

\$2,000,000

Service station # 34095
Address 245 RANDALL RD
City SOUTH ELGIN
State / County IL KANE
Zip code 60177

Estimated store size (sqft) 4,200
Estimated lot size (sqft) 67,083
Fee / lease (land) (lease \$/mth) Lease(\$14,667)
Cur ground lease end / renewal 04/30/2024 / 4-5yr

Current dealer rent (\$/mth) n/a
2009 real / personal property tax \$43,838
Num of dispensers 10
Num of UST 4
Carwash Yes
Co-Branded n/a
AMPM Franchise Yes



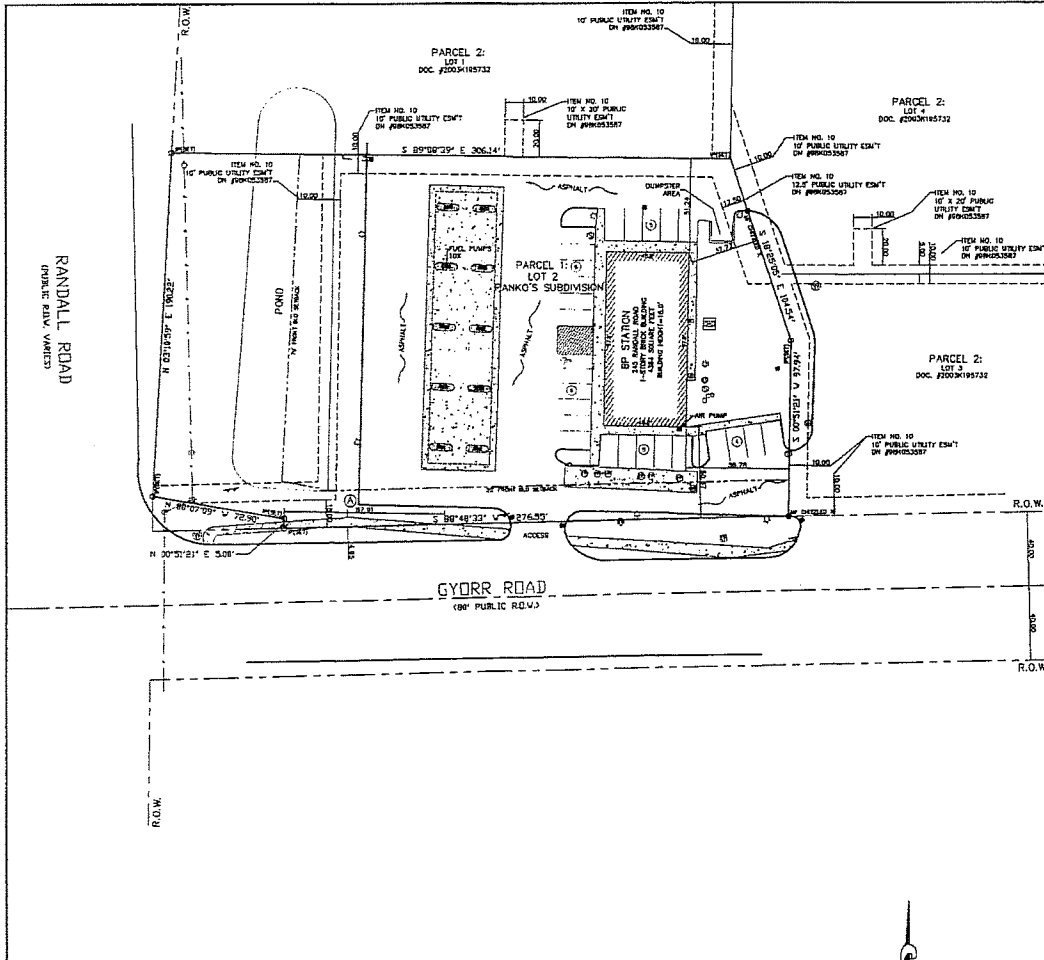
SALES	GALLONS	Store sales	Food service	Car wash	Lottery
2004	3,316,728	\$385,349	\$95,584	\$0	\$2,735
2005	6,401,498	\$961,813	\$198,541	\$68,502	\$6,706
2006	7,014,528	\$1,116,344	\$224,926	\$110,554	\$10,180
2007	6,344,071	\$1,248,982	\$213,777	\$124,003	\$9,572
2008	5,915,297	\$1,239,294	\$172,184	\$103,583	\$11,406
2009	4,616,126				

	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1	Gas - Regular	20,000	Fiberglass Reinforced	01/01/2004
Tank #2	Gas - Premium	15,000	Fiberglass Reinforced	01/01/2004



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



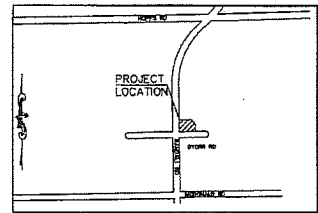
PROPERTY ADDRESS:
245 RANDALL ROAD, SOUTH ELGIN, ILLINOIS

LAND AREA:
87,365 SQUARE FEET OR 1.55 ACRES, MORE OR LESS.

