

# \$1,900,000

Service station # 34115  
 Address 11201 CERMAK RD  
 City WESTCHESTER  
 State / County IL COOK  
 Zip code 60154

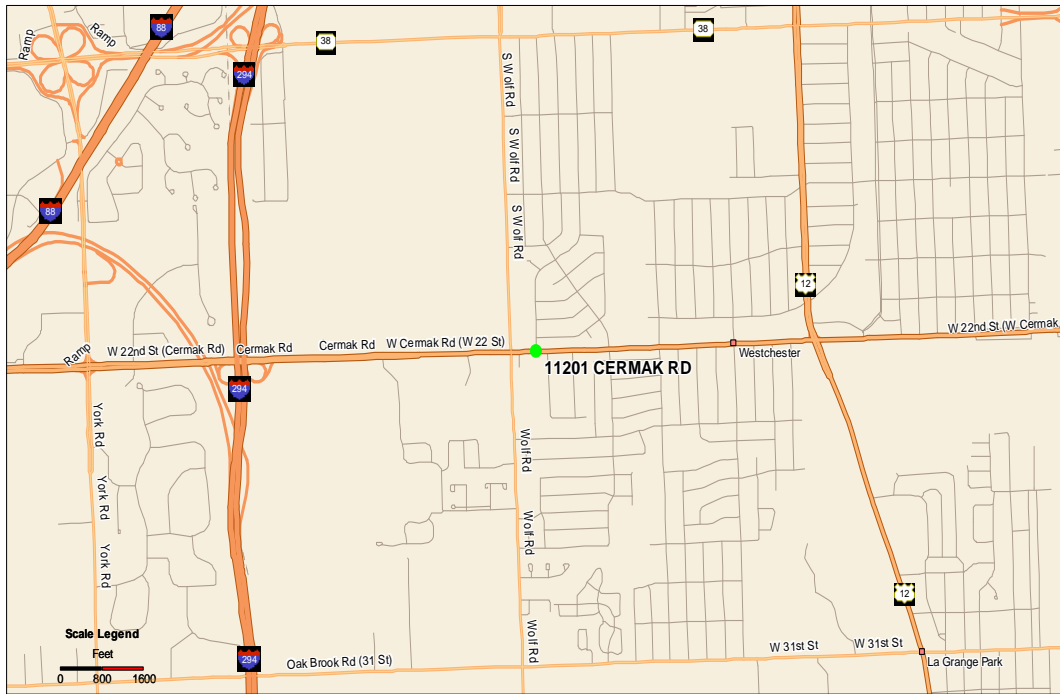
Estimated store size (sqft) 4,310  
 Estimated lot size (sqft) 51,975  
 Fee / lease (land) (lease \$/mth) Lease(\$17,417)  
 Cur ground lease end / renewal 06/30/2020 / 3-5yr

Current dealer rent (\$/mth) n/a  
 2009 real / personal property tax \$79,349  
 Num of dispensers 8  
 Num of UST 2  
 Carwash Yes  
 Liquor License Yes  
 AMPM Franchise Yes



