

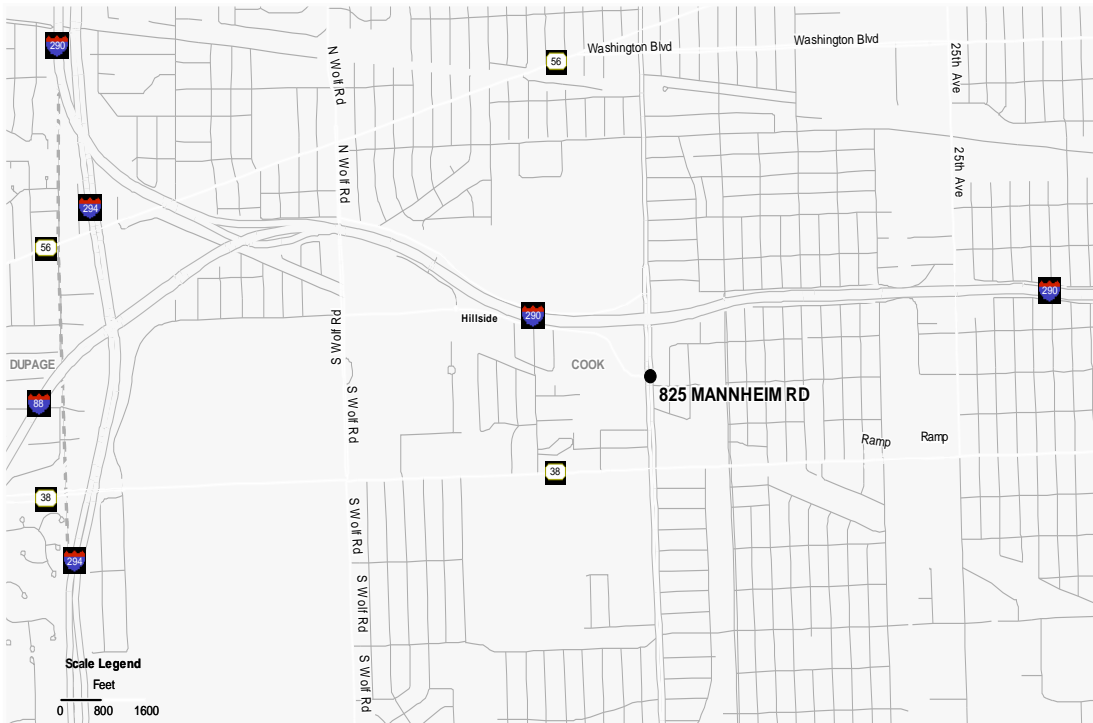
# \$975,000

Service station # 34116  
Address 825 MANNHEIM RD  
City WESTCHESTER  
State / County IL COOK  
Zip code 60154

Estimated store size (sqft) 4,260  
Estimated lot size (sqft) 45,600  
Fee / lease (land) (lease \$/mth) Lease(\$10,083)  
Cur ground lease end / renewal 02/28/2019 / 3-5yr

