

VACANT LAND PARCELS
VOLO COMMERCE CENTER, VOLO, IL

Lot 3	6.34 Acres, Zoned Commercial B-3 (Village of volo)
Lot 4	2.42 Acres, Zoned Commercial B-3 (Village of Volo)
Lot 5 West	1.28 Acres, Zoned Commercial, B-3 (Village of Volo)

TOTAL 10.04 Acres

LOT IMPROVEMENTS

Sanitary Sewer and Water – Lots 3 and 5 have sewer and water tie-ins to the each of the lots directly along Commerce Drive. Lot 4 can be connected to sanitary sewer and water by extending the sewer and water mains from Commerce Drive to the Southeast corner of Lot 4 thru a utility easement along the western edge of Lot 5 West. (Detailed engineering drawings for sewer and water are available upon request.) Sanitary Sewer Service is provided to the Volo Commerce Center by Lakes Region Sanitary District. Municipal Water Service is provided to Volo Commerce Center by the Village of Volo.

Offsite Stormwater Detention - Each lot within the Volo Commerce Center was engineered from the inception with offsite storm water detention. There is a large storm water detention basin at the west side of the complex which stores the majority of storm water runoff. In addition, there are two small detention basins along Route 120 (In the front of Lot 3) which were added in 2006 when the retail properties were re-zoned and additional storm water capacity was required for M-3 zoning. Offsite detention ponds help maximize each individual property owner's coverage ratios (building +impervious surface) by storing storm water in one large storm detention basin rather than each parcel designing and building separate storm water detention basins.

MASTER ASSOCIATION

Lots 3, 4, and 5 West are part of the Volo Commerce Center Owners Association. There are a total of twelve (12) lots comprising almost 50 total acres of land. Each lot pays its pro rata share of the annual association dues based up the acreage included in each parcel. Based upon the lots sizes of 3,4 and 5 West, these lots pay an annual association assessment as follows;

Lot 3	\$ 7473.46
Lot 4	\$ 2876.61
Lot 5 West	\$ 1518.98 (approximate, based upon final subdividing of Lot 5)