

\$3,500,000

Service station # 3855
Address 200 N RANDALL RD
City BATAVIA
State / County IL KANE
Zip code 60510

Estimated store size (sqft) 4,200
Estimated lot size (sqft) 36,400
Fee / lease (land) (lease \$/mth) Fee
Cur ground lease end / renewal n/a

Current dealer rent (\$/mth) n/a
2009 real / personal property tax \$39,501
Num of dispensers 10
Num of UST 3
Carwash Yes
Co-Branded n/a
AMPM Franchise Yes



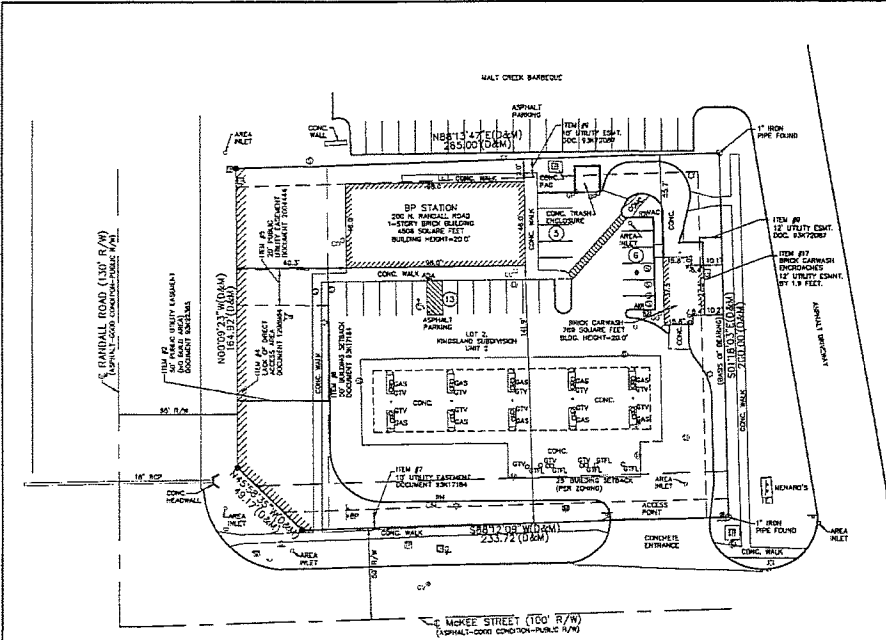
SALES	GALLONS	Store sales	Food service	Car wash	Lottery
2004	1,916,198	\$560,411	\$30,972	\$119,239	\$5,564
2005	3,633,418	\$979,407	\$209,900	\$228,767	\$6,701
2006	3,871,995	\$1,150,320	\$233,669	\$198,745	\$6,149
2007	3,894,241	\$1,214,373	\$230,299	\$183,871	\$8,760
2008	3,886,226	\$1,258,652	\$229,571	\$129,090	\$9,444
2009	3,572,669				

	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1	Gas - Regular	20,000	Fiberglass Reinforced	2004
Tank #2	Gas - Premium	15,000	Fiberglass Reinforced	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:
200 NORTH RANDALL ROAD, BATAVIA, ILLINOIS

LAND AREA:
22,793 SQUARE FEET OR 1.21 ACRES, MORE OR LESS.

REFERENCE PLAT:
KINGSLAND SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 93K17184, IN KANE COUNTY, ILLINOIS.

ENCROACHMENT:
EAST SIDE OF THE BRICK CARWASH BUILDING ENCLOSES OVER THE 12 FOOT UTILITY EASEMENT BY 1.9 FEET.

- NOTES:**
- PER THE CITY OF BATAVIA, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-3" - GENERAL COMMERCIAL DISTRICT.
 - "B-3" ZONING REQUIREMENTS:
 - SETBACKS:
FRONT: 25 FEET
SIDE: NONE
REAR: NON-RESIDENTIAL BUILDING HEIGHTS: NONE
PARKING REQUIREMENTS: FIVE SPACES FOR EACH 1000 SQUARE FEET OF GROSS FLOOR AREA.
 - THESE EXIST IN TOTAL OF 24 STRIPED PARKING STALLS ON THE SUBJECT PROPERTY (23 REGULAR + 1 HANDICAPPED).
 - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 17089C0327, EFFECTIVE DATE DECEMBER 20, 2002.
 - ACCESS TO THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
 - THE BASIS OF BEARING USED FOR THIS SURVEY WAS S171°03'00" ON THE EAST LINE OF THE SUBJECT PROPERTY.
 - ALL UTILITIES SHOWN TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
 - NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINE EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

DESCRIPTION:
LOT 2 OF KINGSLAND SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 93K17184 ON MARCH 10, 1993, IN KANE COUNTY, ILLINOIS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 331460-D10
EFFECTIVE DATE: JUNE 13, 2008
FIRST AMERICAN TITLE INSURANCE COMPANY