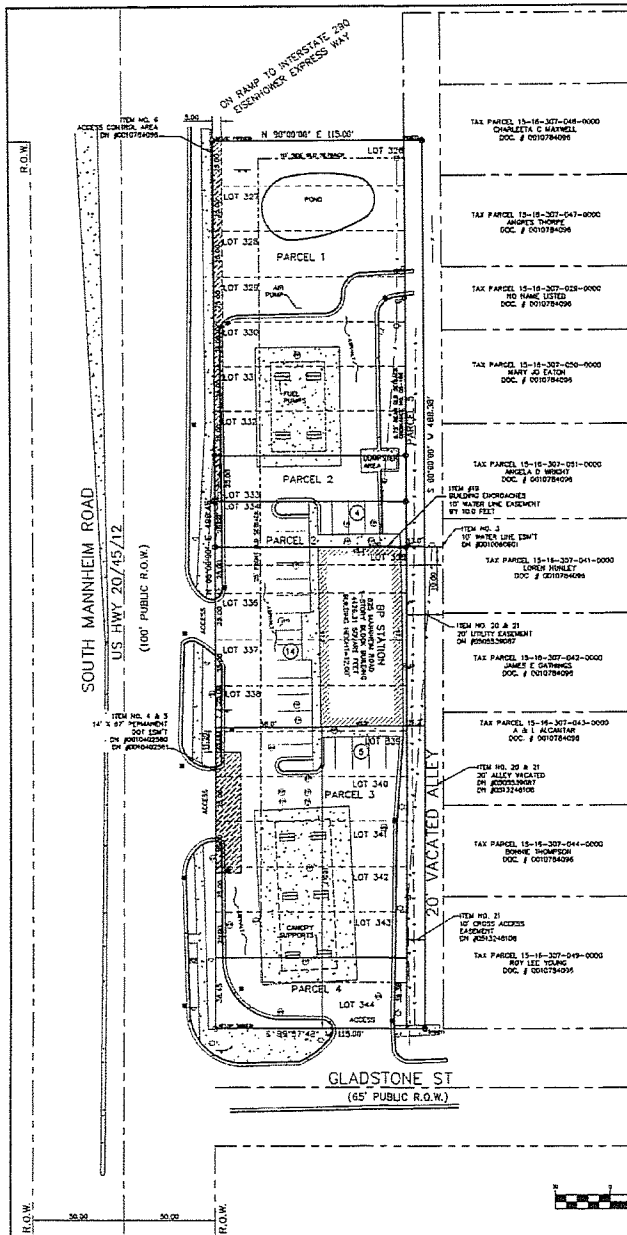
Current dealer rent (\$/mth) n/a  
2009 real / personal property tax \$67,186  
Num of dispensers 10  
Num of UST 2  
Carwash n/a  
Liquor License Yes  
AMPM Franchise Yes

SALES	GALLONS	Store sales	Food service	Car wash	Lottery	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
2005	0	0	0	0	0	Tank #1 Gas - Regular	20,000	DWF	Sep-05
2006	2,337,887	641,550	194,692	0	6,229	Tank #2 Gas - Premium	15,000	DWF	Sep-05
2007	2,572,749	787,595	225,534	0	5,353				
2008	2,405,640	756,444	185,237	0	5,633				
2009	2,906,833								



**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:  
825 MANNHEIM ROAD, WESTCHESTER, ILLINOIS

REFERENCE PLAT:  
WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND AREA:  
56,197 SQUARE FEET OR 1.29 ACRES, MORE OR LESS.

ENCROACHMENT:  
NORTH SIDE OF THE BP GAS STATION BUILDING ENCROACHES 10 FOOT WIDE WATER LINE EASEMENT BY 10.0 FEET AS SHOWN.

NOTES:

1. PER THE CITY OF WESTCHESTER, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-2" - RESTRICTED BUSINESS DISTRICT.
2. ZONING REQUIREMENTS:  
SETBACKS:  
FRONT: 25 FEET  
SIDE: 10 FEET  
REAR: 20 FEET (REVISED TO 9.75 FEET PER ORDINANCE NO. 05-109)
3. MAXIMUM BUILDING HEIGHT: TWO STORIES
4. PARKING REQUIREMENTS: 2 SPACES FOR EACH 2 EMPLOYEES
5. THERE EXISTS A TOTAL OF 21 PARKING STALLS ON THE SUBJECT PROPERTY (22 REGULAR + 1 HANDICAPPED).
6. THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 17031C04574, EFFECTIVE DATE AUGUST 19, 2008.
7. ACCESS TO THE SUBJECT PROPERTY FROM SOUTH MANNHEIM ROAD AND GLADSTONE STREET.
8. ON THE BASIS OF BEARING USED FOR THIS SURVEY WAS N 00°00'00" E AS THE WEST PROPERTY LINE.
9. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
10. IN MOST CASES DRAINAGE SHOWS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
11. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
12. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
13. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
14. THERE IS NO CHANGE IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
15. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

