing Unemployed by Industry



Labor Force Participation Rate Trends

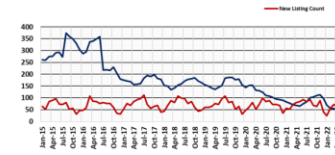


Jobs, Percent Change YOY



Residential Real Estate

Grundy County Active Listings



\$269K

**Median Listing Home Price
April 2022**

\$230K

**Median Sold Home Price
April 2022**

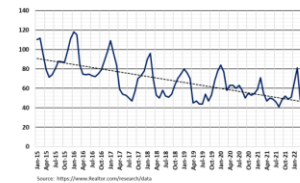
100.33%

**Sales to list price ratio
April 2022**

Grundy County Listing Prices



Grundy County Median Days on the Market



46
**Days on the market, on average
April 2022, down slightly from last year**



Source: EMS Burning Glass, St. Louis FED Economic Data

Source: Realtor.com Research

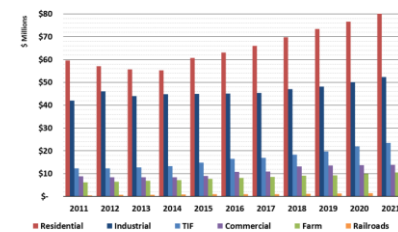


Property Taxes/Values

\$2,561,954,405

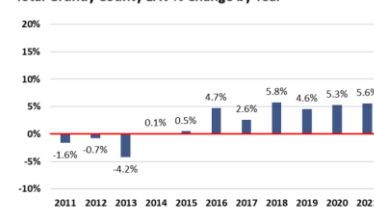
2021 Grundy County Total Equalized Assessed Value

Grundy County Property Taxes by Type



Source: Grundy County Clerk

Total Grundy County EAV % Change by Year



GRUNDY COUNTY LARGEST EMPLOYERS



| COMPANY | PRODUCTS/SERVICES | EMPLOYEES |
|---------------------------------|---------------------------|-----------|
| Morris Hospital | Medical | 1350 |
| Exelon - Dresden Station | Electricity Generation | 900 |
| D Construction | Construction | 550 |
| Costco Meat Processing Facility | Manufacturing | 516 |
| Grainger | Distribution Facility | 450 |
| Trader Joe's | Distribution Facility | 450 |
| Costco | Distribution Facility | 415 |
| Walmart | Retail | 350 |
| LyondellBasell | Polymer Resins | 320 |
| Jewel-Osco | Retail | 250 |
| Chicago Aerosol | Manufacturing | 241 |
| NFI | Distribution Facility | 218 |
| Kellogg's | Distribution Facility | 200 |
| US Cold Storage | Distribution Facility | 190 |
| Aux Sable Liquid Products | Natural Gas Fractionation | 179 |
| Menards | Retail | 140 |
| Mondelez/Ryder | Distribution Facility | 125 |
| Northfield Block | Manufacturing | 124 |
| Utility Concrete Products | Manufacturing | 110 |
| Nouryon | Specialty Chemicals | 100 |
| A & R Distribution | Intermodal Distribution | 83 |
| ALDI, Inc. | Distribution Facility | 75 |
| Primus Electronics | Distribution Facility | 72 |
| Reichhold Chemicals | Manufacturing | 71 |
| Sponge Cushion | Manufacturing | 70 |
| Ritchie Brothers | Equipment Auction | 67 |
| BMW | Distribution Facility | 65 |
| Dibble Trucking | Transportation Services | 55 |
| Rezin Orthopedics | Medical | 50 |
| Metalstamp | Distribution Facility | 50 |

WILL COUNTY ECONOMIC DATA



Will County has the tools to attract the economy of the future

Education
Will County colleges have graduated 38,000 students in the last 5 years

