

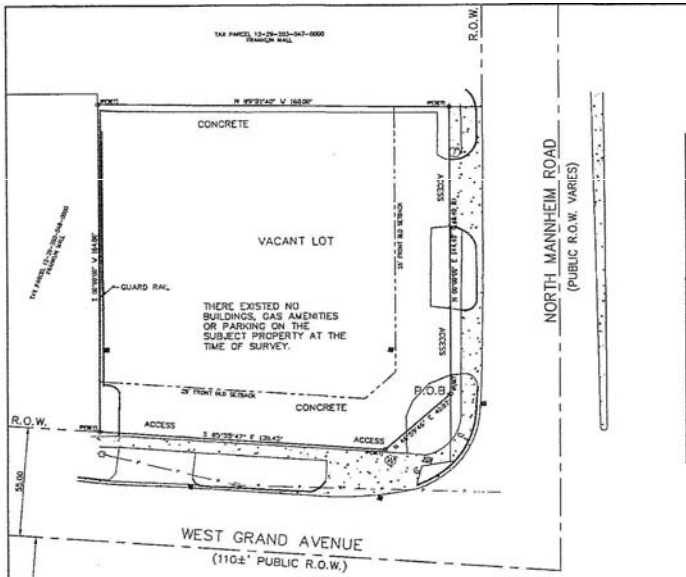
**\$650,000**



**FOR SALE**

Service station # 18630  
 Address 2800 N MANNHEIM  
 City FRANKLIN PARK  
 State / County IL COOK  
 Zip code 60131  
 Intersection MANNHEIM RD & GRAND AVE

Estimated store size (sqft) **VACANT LOT**  
 Estimated lot size (sqft) 26,686  
 Fee / lease (land) (lease \$/mth) Fee  
 2008 real / personal property tax \$26,413



**PROPERTY ADDRESS:**  
 2800 NORTH MANNHEIM ROAD, FRANKLIN PARK, ILLINOIS

**LAND AREA:**  
 26,686 SQUARE FEET OR 0.61 ACRES, MORE OR LESS.

**REFERENCE PLAT:**  
 NO REFERENCE PLAT WAS PROVIDED FOR THIS SURVEY.

**ENCROACHMENT:**  
 THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

**NOTES:**

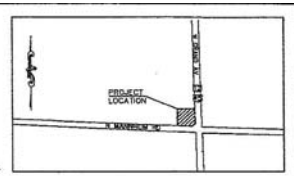
- FOR THE CITY OF FRANKLIN PARK, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "C-2" - GENERAL COMMERCIAL DISTRICT.
- "C-2" ZONING REQUIREMENTS:
- MINIMUM BUILDING HEIGHT: NO SPECIFIC HEIGHT LISTED.
- PARKING REQUIREMENTS: 1 SPACE FOR EACH 200 SQUARE FEET OF FLOOR AREA.
- THERE EXISTS A TOTAL OF 0 PARKING SPACES ON THE SUBJECT PROPERTY (0 REGULAR + 0 HANDICAPPED).
- THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "F" (LANDS OF MINIMAL FLOODING) AS DETERMINED BY FEMA.
- FLOOD INSURANCE RATE MAP NUMBER: STAGS 13024, EFFECTIVE DATE: AUGUST 18, 2006.
- ACCESS TO THE SUBJECT PROPERTY FROM MANNHEIM ROAD AND GRAND AVENUE, WHICH ARE PUBLIC STREETS.
- THE BOUNDARY BETWEEN THE SUBJECT AND 2 ACRES ± OF 2 ACRES ± IS THE SOUTH PROPERTY LINE.
- UNLESS SHOWN OTHERWISE, THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
- THE WEST SIDE DRIVEWAY APPEARS TO OPEN INTO PUBLIC HIGHWAY.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE, SLUMP, OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF NEARBY WORK OR SUBSEQUENT CONSTRUCTION OF IMPROVEMENTS.
- THERE ARE NO CHANGES IN STREET POINTS OF VIEW UNLESS OTHERWISE NOTED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF LARVA-MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

**DESCRIPTION:**  
 THAT PART OF TRACT NO. 2 IN OWNER'S DIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 40.00 FEET AND NORTH OF THE CENTER LINE OF GRAND AVENUE, BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 10.00 FEET OF SAID TRACT NO. 2 (SAID LINE ALSO BEING THE WEST LINE OF PARCEL NO. 20 AS ESTABLISHED BY THE LAND ACQUISITION STREET MAP OF THE ILLINOIS DIVISION OF HIGHWAYS, 19-20-111-70, FOR THE HIGHWAYS OF ILLINOIS, DISTANCE 30.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT NO. 2, THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 30.00 FEET ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT NO. 2, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.00 FEET ALONG SAID LINE PARALLEL, AND 17.00 FEET WEST OF THE EAST LINE OF SAID TRACT 1 TO A POINT ON THE NORTH LINE OF SAID TRACT NO. 2, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 30.00 FEET ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT NO. 2, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.00 FEET ALONG SAID LINE PARALLEL, AND 17.00 FEET WEST OF THE EAST LINE OF SAID TRACT 1 TO A POINT ON THE NORTH LINE OF SAID TRACT NO. 2, FOR A DISTANCE OF 19.43 FEET TO A CORNER OF PARCEL NO. 20, SAID POINT ALSO BEING A POINT DISTANT 42.00 FEET WEST OF THE SOUTHWEST CORNER OF SAID TRACT NO. 2, THENCE NORTH 45 DEGREES 39 MINUTES 47 SECONDS EAST, 42 SECONDS EAST, ALONG THE NORTHEASTLY LINE OF SAID PARCEL NO. 20, FOR A DISTANCE OF 45.47 FEET TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

