

READY TO DEVELOP: CITYGATE NORTH

25.15 acres In Naperville at CityGate North, east of Rte. 59/north of Ferry Rd., Naperville

- Parcel 0703104005
- OCI Zoning
- Across Ferry Rd. from amenity-rich CityGate Centre



CITYGATE CENTRE AMENITIES:

- Hotel Arista
 - Forbes recommended
 - AAA Four Diamond
- Food, beverage & entertainment
 - Arista Coffee & Cafe
 - Che Figata
 - CityGate Grille
 - Playroom Cafe
 - Tap In Pub
 - Zorba Cocktail bar
- Domain CityGate Apartments
 - 285-unit luxury apartment building
- 366k sf/2 bldgs. Class A office
 - >86% leased
- 55k sf retail bldg.
 - 91% leased

TRANSPORTATION

- Commuter Rail: 6 min. drive to Rte. 59 Station: Metra/Burlington Northern-Santa Fe Railway Line
- Bus: Pace Suburban Bus Route #559 stop on Rte. 59 near Ferry Rd.
- Airport: Chicago O'Hare 19 mi. | Chicago Midway 23 mi. | DuPage County Airport 7.5 mi.
- Walk Score®: Car-dependent (27)
- Transit Score®: Minimal transit (23)



CALAMOS REAL ESTATE LLC

PRELIMINARY / FINAL PLAT OF SUBDIVISION

MONARCH LANDING LOT 1A AND 1B RESUBDIVISION

THIS PLAT (RESUBDIVISION) SHOWS A CORRECTION TO THE MONARCH LANDING LOT 1A AND 1B PLAT, BEING A CORRECTION TO THE BOUNDARY OF LOT 1A AND 1B.

← NORTH



LEGEND

BOUNDARY: ---

LOT 1A: ---

LOT 1B: ---

LOT 1C: ---

LOT 1D: ---

LOT 1E: ---

LOT 1F: ---

LOT 1G: ---

LOT 1H: ---

LOT 1I: ---

LOT 1J: ---

LOT 1K: ---

LOT 1L: ---

LOT 1M: ---

LOT 1N: ---

LOT 1O: ---

LOT 1P: ---

LOT 1Q: ---

LOT 1R: ---

LOT 1S: ---

LOT 1T: ---

LOT 1U: ---

LOT 1V: ---

LOT 1W: ---

LOT 1X: ---

LOT 1Y: ---

LOT 1Z: ---

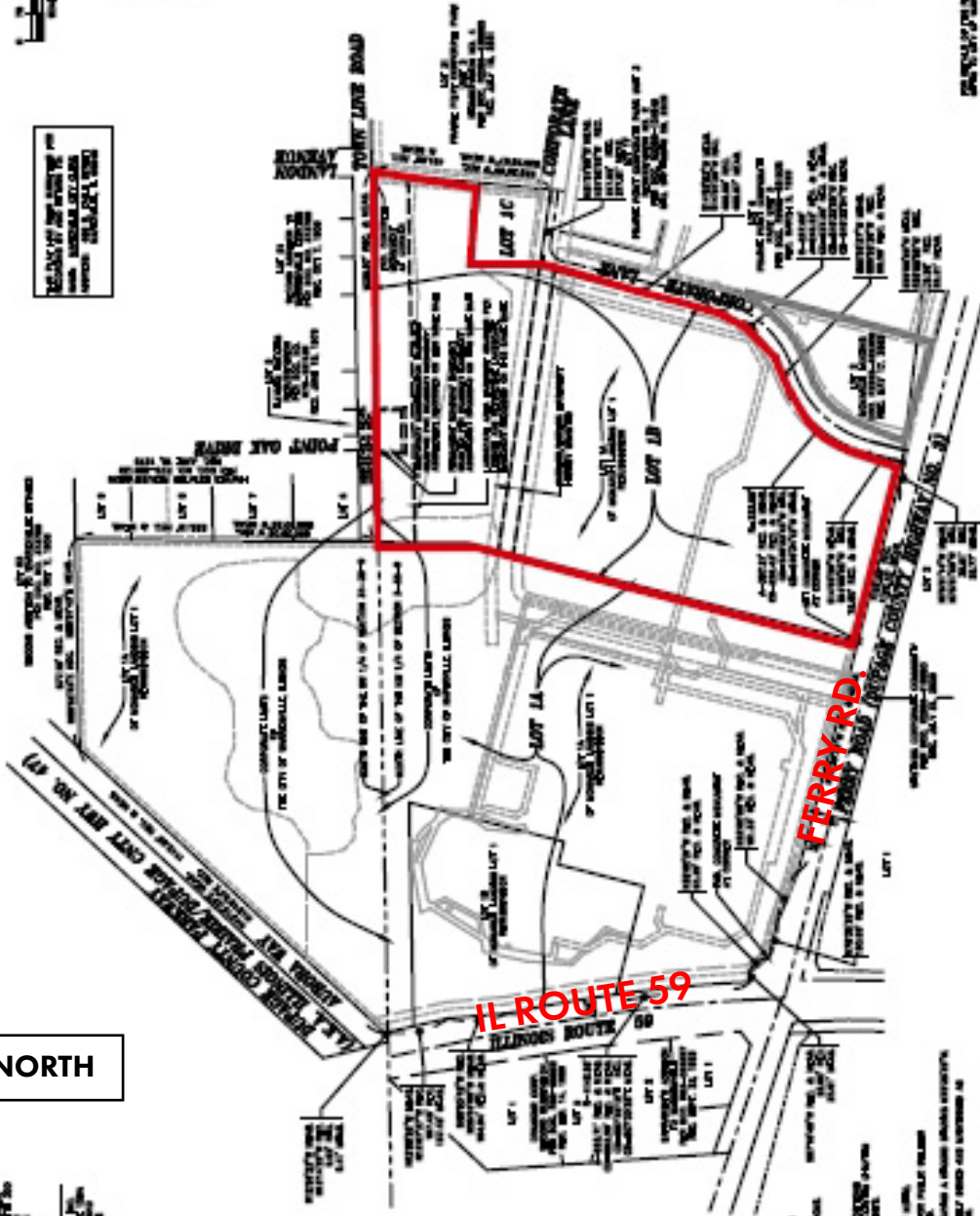
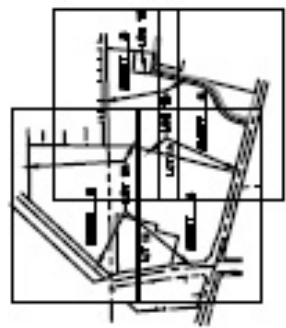
ADJUSTMENTS