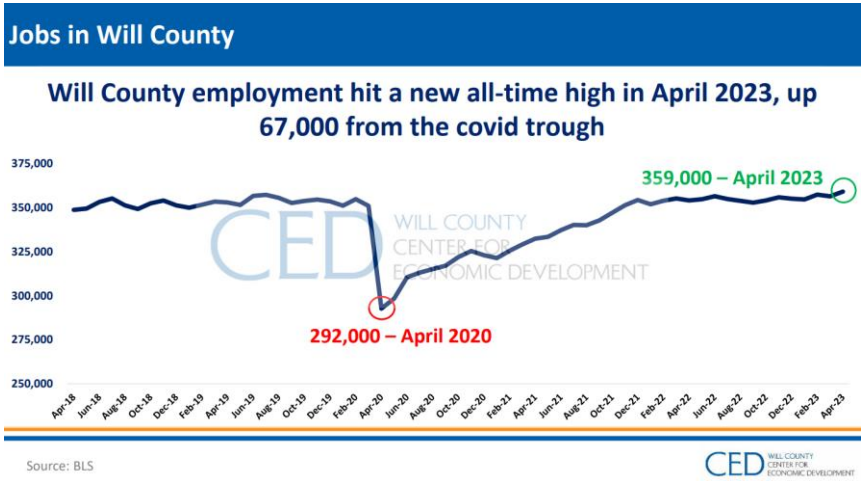
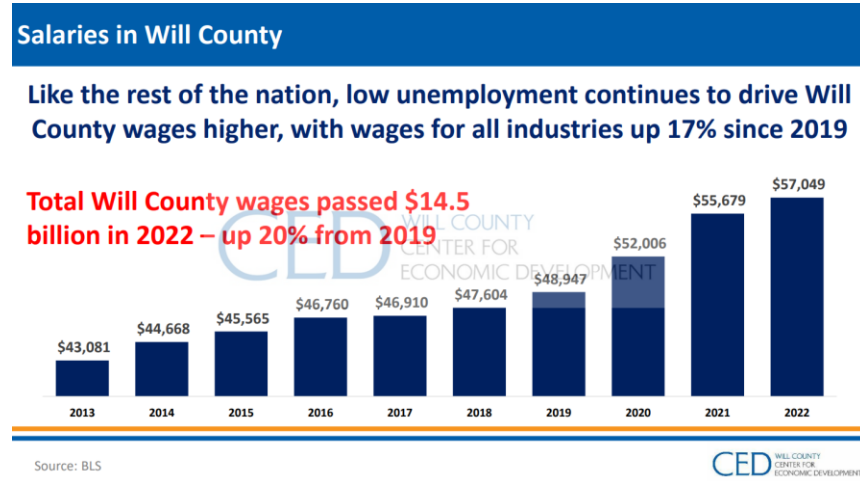
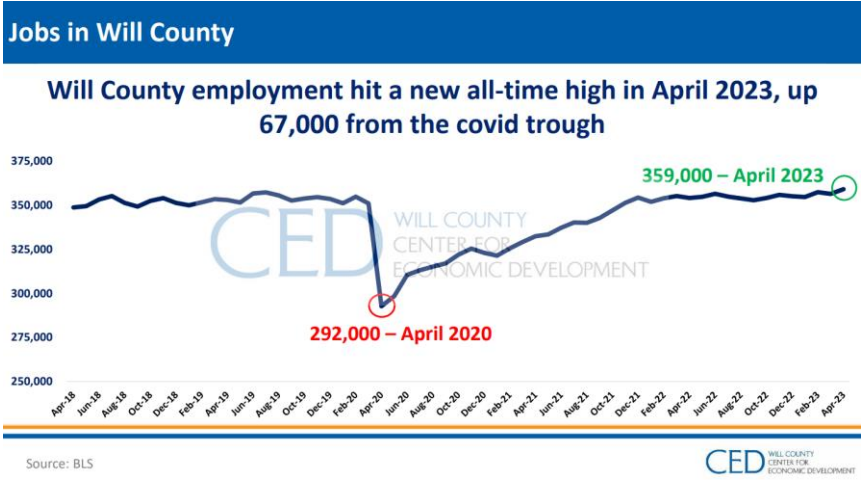
Workforce
4.3 million in a 50-mile radius from where you're sitting

Transportation
North America's largest inland port

Energy
Will County is the #1 power generator in the Midwest, #2 in refinery capacity

Quality of life
#1 single family market in Illinois, growing diversity of housing stock, more than 40,000 acres of preserves and parks, and countless community festivals and activities

Community
Will County has the partnerships to drive success



WILL COUNTY ECONOMIC DATA



Will County Gross Regional Product

Manufacturing remains largest sector of Will County's economy, adding more than 1,000 jobs and \$339 million in new wages in the past two years

Will County GDP by Industry (\$, billions)



Source: Lightcast



The industrial sector continues to grow in Will County, with a market value in excess of \$10 billion in 2022

87.3 Million sq ft

Industrial leases – Will County 2018 – 2022 - #1 in Illinois

36.4 Million sq ft

New building deliveries – Will County 2018 – 2022 - #1 in Illinois

98.2% Occupancy

June 2023 – Record high



Housing – Single Family

2022 Illinois Single-Family Building Permits

| County | 2022 Permits |
|--------------------|--------------|
| Will County | 1,500 |
| Kane County | 1,007 |
| Cook County | 1,060 |
| DuPage County | 776 |
| Lake County | 620 |

Will County is #1 in Illinois – 4 years in a row!

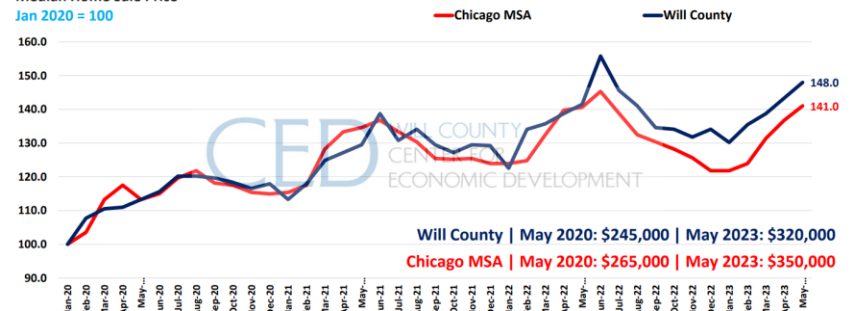
Source: HUD State of the Cities



Housing – Prices remain elevated

Median Home Sale Price

Jan 2020 = 100



Will County | May 2020: \$245,000 | May 2023: \$320,000

Chicago MSA | May 2020: \$265,000 | May 2023: \$350,000

Source: Redfin Data



WILL COUNTY LARGEST EMPLOYERS



AMAZON – 10,000 Employed
VALLEY VIEW SCHOOL DISTRICT #365 – 3,274 Employed
PLAINFIELD SCHOOL DISTRICT #202 – 3,250 Employed
SILVER CROSS HOSPITAL – 2,967 Employed
ASCENSION SAINT JOSEPH – JOLIET- 2,764 Employed
WILL COUNTY GOVERNMENT – 2,202 Employed
WEATHERTECH – 1,548 Employed
JOLIET PUBLIC SCHOOL DISTRICT #86 – 1,499 Employed
JOLIET JUNIOR COLLEGE – 1,400 Employed
GREENCORE – 1,200 Employed
SOUTHERN GLAZER’S WINE & SPIRITS – 1,105 Employed
STATEVILLE CORRECTIONAL CENTER – 1,052 Employed
CITGO LEMONT REFINERY – 1,050 Employed
JOLIET TOWNSHIP HIGH SCHOOL DISTRICT #204 – 912
Employed
FEDEX GROUND – 900 Employed
GOVERNORS STATE UNIVERSITY – 892 Employed
CITY OF JOLIET – 867 Employed
ADVENT HEALTH BOLINGBROOK HOSPITAL – 862
Employed
G&W ELECTRIC COMPANY – 787 Employed

TRINITY SERVICES – 762 Employed
WALMART DISTRIBUTION – 750 Employed
ULTA BEAUTY – 745 Employed
UNIVERSITY OF ST. FRANCIS – 710 Employed
EXXONMOBIL JOLIET REFINERY – 672 Employed
DIAGEO GLOBAL SUPPLY – 650 Employed
LEWIS UNIVERSITY – 611 Employed
CONSTELLATION – Braidwood Station – 607 Employed
FEDERAL SIGNAL – 600 Employed
HARRAH’S JOLIET CASINO & HOTEL – 550 Employed
MAGID GLOVE – 529 Employed
KEHE FOODS – 505 Employed
GREAT KITCHENS – 500 Employed
CORNERSTONE SERVICES, INC. – 480 Employed
LINCOLNWAY SCHOOL DISTRICT #210 – 411 Employed
CADENCE PREMIER LOGISTICS – 408 Employed
CRETE-MONEE SCHOOL DISTRICT #201U – 361 Employed
HOLLYWOOD CASINO JOLIET – 350 Employed

ILLINOIS STANDINGS



Illinois Standings

#1 METRO FOR NEW AND EXPANDING COMPANIES – TEN YEARS!

SITE SELECTION MAGAZINE

#1 MIDWEST STATE FOR BUSINESS CREATION

U.S. BUREAU OF LABOR STATISTICS

#1 U.S. LOCATION FOR SUSTAINABLE DEVELOPMENT

SITE SELECTION MAGAZINE

#2 METRO FOR CORPORATE HEADQUARTERS

BUSINESS FACILITIES

#5 LARGEST GDP IN THE US

BUREAU OF ECONOMIC ANALYSIS

#18 LARGEST ECONOMY IN THE WORLD

WORLD BANK

CED WILL COUNTY
CENTER FOR
ECONOMIC DEVELOPMENT

Will County Gross Regional Product

MARK GOODWIN PROFESSIONAL PROFILE



Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.

Mark Goodwin
Phone: 815 741 2226
mgoodwin@bigfarms.com



AGENCY: Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, Broker Associate will not be acting as your agent but as agent of the seller.

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