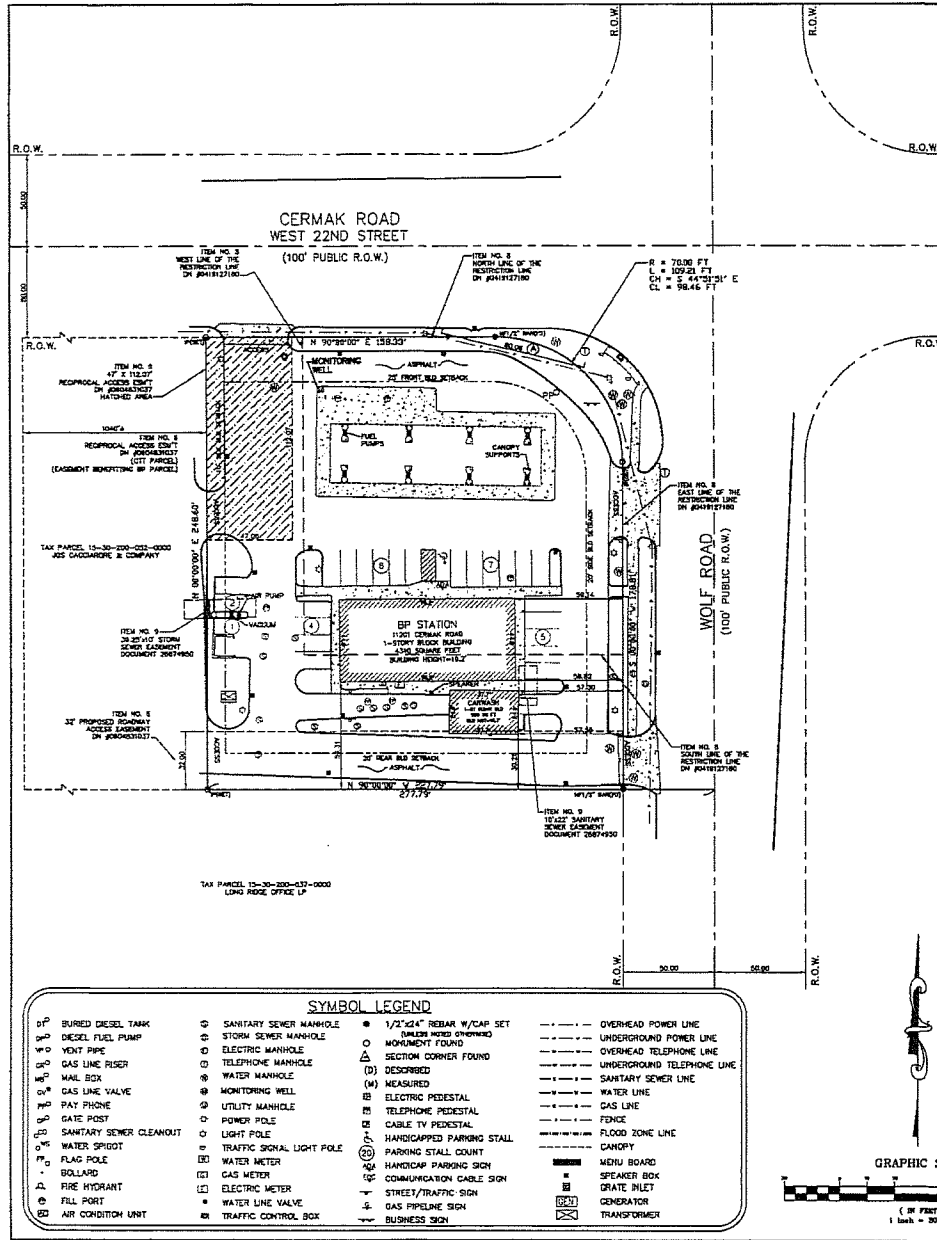
SALES	GALLONS	Store sales	Food service	Car wash	Lottery
2005	0	0	0	0	
2006	2,481,180	654,633	158,478	130,306	9,106
2007	3,264,195	926,291	186,688	172,134	6,310
2008	3,138,944	967,326	169,604	145,149	12,358
2009	3,059,792				

	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1	Gas - Regular	20,000	DWF	Sep-05
Tank #2	Gas - Premium	15,000	DWF	Sep-05



**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:**  
11201 CERMAK ROAD, WESTCHESTER, ILLINOIS

**LAND AREA:**  
55,277 SQUARE FEET OR 1.28 ACRES, MORE OR LESS.

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

**ENCROACHMENT:**  
A. POWER LINE ENCROACHES ACROSS THE NORTHEAST CORNER OF PROPERTY 80.08'

**NOTES:**  
1. PER THE CITY OF WESTCHESTER, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-3" - GENERAL BUSINESS DISTRICT.  
2. "B-3" ZONING REQUIREMENTS:  
SETBACKS:  
FRONT: 25 FEET  
SIDE: 10 FEET (20 FEET ON SIDE ABUTTING A PUBLIC STREET)  
REAR: 20 FEET  
MAXIMUM BUILDING HEIGHT: TWO STORIES  
PARKING REQUIREMENTS: 1 SPACE PER 200 SQ. FT. OF FLOOR AREA + 1 SPACE FOR EACH 2 EMPLOYEES

3. THERE EXISTS A TOTAL OF 25 PARKING STALLS ON THE SUBJECT PROPERTY (24 REGULAR + 1 HANDICAPPED).  
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "M" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA  
5. FLOOD INSURANCE RATE MAP NUMBER 170370C04574, EFFECTIVE DATE AUGUST 19, 2006.  
6. ACCESS TO THE SUBJECT PROPERTY FROM CERMAK ROAD AND WOLF ROAD WHICH ARE PUBLIC STREETS.  
7. THE BACKS OF BEARING USED FOR THIS SURVEY WAS N 89°02'00" W AS THE SOUTH PROPERTY LINE.  
8. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.  
9. IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAY.  
10. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.  
11. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.  
12. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.  
13. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.  
14. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.  
15. A MONITORING WELL WAS LOCATED NEAR THE NORTHWEST CORNER OF THE GAS PUMP CANOPY.  
16. THE CALL ON THE SOUTH LINE OF 277.79 FEET FOR THE TITLE COMMITMENT IS THE DISTANCE OF THE SOUTH LINE OF THE SUBJECT PROPERTY BEFORE THE EXCEPTED EAST 50 FOOT FOR RIGHT OF WAY WAS TAKEN. NOW THAT THE EXCEPTED EAST 50 FOOT FOR RIGHT OF WAY HAS BEEN TAKEN OUT THIS DISTANCE IS NOW 227.79 FEET.

**DESCRIPTION:**  
THE NORTH 325 FEET OF THE EAST 227.79 FEET OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION ON JULY 30, 1957 CASE NO. 57-2-1137) FOR ROAD WIDENING AND ALSO EXCEPTING THE EAST 50 FEET TAKEN FOR HIGHWAY PURPOSES AS DESCRIBED IN DOCUMENT 13785130 IN COOK COUNTY ILLINOIS.

