

\$1,500,000

Service station # 2945
 Address 2945 South Harlem Avenue
 City Berwyn
 State / County IL
 Zip code 60402

Estimated store size (sqft) 2,250
 Estimated lot size (sqft) 17,499
 Fee / lease (land) (lease \$/mth) Fee
 Cur ground lease end / renewal n/a

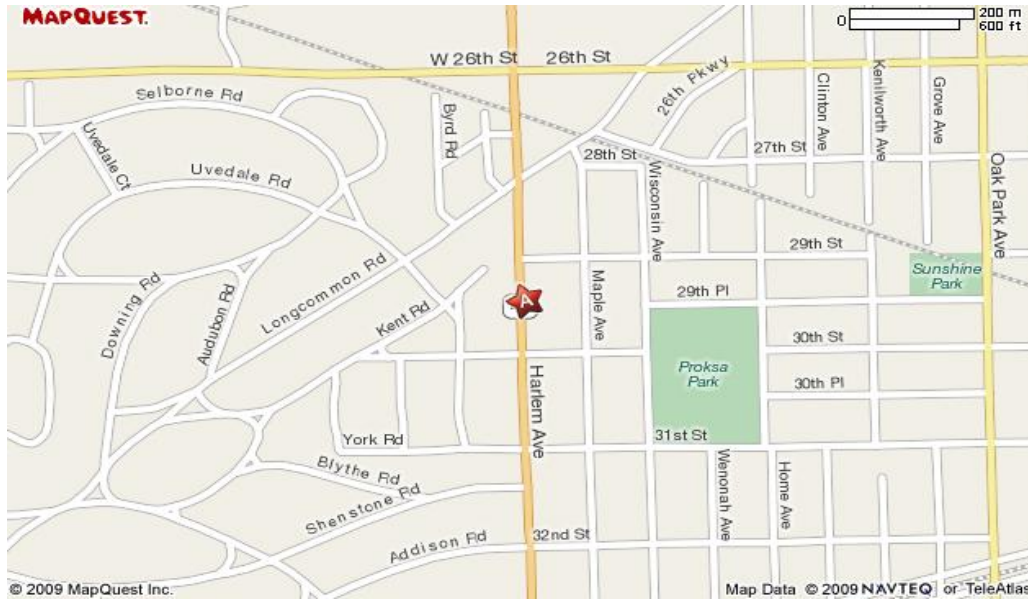
Current dealer rent (\$/mth) n/a
 2009 real / personal property tax \$75,231.00
 Num of dispensers 6
 Num of UST 3
 Liquor License Beer & Wine
 Co-Branded Dunkin Donuts (Lessee)



SALES	GALLONS	Store sales	Lottery	Dunkin Donuts Rental
2006	1,132,568	545,771	150,418	32,681
2007	1,145,184	613,361	167,179	34,336
2008	1,183,824	604,193	175,216	33,987
2009	907,323			28,560
2010*	1,430,430			27,417

* Sales through November 2010

	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1	Gas - Regular	8,000	Single Wall Fiberglass	
Tank #2	Gas - Regular	8,000	Single Wall Fiberglass	
Tank #3	Gas - Premium	8,000	Single Wall Fiberglass	
Tank #4	Diesel	4,000	Double Wall Fiberglass	



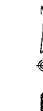
CIMA DEVELOPERS, INC.
 381 E. St. Charles Rd, Carol Stream, IL 60188
 O: 630.653.1700 F: 630.653.2335

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

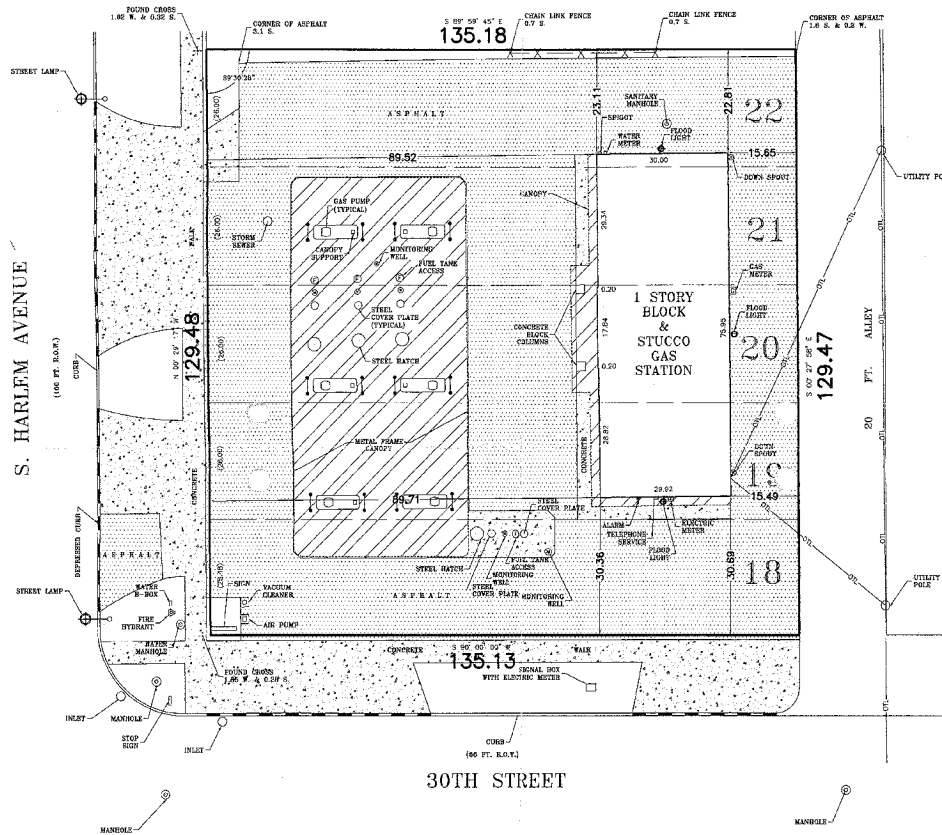
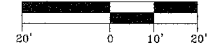
ALTA/ACSM LAND TITLE SURVEY

OF LOTS 18, 19, 20, 21 AND 22 IN BLOCK 5 IN KIRCHMAN AND JEDLANE WESTERN AGENCY AND LOAN CORPORATION, A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2945 S. HARLEM AVENUE, BERWYN, ILLINOIS



SCALE: 1"=20'



LEGEND	
-OTL-	OVERHEAD TRANSMISSION LINES
⊕	DOWN SPOUT
⊕	UTILITY POLE
⊙	MANHOLE
R.O.W., RIGHT OF WAY	
⊕	FLOOD LIGHT
↑	TUBE GUARDRAIL
⊕	FIRE HYDRANT
⊙	MONITORING WELL
⊕	GAS PUMP
⊕	FUEL TANK ACCESS
⊕	STEEL COVER PLATE
⊕	STEEL HATCH
▬	DEPRESSED CURB
⊕	STREET LAMP
□	CANOPY SUPPORT

NOTES:

- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES, FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.I.E. AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM PROFESSIONAL NATIONAL TITLE NETWORK, COMMITMENT NUMBER 3076731 WITH AN EFFECTIVE DATE OF AUGUST 25, 2003.
- P.I.N. NUMBERS FOR THIS PROPERTY ARE 16-30-314-019
16-30-314-020
16-30-314-021
16-30-314-022
16-30-314-023
- TOTAL AREA SURVEY 17,499 SQ. FT. OR 0.4017 ACRES.
- ASSUMED BEARING NORTH LINE OF 30TH STREET S 90° W.

TO: KFW ENTERPRISES, L.L.C.

PROFESSIONAL NATIONAL TITLE NETWORK

P.L.A.Z.A. BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 4, 7A, 8, 10 & 12 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," MY LICENSE RENEW ON NOVEMBER 30, 2004.

GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

5TH DAY OF NOVEMBER A.D. 2003

Michael J. Lopez
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0343841

FLD CREW HH/JR
DRAFTSMAN AD



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855