DESCRIPTION:

- PARCEL 1: LOTS 326, 327, 328, 329, 330, 331 AND 332 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 2: LOTS 333 AND 334 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT RAILROAD LANDS OF CHICAGO WESTCHESTER AND WESTERN RAILROAD AND CHICAGO AND WESTERN NORTHERN RAILROAD) LOTS 12 AND 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 3: LOTS 335 TO 343, INCLUSIVE, IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT RAILROAD LANDS OF CHICAGO WESTCHESTER AND WESTERN RAILROAD AND CHICAGO AND WESTERN NORTHERN RAILROAD) LOTS 12 AND 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- PARCEL 4: LOT 344 IN WILLIAM ZELOSKY'S WESTCHESTER, BEING A SUBDIVISION OF (EXCEPT RAILROAD LANDS OF CHICAGO WESTCHESTER AND WESTERN RAILROAD AND CHICAGO AND WESTERN NORTHERN RAILROAD) LOTS 12 AND 13 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- EXCEPTING FROM SAID PARCELS 1, 2 AND 3 THAT PART TAKEN FOR RIGHT-OF-WAY DEDICATED PER PLAT OF HIGHWAYS RECORDED AUGUST 24, 2001 AS DOCUMENT 0010784096 AND REFERRED TO IN CONDEMNATION ENTERED DECEMBER 11, 2002 IN CASE NO. 99L50985.
- PARCEL 5: THE WESTERLY 10 FEET OF THE ALLEY LYING EAST AND ADJOINING PARCELS 1 THROUGH 4 VACATED BY ORDINANCE RECORDED AS DOCUMENT 055539087 AS AMENDED BY ORDINANCE RECORDED AS DOCUMENT 0513248108.

SURVEY REFERENCE:

- TITLE COMMITMENT NUMBER: 280008-041  
EFFECTIVE DATE: OCTOBER 27, 2008  
FIRST AMERICAN TITLE INSURANCE COMPANY
1. INFORMATION AND DISCLOSURES CONTAINED IN ILLINOIS RESPONSIBLE PARTY TRANSFER ACT, STATUTORY DISCLOSURE FORM RECORDED AUGUST 10, 1998 AS DOCUMENT 980700322. BLANKET IN NATURE - APPLIES TO ALL OF PARCELS 1 AND 2
  2. GRANT OF EASEMENT FOR WATER MAIN IN FAVOR OF THE VILLAGE OF WESTCHESTER, RECORDED JANUARY 24, 2001 AS DOCUMENT 010406051, AND THE TERMS AND CONDITIONS THEREOF. PLOTTED AND SHOWN - AFFECTS PARCEL 3
  3. INFORMATION AND DISCLOSURES CONTAINED IN ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED MAY 14, 2001 AS DOCUMENT 010402561. PLOTTED AND SHOWN - AFFECTS PARCEL 3
  4. ACCESS CONTROL LINE AS DISCLOSED ON THE PLAT OF HIGHWAYS RECORDED AUGUST 24, 2001 AS DOCUMENT 0010784096, PLOTTED AND SHOWN - AFFECTS PARCELS 1, 2 & 3
  5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
  6. COVENANTS AND RESERVATIONS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 6, 2003 AS DOCUMENT 032911929. BLANKET IN NATURE - APPLIES TO ALL OF PARCELS 1 AND 2.
  7. ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND OVER THE 10 FOOT WATER LINE EASEMENT AS RECORDED AS DOCUMENT 001060960 FOR A DISTANCE OF 45.3 FEET AS DISCLOSED ON THE SURVEY PREPARED BY DESIGN SURVEYS, LLC DATED JUNE 13, 2008 AND LAST REVISED AUGUST 25, 2008, JOB NUMBER 34001. (PLOTTED AND SHOWN)
  8. EASEMENT RESERVED TO COMMERCIAL EDISON COMPANY, NORTHERN ILLINOIS GAS COMPANY, ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO MAINTAIN THEIR PROPERTY AND RIGHTS OF WAY AND TO CONSTRUCT, OPERATE AND MAINTAIN THE NECESSARY EQUIPMENT TOGETHER WITH ACCESS THERETO AS RESERVED IN ORDINANCE RECORDED AS DOCUMENT 055539087. (PLOTTED AND SHOWN)
  9. CROSS ACCESS EASEMENT AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 0513248108 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED AND SHOWN)