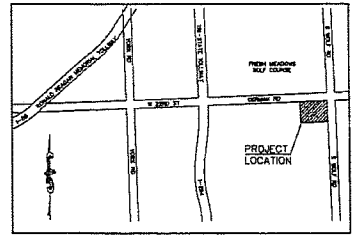
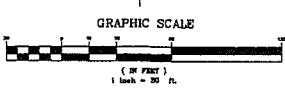
**SURVEY REFERENCE:**  
TITLE COMMITMENT NUMBER: 260008-040  
EFFECTIVE DATE: JUNE 5, 2008  
FIRST AMERICAN TITLE INSURANCE COMPANY

- MORTGAGE DATED FEBRUARY 13, 2006 AND RECORDED APRIL 6, 2006 AS DOCUMENT 0609643306, MADE BY LAKESIDE BANK AS TRUSTEE UNDER TRUST 10-2869, TO AMERICO FINANCIAL LIFE AND ANNUITY INSURANCE COMPANY, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$1,800,000.00, AND THE TERMS AND CONDITIONS THEREOF. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE - NOT A SURVEY MATTER
- ASSIGNMENT OF RENTS MADE BY LAKESIDE BANK AS TRUSTEE UNDER TRUST 10-2869 TO AMERICO FINANCIAL LIFE AND ANNUITY INSURANCE COMPANY RECORDED APRIL 6, 2006 AS DOCUMENT 0609643339. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE - NOT A SURVEY MATTER
- A FINANCING STATEMENT RECORDED APRIL 6, 2006 AS 0609643340 OF OFFICIAL RECORDS. DEBTOR: LAKESIDE BANK AS TRUSTEE UNDER TRUST 10-2869, SECURED PARTY: AMERICO FINANCIAL LIFE AND ANNUITY INSURANCE COMPANY. NOT A SURVEY MATTER
- RECIPROCAL ACCESS EASEMENT EASEMENT AGREEMENT MADE BY AND BETWEEN BP PRODUCTS NORTH AMERICA, INC., LAKESIDE BANK AS TRUSTEE UNDER TRUST 10-2869, AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST 32078 RECORDED FEBRUARY 17, 2006 AS DOCUMENT 0604832037 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. EASEMENT AREA IS PLOTTED AND SHOWN - AFFECTS THE SUBJECT SITE
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- RESTRICTIONS CONTAINED IN DEED RECORDED JULY 8, 2004 AS DOCUMENT 04182780 THAT FOR A PERIOD OF 30 YEARS NO PORTION OF THE PROPERTY SHALL BE OPERATED AS A FOOD UTILITY SUBJECT TO THE RESTRICTIONS AND CONDITIONS CONTAINED THEREIN. SAID INSTRUMENT CONTAINS NO PROVISION FOR A FUTURE OR REVERSIONARY CLAUSE. BOUNDARY OF RESTRICTED AREA IS PLOTTED AND SHOWN - AFFECTS THE SUBJECT SITE
- DRAFT OF EASEMENT FOR SANITARY SEWER AND STORM SEWER LINES AS CONTAINED IN EASEMENT GRANT MADE BY AND BETWEEN PIZZA HUT OF AMERICA AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST 520076 RECORDED NOVEMBER 22, 1983 AS DOCUMENT 26674290 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. EASEMENT AREAS ARE PLOTTED AND SHOWN - AFFECTS THE SUBJECT SITE
- TERMS AND PROVISIONS OF A NO FURTHER REMEDIATION LETTER RECORDED JANUARY 14, 2004 AS DOCUMENT 040154125. BLANKET IN NATURE - APPLIES TO THE ENTIRE SUBJECT SITE

**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 NSPS IN 2002, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8-10, AND 11(A), 13, 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD FURTHER CERTIFIED THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS 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 260008-040 DATED JUNE 5, 2008.  
THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
DATE OF SURVEY: JUNE 26, 2008  
ERROR OF CLOSURE: 1:56,933

KEVIN D. DESAIN  
ILLINOIS LS-039-00360  
EXPIRATION DATE: 11/30/2008



**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 THE DATA 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 INFORMATION FOR EXCAVATIONS  
**BEFORE EXCAVATING**  
1-800-892-0123



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

"ALTA/ACSM LAND TITLE SURVEY"  
PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.  
National ALTA Surveying Method

17220 Hennepin Street, Suites 108-110, Fountain Valley, CA 92706  
Tel: (714)-978-7181 Fax: (714)-961-2840  
www.themattowscompany.com

NO.	DATE	REVISION	BY	CHKD.
1	6/13/08	ISSUED TITLE COMMITMENT	JMT	
2	6/26/08	CLIENT COMMENTS	JMT	
3	6/28/08	CLIENT COMMENTS	JMT	
MARK:	DATE	REVISION	BY	CHKD.

**BP PRODUCTS NORTH AMERICA INC.**

11201 CERMAK ROAD  
WESTCHESTER, ILLINOIS

SCALE: 1" = 30'  
DATE: 06/13/08  
DRAWN BY: JMT  
CHKD. BY: