

DODGE CAPITAL, LLC
460 Winnetka Ave., Suite #7
Winnetka, IL 60093

August 5, 2002

To Cress Creek and Century Farms Subdivision Homeowners

Dear Neighbors:

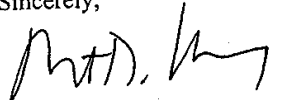
Enclosed with this letter is a Notice of a Public Hearing pertaining to a development plan review before the Warrenville Plan Commission on Thursday, August 22. The subject of the hearing will be Cantera Subarea I, which is the vacant parcel on Diehl Road just north of your neighborhoods. My company, Dodge Capital, LLC, is leading a group which is purchasing the majority of Subarea I, and we will be asking Warrenville to consider a revised development plan for the parcel.

Some of you may know that until recently I worked at Jones Lang LaSalle and was the Project Executive for the Cantera development as a whole and prior to that a developer in the park. In the past, the Cantera development team has taken care to meet with our neighbors in Naperville whenever new plans were announced. I believe it is important and appropriate to continue that practice.

I am writing now to invite you to an informal courtesy meeting prior to the formal Warrenville hearing. At the courtesy meeting I and other team members will describe our plans and answer questions in a casual setting. I expect Lynx Chan, the project manager of the Cantera development, will join me. Some of you have met Lynx who has been involved with Cantera for several years. In this transaction the Cantera ownership is selling to my group, but WDLP will also still be involved with installing much of the infrastructure for the site. When you see our plans I think you will be comforted to see that we are keeping unchanged the pond and landscape area buffer along the south border of the site, which will be installed by the Cantera ownership as a condition of our purchase.

The courtesy meeting will be on August 15th at 7:00 p.m. in the Greenbrier Room of the Cress Creek County Club located at 1215 Royal St. George Drive in Naperville. Their phone number is 630-355-7300. We are sending this letter to the neighbors who are required to receive the legal notice of the official hearing (this is based on distance from the site), but if other neighbors are interested they are welcome to attend. Light refreshments will be served.

Sincerely,



Robert D. Horne
President
Dodge Capital, LLC

cc: Dr. Robert Buckman
Lynx Chan
Ivan P. Kane

EXHIBIT C

LEGAL NOTICE
NOTICE OF A PUBLIC HEARING

A Public Hearing before the Plan Commission of the City of Warrenville will be held on Thursday, August 22, 2002, at 7:00 p.m. at the Warrenville Municipal Building, 28 W 701 Stafford Place, Warrenville, Illinois 60555, to consider a petition or petitions for the following matters:

1. Redesignate the portions of Subarea I described below into the Cantera Office Park and Commercial Center Use Areas.
2. Revised Planned Unit Development Special Use Preliminary Plan and Preliminary Plat Approvals.
3. Determinations, site-specific amendments and/or exceptions (if necessary) to the Cantera General Site Plan, Development Control Regulations and the City of Warrenville Zoning and Sign Ordinances to approve relief from certain landscape, site grade, entrance depth, irrigation, lot not fronting a public street, lot size, lot width, parking, signage size, number and location, drive-thru stacking, loading space number and location and building and parking setback requirements.
4. Any other site-specific or general amendments or exceptions to the Cantera Development Control Regulations, General Site Plan documents or Warrenville Zoning/Sign Ordinances which may be required for the project.

Developer:

Robert D. Horne
Dodge Cantera, LLC
460 Winnetka Avenue, Suite 7
Winnetka, Illinois 60093

Owner:

Warrenville Development Limited Partnership
c/o Jones Lang LaSalle
200 East Randolph Drive
Chicago, Illinois 60601
Attn: Lynx Chan

Location of Property Affected: Subarea I, which is located South of Diehl Road, North of Commons Road and the Cress Creek and Century Farms Subdivisions (in the City of Naperville), West of Cantera Subarea J, and East of the DuPage River, consisting of the portion of the Cantera development legally described as follows:

LOT 1 IN CANTERA SUBAREA "I", BEING A SUBDIVISION OF PARTS OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1995, AS DOCUMENT NUMBER R95-155521, DUPAGE COUNTY, ILLINOIS, TOGETHER WITH:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: THAT PART OF SAID SOUTHEAST QUARTER OF SECTION 2, FALLING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF DIEHL ROAD HERETOFORE DEDICATED PER DOCUMENT NUMBER R95-71621, WEST OF THE WEST LINE OF CANTERA SUBAREA "J", BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2000, AS DOCUMENT NUMBER R2000-27668, EAST OF THE EAST LINE OF CANTERA SUBAREA "I", BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1995, AS DOCUMENT NUMBER R95-155521, AND NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID SUBAREA "I" SUBDIVISION. TOGETHER WITH:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 IN CANTERA SUBAREA "I"; THENCE SOUTH 89 DEGREES 35 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN CANTERA SUBAREA "I", 659.28 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 08 SECONDS WEST, 678.99 FEET TO THE WESTERLY LINE OF SAID LOT 1 IN CANTERA SUBAREA "I" EXTENDED; THENCE NORTH 21 DEGREES 56 MINUTES 35 SECONDS EAST, 53.75 FEET TO THE POINT OF BEGINNING.

PINS: 07-02-405-001
07-02-400-020

The above Petition is open for inspection at the Community Development Department of the City of Warrenville. Persons wishing to appear at such hearing may do so in person, or by attorney, or other representative. Communication in writing in relation thereto may be filed with the Plan Commission or at such hearing. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact City Hall at 630/393-9427.

CITY OF WARRENVILLE

By: 
Name: Ronald Mentzer
Title: Community Development Director

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For editorial information only: Warrenville Post, Warrenville Digest, Daily Herald and Beacon News