ADJUSTMENT NO. 1: CORRECTED BOUNDARY OF LOT 1A AND 1B TO ACCURATELY REFLECT THE ACTUAL SURFACE CONDITIONS AND TO CORRECT THE BOUNDARY ERROR OF APPROXIMATELY 10.0 FEET.

ADJUSTMENT NO. 2: CORRECTED BOUNDARY OF LOT 1A AND 1B TO ACCURATELY REFLECT THE ACTUAL SURFACE CONDITIONS AND TO CORRECT THE BOUNDARY ERROR OF APPROXIMATELY 10.0 FEET.

LOT AREA

| LOT # | LOT AREA (SQ. FT.) | LOT AREA (ACRES) |
|-------|--------------------|------------------|
| 1A | 10,000.00 | 0.2296 |
| 1B | 10,000.00 | 0.2296 |
| 1C | 10,000.00 | 0.2296 |
| 1D | 10,000.00 | 0.2296 |
| 1E | 10,000.00 | 0.2296 |
| 1F | 10,000.00 | 0.2296 |
| 1G | 10,000.00 | 0.2296 |
| 1H | 10,000.00 | 0.2296 |
| 1I | 10,000.00 | 0.2296 |
| 1J | 10,000.00 | 0.2296 |
| 1K | 10,000.00 | 0.2296 |
| 1L | 10,000.00 | 0.2296 |
| 1M | 10,000.00 | 0.2296 |
| 1N | 10,000.00 | 0.2296 |
| 1O | 10,000.00 | 0.2296 |
| 1P | 10,000.00 | 0.2296 |
| 1Q | 10,000.00 | 0.2296 |
| 1R | 10,000.00 | 0.2296 |
| 1S | 10,000.00 | 0.2296 |
| 1T | 10,000.00 | 0.2296 |
| 1U | 10,000.00 | 0.2296 |
| 1V | 10,000.00 | 0.2296 |
| 1W | 10,000.00 | 0.2296 |
| 1X | 10,000.00 | 0.2296 |
| 1Y | 10,000.00 | 0.2296 |
| 1Z | 10,000.00 | 0.2296 |



IL ROUTE 59

FERRY RD.

PREPARED BY: [Firm Name]

DATE: [Date]

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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PREPARED BY: NIMBLE-HORN AND ASSOCIATES, INC.
 1801 WOODVILLE ROAD, SUITE 200
 LAKE BLUFF, ILLINOIS 60044
 TEL: (815) 481-8888

DATE: [Date]

SCALE: [Scale]

MONARCH LANDING LOT 1A AND 1B RESUBDIVISION

PRELIMINARY/FINAL PLAT OF SUBDIVISION

| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 1 | PRELIMINARY PLAT | 11/15/2011 |
| 2 | FINAL PLAT | 11/15/2011 |