

**\*\*\* 1.18 ACRE SITE FOR SALE \*\*\***  
**LOCATED IN BATAVIA BUSINESS PARK**  
**BATAVIA, IL**

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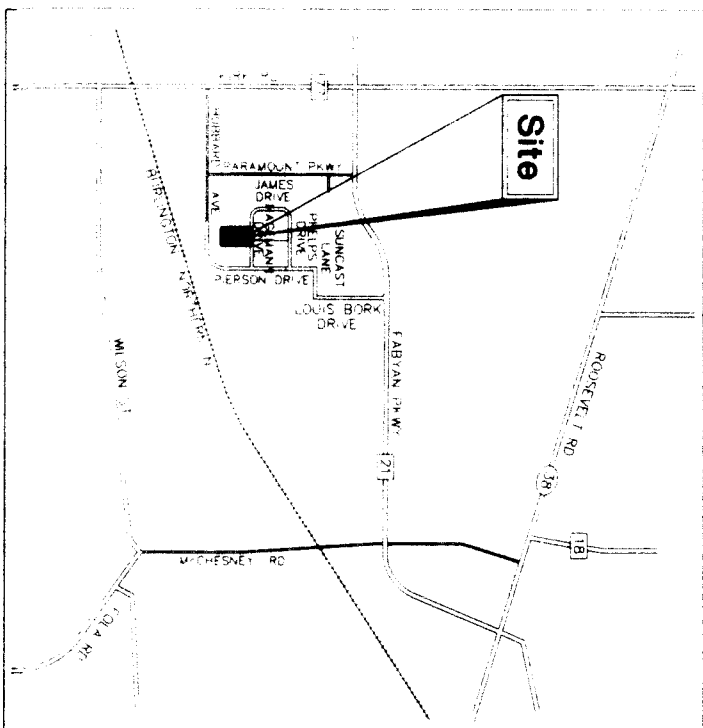
<b>LOCATION:</b>	Part of Lot 8 & 9, Hagemann Drive, Batavia
<b>SITE:</b>	51,660 sf; 1.1865 Acres
<b>DIMENSIONS:</b>	180' x 287'
<b>ZONED:</b>	General Business District
<b>UTILITIES:</b>	Fully Improved - Off-Site detention provided!
<b>SALE PRICE:</b>	\$285,000.00 (\$5.50 psf)
<b>COMMENTS:</b>	Located in the Batavia Business Park. Outside storage is permitted!

For more information, contact Steve Morken, Exclusive Agent  
**MORKEN & ASSOCIATES**  
**630-567-7800 Cell**

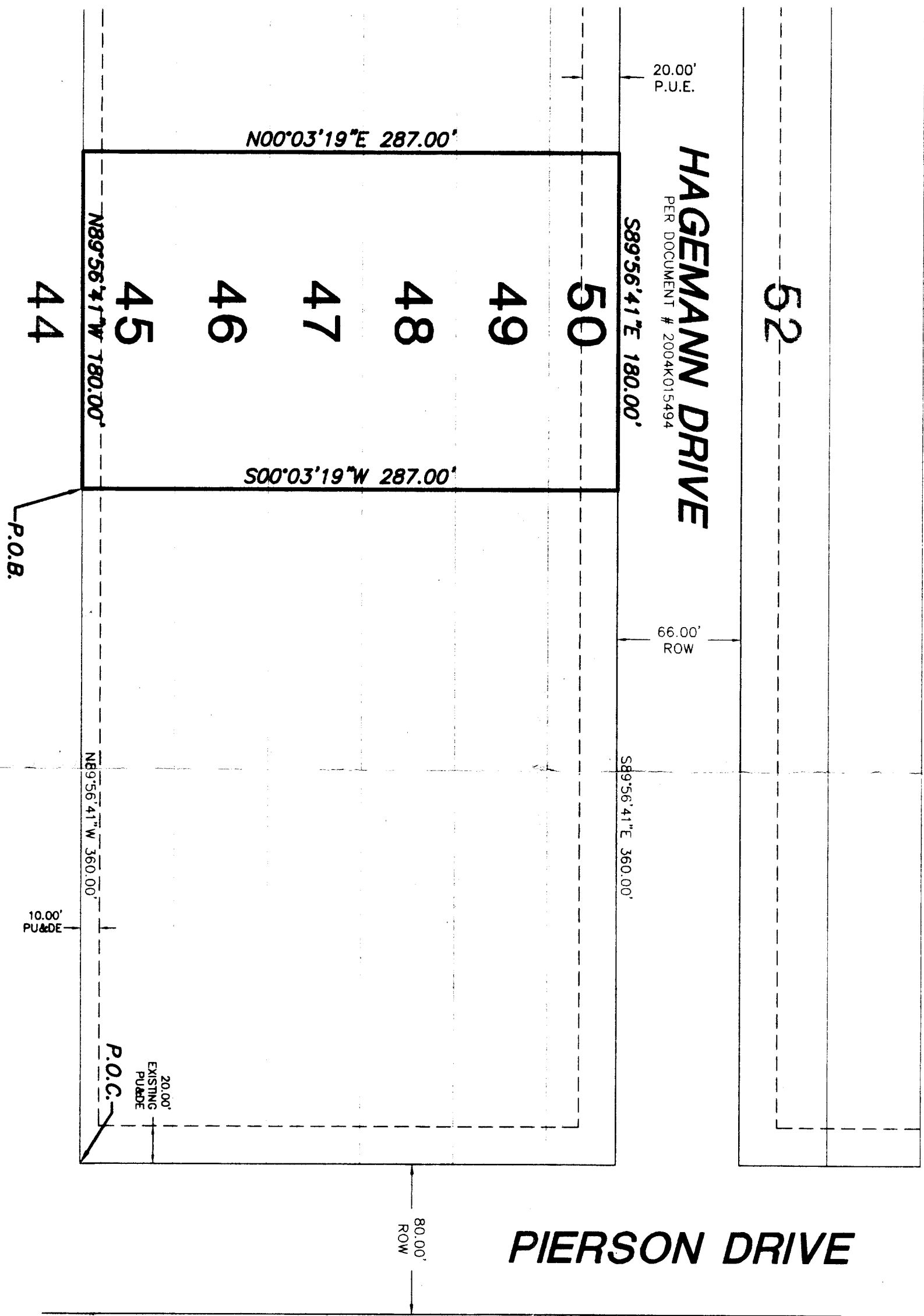
*All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form nor any information concerning the condition of the property, therefore, it is the Purchaser's sole responsibility to ascertain its requirements and to determine that the subject property and the specifications listed on this listing form meet Purchaser's requirements and are acceptable to the Purchaser.*

# ALTA/ACSM LAND TITLE SURVEY

PART OF LOTS 45 THRU 50 INCLUSIVE IN BATAVIA BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN KANE COUNTY ON JUNE 30, 2000 AS DOCUMENT NO. 2000K052067 AND IN DUPAGE COUNTY ON JUNE 30, 2000 AS DOCUMENT NO. R2000099708. SAID PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 45; THENCE NORTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, 360.00 FEET ALONG THE SOUTH LINE OF SAID LOT 45 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, 180.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS EAST, 287.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAGEMANN DRIVE; THENCE SOUTH 89 DEGREES 19 MINUTES 41 SECONDS EAST, 180.00 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, 287.00 TO SAID POINT OF BEGINNING.

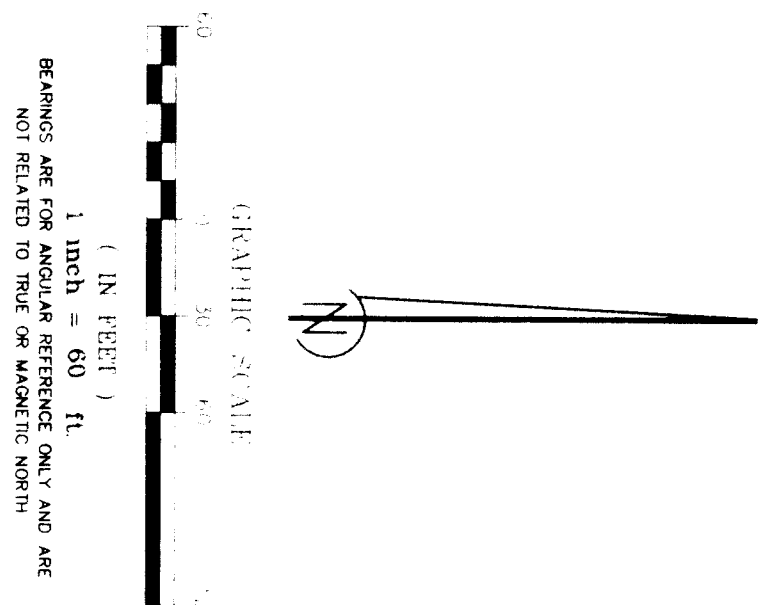


Vicinity Map  
NOT TO SCALE



AREA = 51,680.00 SQUARE FEET OR 1.19 ACRES +/-

**LEGEND**  
B-B = BACK TO BACK (CURB)  
DE = DRAINAGE EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
ROW = RIGHT OF WAY



PIERSON DRIVE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
TO:  
1.) PAUL E. CZAJKOWSKI and WILLIAM R. SHETTE, or nominee  
2.) CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS WHICH CONTROL LAND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