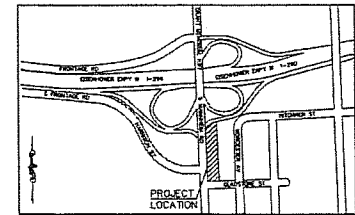
SURVEYOR'S CERTIFICATE:  
TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARDS DETAILED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, ORIGINALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2002, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 7(1), 7(2), 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. UNDERSIGNED PARTNER CERTIFIES 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 280008-041 DATED OCTOBER 27, 2008.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.  
DATE OF SURVEY: JUNE 28, 2008  
ERROR OF CLOSURE: 1:56460

KEVIN D. SASAN  
ILLINOIS LS-039-003001  
EXPIRATION DATE: 12/31/2009



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 INFORMATION FOR EXCAVATORS  
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 Survey Management

1722 Hawthorne Street, Suite 108-110, Fountain Valley, CA 92708  
Tel: (714)-978-7181 Fax: (714)-641-2840  
www.themattewscorp.com

3	04/27/04	REVISED PER ORDINANCE 05-109	JMT
2	12/11/08	REVISED TITLE COMMITMENT	JMT
1	06/28/08	CLIENT COMMENTS	JMT
MARK	DATE	REVISION	BY / APPROV

BP PRODUCTS NORTH AMERICA INC.

825 MANNHEIM ROAD  
WESTCHESTER, ILLINOIS

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

DESIGN SURVEYS: 08-0987 J.N.: 34001

SYMBOL LEGEND

- ⊕ BURIED DIESEL TANK
- ⊕ DIESEL FUEL PUMP
- ⊕ VENT PIPE
- ⊕ GAS LINE RISER
- ⊕ MAIL BOX
- ⊕ GAS LINE VALVE
- ⊕ PAY PHONE
- ⊕ GATE POST
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ WATER SPOUT
- ⊕ FLAG POLE
- ⊕ BALLARD
- ⊕ FIRE HYDRANT
- ⊕ FILL PORT
- ⊕ AIR CONDITION UNIT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM SEWER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ WATER MANHOLE
- ⊕ MONITORING WELL
- ⊕ UTILITY MANHOLE
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ TRAFFIC SIGNAL LIGHT POLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ WATER LINE VALVE
- ⊕ TRAFFIC CONTROL BOX
- ⊕ 1/2" x 2" REBAR W/CAP SET (ONCE WITH PROVISIONS)
- ⊕ MONUMENT FOUND
- ⊕ SECTION CORNER FOUND
- ⊕ (D) DISCORDED
- ⊕ (M) MEASURED
- ⊕ ELECTRIC PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ⊕ HANDICAPPED PARKING STALL
- ⊕ PARKING STALL COUNT
- ⊕ HANDICAP PARKING SIGN
- ⊕ COMMUNICATION CABLE SIGN
- ⊕ STREET/TRAFFIC SIGN
- ⊕ GAS PIPELINE SIGN
- ⊕ BUSINESS SIGN
- ⊕ OVERHEAD POWER LINE
- ⊕ UNDERGROUND POWER LINE
- ⊕ OVERHEAD TELEPHONE LINE
- ⊕ UNDERGROUND TELEPHONE LINE
- ⊕ SANITARY SEWER LINE
- ⊕ WATER LINE
- ⊕ GAS LINE
- ⊕ FENCE
- ⊕ FLOOD ZONE LINE
- ⊕ CANOPY
- ⊕ MENU BOARD
- ⊕ SPEAKER BOX
- ⊕ GRATE INLET
- ⊕ GENERATOR
- ⊕ TRANSFORMER