**SURVEY REFERENCES:**  
 TITLE COMMITMENT NUMBER 231440-030  
 EFFICIENT DATE JUNE 5, 2008  
 FIRST AMERICAN TITLE INSURANCE COMPANY

3. THIS ITEM HAS BEEN INTERNATIONALLY COLLECTED.

THERE ARE NO SCHEDULE "B-1" ITEMS WITHIN THE TITLE COMMITMENT WHICH ARE OF A NATURE WHICH CAN BE PLOTTED ON THIS SURVEY.



**UTILITY NOTES:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND CANNOT BE GUARANTEED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE AREA, EITHER BY DEPTH OR MANAGEMENT. THE SHOWN UTILITIES ARE NOT GUARANTEED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION PROVIDED. ALTHOUGH THE SURVEYOR CERTAINLY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**CALL J.U.L.I.E. BEFORE EXCAVATING**  
 1-800-652-0123

**DESIGN SURVEYS, LLC**  
 707 N. MAIN STREET  
 ELDORA, KANSAS 66025  
 PH: (913) 580-4427  
 FAX: (913) 586-4430

**SYMBOL LEGEND**

BP IMPRES DRESS TANK	○ SANITARY SENDER MANHOLE	● 1/2" x 24" REBAR W/ CAP SET	— OVERHEAD POWER LINE
BP DIESEL FUEL PUMP	○ STORM SENDER MANHOLE	○ MONUMENT FOUND	— UNDERGROUND POWER LINE
BP VENT PIPE	○ TELEPHONE MANHOLE	△ SECTION CORNER PILING	— UNDERGROUND TELEPHONE LINE
BP GAS LINE RISER	○ WATER MANHOLE	○ DESCRIBED	— SANITARY SENDER LINE
BP GAS LINE VALVE	○ MONITORING WELL	(W) MEASURED	— WATER LINE
BP PAY PROBE	○ UTILITY MANHOLE	○ ELECTRIC PEDESTAL	— GAS LINE
BP GATE POST	○ POWER POLE	○ TELEPHONE PEDESTAL	— FENCE
BP SANITARY SENDER CLEANOUT	○ LIGHT POLE	○ HANDICAPPED PARKING STALL	— FLOOD ZONE LINE
BP WATER SPOUT	○ TRAFFIC SIGNAL LIGHT POLE	○ PARKING STALL CORNER	— CANYON
BP FLAG POLE	○ WATER METER	○ HANDICAPPED PARKING SIGN	—
BP 30" POLYAND	○ GAS METER	○ COMMUNICATION CABLE SIGN	—
BP FIRE HYDRANT	○ ELECTRIC WATER	○ STREET TRAFFIC SIGN	—
BP GUY ANCHOR	○ WATER LINE VALVE	○ GAS PULLING SIGN	—
BP AIR CONDITION UNIT	○ TRAFFIC CONTROL SIGN	○ BUSINESS SIGN	—

**SURVEYOR'S CERTIFICATE:**  
 TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, AS FIRST ESTABLISHED AND ADOPTED BY ALTA, AND NOW IN FORCE AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

THIS MAP OR PLAN OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 231440-030 DATED JUNE 5, 2008.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
 DATE OF SURVEY: JUNE 2, 2008  
 ERROR OF CLOSURE: 1:56,343

KEVIN D. DWAN  
 ILLINOIS LS-035-062007  
 EXPIRATION DATE: 11/30/2008

**THE MATTHEWS COMPANY**  
 INC.  
 National ALTA Survey Management

17200 Hankow Street, Suite 109-115, Fountain Valley, CA 92708  
 Tel: (714) 750-7100 Fax: (714) 750-7100  
 www.matthewscompany.com

PREPARED FOR:  
**BP PRODUCTS NORTH AMERICA INC.**

2800 NORTH MANNHEIM ROAD  
 FRANKLIN PARK, ILLINOIS

SCALE: 1" = 20'  
 DATE: 06/02/08  
 SHEET: 01 OF 01

DATE: 06/02/08  
 SHEET: 01 OF 01

**CIMA DEVELOPERS, INC.**  
 381 E. St. Charles Rd, Carol Stream, IL 60188  
 O: 630.653.1700 F: 630.653.2335

**Philip Brasse, Asset Manager**  
 pbrasse@cimadevelopers.org  
 www.cimadevelopers.org