BY: JAMES L. HARPOLE, P.L.S. # 3190, EXPIRES 12/31/05  
JAMES L. HARPOLE  
PROFESSIONAL LAND SURVEYOR  
STATE OF ILLINOIS  
LICENSE # 0001

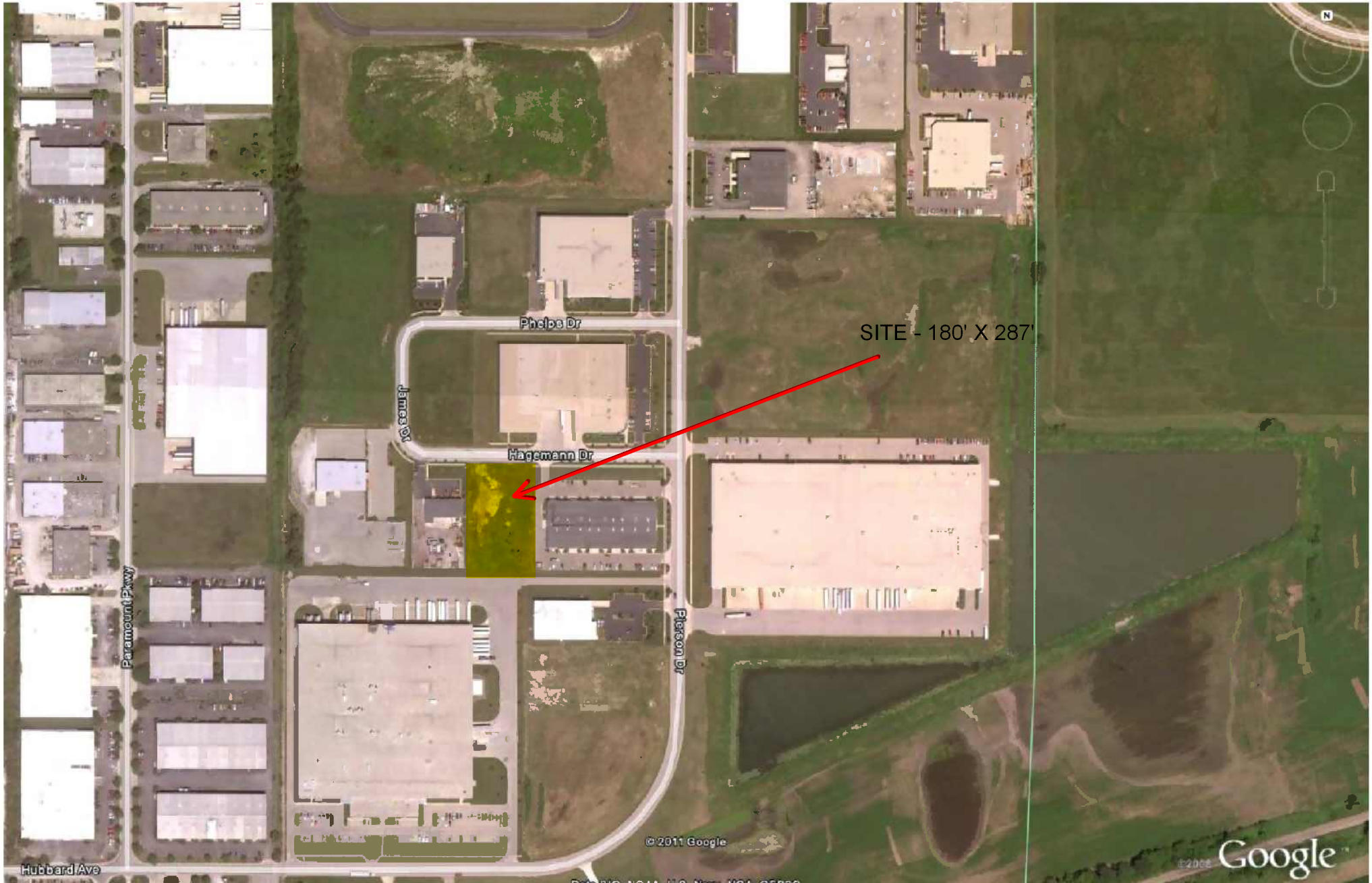
**The Balsamo/Olson Engineering Company**  
Land Planning, Environmental Science, Location

4906 Main Street, Suite 101, Lisle, Illinois 60532  
(630) 725-9800, Fax (630) 725-9803

DATE	REVISIONS	BY

ALTA OF PART OF 45-50 (D)
BATAVIA, ILLINOIS
BATAVIA LAND VENTURE

PROJ. NO. <b>LH</b>
DRAWN BY <b>LH</b>
DATE <b>3/1/04</b>
SCALE <b>1"=60'</b>
<b>SHEET</b>
<b>1 OF 1</b>
04-800-400