REFERENCE PLAT:
LOT 2 IN PANKKO'S SUBDIVISION, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2003 AS DOCUMENT 2003K195732.

ENCROACHMENT:
A. SIDEWALK ENCROACHES ONTO THE SUBJECT SITE 4.85' X 87.01'.

NOTES:
1. PER THE CITY OF SOUTH ELGIN, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-2" - COMMUNITY BUSINESS DISTRICT.
2. "B-2" ZONING REQUIREMENTS:
SETBACKS:
FRONT: 20 FEET ALONG RANDALL ROAD, 20 FOOT ALONG LOCAL STREETS
SIDE: 0
REAR: 10 FEET
MINIMUM BUILDING HEIGHT: 33 FEET
PARKING REQUIREMENTS: 2 SPACES + 1 SPACE FOR CARWASH + 2 QUEUING SPACES PER WASH BAY
3. THERE EXISTS A TOTAL OF 08 PARKING SPACES ON THE SUBJECT PROPERTY (28 REGULAR + 1 HANDICAPPED).
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS OF NORMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE, MAP NUMBER 17080C0252, EFFECTIVE DATE DECEMBER 12, 2002.
5. ACCESS TO THE SUBJECT PROPERTY VIA GYORR ROAD WHICH IS A PUBLIC ROAD.
6. THE BOUNDARY LINES SHOWN FOR THIS SURVEY WAS 5' OFFSET "X" AS THE EAST PROPERTY LINE.
7. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
8. IN MOST CASES CHANGE APPEARS TO SHOW PUBLIC RIGHT-OF-WAY.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY ENCROACHMENT.
10. THERE IS NO OBSERVABLE ENCROACHMENT OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE IS NO OBSERVABLE ENCROACHMENT OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
13. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.



DESCRIPTION:
PARCEL 1:
LOT 2 IN PANKKO'S SUBDIVISION, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2003 AS DOCUMENT 2003K195732.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AND USE RESTRICTION AGREEMENT RECORDED DECEMBER 10, 2003 AS DOCUMENT 2003K21101, IN KANE COUNTY, ILLINOIS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 331460-043
EFFECTIVE DATE: JUNE 13, 2008
FIRST AMERICAN TITLE INSURANCE COMPANY

3. RESOLUTION BY COUNTY OF KANE AS TO RANDALL ROAD BEING A FREEWAY AND LIMITING ACCESS THEREOF RECORDED MAY 22, 1974 AS DOCUMENT 1288964. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

4. VILLAGE OF SOUTH ELGIN ORDINANCE RELATING TO REIMBURSEMENT OF COSTS FOR THE CONSTRUCTION OF RANDALL ROAD CORRIDOR IMPROVEMENTS, RECORDED APRIL 3, 2003 AS DOCUMENT 2003K29443, AND THE TERMS AND CONDITIONS THEREOF, AFFECTS THE SUBJECT PROPERTY AND IS OF A NATURE WHICH CANNOT BE PLOTTED.

5. NOTICE BY THE FOX RIVER WATER RECLAMATION DISTRICT RECORDED NOVEMBER 15, 1993 AS DOCUMENT 930034087 THAT IN THE EVENT OF AND AT THE TIME OF APPLICATION TO THE DISTRICT FOR ANNEXATION TO THE DISTRICT FOR SANITARY SEWER SERVICE, A CAPTURE FEE WILL BE DUE. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

6. RESOLUTIONS AS TO ACCESS AND ROAD IMPROVEMENTS WITH VILLAGE AND COUNTY RECORDED JUNE 26, 1993 AS DOCUMENTS 930034087 AND 930034092. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

7. MEMORANDUM OF INTERGOVERNMENTAL AGREEMENT RECORDED JUNE 16, 1986 AS DOCUMENT 89K03587. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

8. TERMS, PROVISIONS AND CONDITIONS OF ANNEXATION AGREEMENT, ONE RECORDED JUNE 27, 1995 AS DOCUMENT 930034077 AND ONE RECORDED JUNE 29, 1995 AS DOCUMENT 930033226. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

9. RECIPROCAL EASEMENT AND USE RESTRICTION AGREEMENT RECORDED DECEMBER 10, 2003 AS DOCUMENT 2003K21101 MADE BY AND BETWEEN V-LAND SOUTH ELGIN/GYORR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (SUCCESSOR BY CHANGE OF NAME, AND FORMERLY KNOWN AS, V-LAND ELGIN, LLC) AND TRIC DEVELOPMENT CO., INC., AN ILLINOIS CORPORATION, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE.

10. EASEMENT OR PUBLIC UTILITIES, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF PANKKO'S SUBDIVISION RECORDED NOVEMBER 6, 2003 AS DOCUMENT 2003K195732. PLOTTED AND SHOWN - AFFECTS THE SUBJECT SITE.

11. NOTATION CONTAINED ON THE PLAT OF PANKKO'S SUBDIVISION, AFORESAID, AS FOLLOWS: THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS 1 AND 2 TO RANDALL ROAD.

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS; THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT 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.
JOINT UTILITY LOCATING BY EXCAVATIONS
BEFORE EXCAVATING
1-800-882-0123



DESIGN SURVEYS, LLC
707 N. MAIN STREET
EUROPA, KANSAS 66025
PH. (913) 686-4427
FAX (913) 686-4430

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Hawthorn Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2846
www.themattowscompany.com

NO.	DATE	REVISION	BY	APP'D
3	1/23/08	CLIENT COMMENTS	JMT	
2	1/23/08	REVISED TITLE COMMITMENT	JMT	
1	1/23/08	CLIENT COMMENTS	JMT	

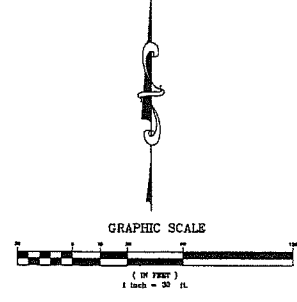
BP PRODUCTS NORTH AMERICA INC.

245 RANDALL ROAD
SOUTH ELGIN, ILLINOIS

SCALE: 1" = 30' : CHD. / APV'D:
DATE: 05/13/08 : APPROVED:
DWN. BY: JMT : 55# 34095
CHKD. BY:

SYMBOL LEGEND

DT BURIED DIESEL TANK	OS SANITARY SEWER MANHOLE	REAR W/CAP SET (UNLESS NOTED OTHERWISE)	OVERHEAD POWER LINE
DF DIESEL FUEL PUMP	OS STORM SEWER MANHOLE	MONUMENT FOUND	UNDERGROUND POWER LINE
VP VENT PIPE	OS ELECTRIC MANHOLE	SECTION CORNER FOUND	OVERHEAD TELEPHONE LINE
GR GAS LINE RISER	OS TELEPHONE MANHOLE	(D) DESCRIBED	UNDERGROUND TELEPHONE LINE
MB MAIL BOX	OS WATER MANHOLE	(M) MEASURED	SANITARY SEWER LINE
CV GAS LINE VALVE	SM MONITORING WELL	ET ELECTRIC PEDESTAL	WATER LINE
RP RAY PHONE	OS UTILITY MANHOLE	TELEPHONE PEDESTAL	GAS LINE
CP GATE POST	OS POWER POLE	CB CABLE TV PEDESTAL	FENCE
SS SANITARY SEWER CLEANOUT	OS LIGHT POLE	HP HANDICAPPED PARKING STALL	FLOOD ZONE LINE
WS WATER SPOUT	OS TRAFFIC SIGNAL LIGHT POLE	PS PARKING STALL COUNT	CAMPIT
FP FLAG POLE	OS WATER METER	HP HANDICAP PARKING SIGN	MENU BOARD
BOLLARD	OS GAS METER	CC COMMUNICATION CABLE SIGN	SPEAKER BOX
FI FIRE HYDRANT	ET ELECTRIC METER	STREET/TRAFFIC SIGN	GRATE INLET
FP FILL POINT	OS WATER LINE VALVE	OS GAS PIPELINE SIGN	TRANSFORMER
AO AIR CONDITION UNIT	OS TRAFFIC CONTROL BOX	OS 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 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, AND HSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 10, AND 11(A), 13, 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND HSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD AND FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 331460-043 DATED JUNE 13, 2008. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE OF SURVEY: JUNE 25, 2008
ERROR OF CLOSURE: 1:50,874

KEVIN D. DAVAN
ILLINOIS LS-015-003001
EXPIRATION DATE: 11/30/2008