SITE - 180' X 287'

Phelps Dr

Hagemann Dr

Paramount Pkwy

Peterson Dr

Hubbard Ave

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

elev 754 ft

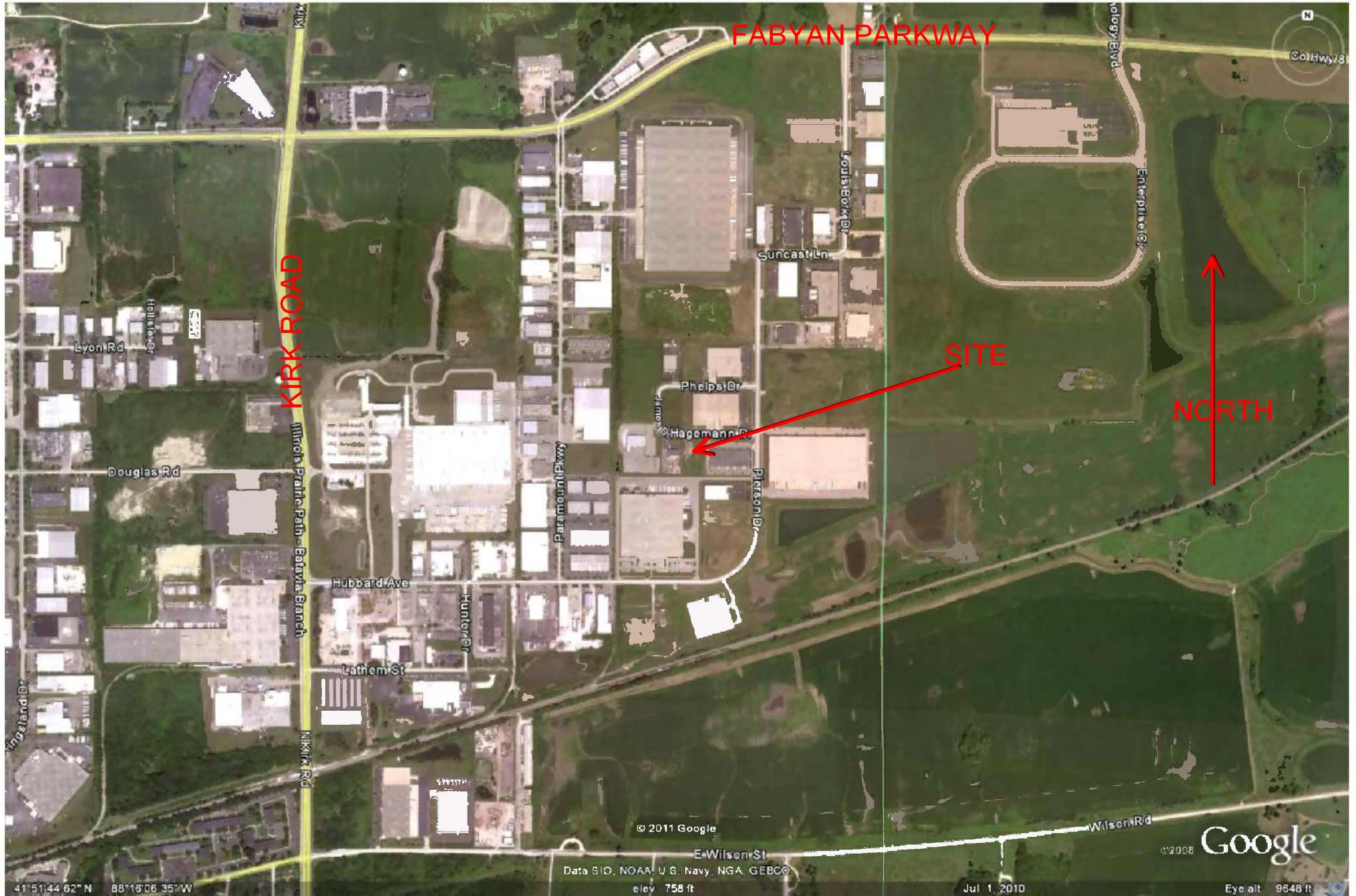
Jul 1, 2010

Google

Eye alt 3994 ft

41°51'45.81"N 88°15'57.98"W





FABYAN PARKWAY

KIRK ROAD

SITE

NORTH

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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

elev 758 ft

E-Wilson St

Jul 1, 2010

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Eye alt 9648 ft

41°51'44.62" N 88°16'08.35" W