- PUBLIC UTILITIES EASEMENT TO RECORDED APRIL 6, 1993 AS DOCUMENT 93K22365, IN FAVOR OF CITY OF BATAVIA, ITS SUCCESSORS AND ASSOCIES, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED AND SHOWN)
- STORM WATER DETENTION AND SANITARY RECAPTURE AGREEMENT RECORDED AUGUST 20, 1990 AS DOCUMENT 90K43432, MADE BY AND BETWEEN TOWN OF KANE COUNTY HOMES, KINGSLAND PROPERTIES, LTD. AND OTHERS, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- RESOLUTION RECORDED MAY 22, 1974 AS DOCUMENT 128988A, BY THE BOARD OF SUPERVISORS, KANE COUNTY, ILLINOIS, ESTABLISHING RANDALL ROAD AS A FREEWAY AND LIMITING ACCESS THEREIN, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (LACK OF DIRECT ACCESS AREA IS PLOTTED AND SHOWN)
- PUBLIC UTILITY EASEMENT DATED JUNE 26, 1989 RECORDED OCTOBER 25, 1989 AS DOCUMENT 20K444, GRANTED BY SUBURBAN TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 6, 1987 AND KNOWN AS TRUST NUMBER 4050, TO THE CITY OF BATAVIA AND THE COUNTY OF KANE, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (PLOTTED AND SHOWN)
- BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID, RECORDED AS DOCUMENT 93K17184, DESCRIBED AS FOLLOWS: 30 FEET ALONG THE WEST LINE OF SAID LOT. (PLOTTED AND SHOWN)
- PUBLIC UTILITIES EASEMENT AND EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 93K17184, DESCRIBED AS FOLLOWS: 10 FEET ALONG THE SOUTH LINE OF SAID LOT. (PLOTTED AND SHOWN)
- RESTRICTIVE COVENANT AND RECIPROCAL EASEMENT AGREEMENT MADE BY TRUST 4050 ET AL RECORDED AUGUST 3, 1985 AS DOCUMENT 95K043831, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)
- GRANT OF EASEMENT TO CITY OF BATAVIA RECORDED SEPTEMBER 21, 1993 DOCUMENT 95K72087, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS THE NORTH 10 FEET AND EAST 12 FEET OF THE LAND - SEE DOCUMENT FOR EXACT LOCATION) (PLOTTED AND SHOWN)
- PLAT OF SUBDIVISION, CERTIFICATE OF CORRECTION RECORDED JANUARY 30, 1995 DOCUMENT 95K006508 BY MICHAEL E. FLIPSKI SURVEYOR, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS THE SUBJECT PROPERTY AND IS OF A NATURE WHICH CANNOT BE PLOTTED)
- ENCROACHMENT OF A BRICK CARWASH LOCATED ON THE PROPERTY OVER THE 12 FOOT UTILITY EASEMENT LOCATED ALONG THE EAST LINE OF THE LAND APPROXIMATELY 2 FEET AS DISCLOSED ON THE SURVEY PREPARED BY DESIGN SURVEYS, LLC DATED JUNE 13, 2008, JOB NUMBER 33969. (PLOTTED AND SHOWN)

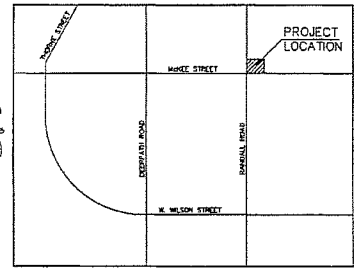
SURVEYOR'S CERTIFICATE:
TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2000, 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, UNDERGROUND UTILITIES ARE NOT SHOWN UNLESS THEY ARE SHOWN 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 HEREIN IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 331460-D10 DATED JUNE 13, 2008

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: JUNE 13, 2008
ERROR OF CLOSURE: 1:20,413

KEVIN D. DEJAN
ILLINOIS LS-035-003001
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 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 Survey Management

1722 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 978-7101 Fax: (714) 941-2940
www.themattewscos.com

NO.	DATE	CLIENT COMMENTS	BY
1	12/11/08		JAT
MARK	DATE	REVISION	BY

BP PRODUCTS NORTH AMERICA INC.

200 NORTH RANDALL ROAD
BATAVIA, ILLINOIS

SCALE: 1" = 30'
DATE: 06/13/08
DWN. BY: JAT
CHD. BY:

CHD. / AP'VD:
APPROVED:
SSP 3855

DESIGN SURVEYS: 08-0955 J.N.: 33969

- LEGEND:**
- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
 - MONUMENT FOUND
 - DATE POST
 - ⊕ ELECTRIC METER
 - ⊖ WATER LINE VALVE
 - ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ ELECTRIC FEDESTAL
 - ⊙ TELEPHONE FEDESTAL
 - ⊙ PARKING STALL COUNT
 - ⊙ HANDICAP PARKING SIGN
 - ⊙ STORM SEWER MANHOLE
 - ⊙ STREET/TRAFFIC SIGN
 - ⊙ BOLLARD
 - ⊙ FIRE HYDRANT
 - ⊙ WATER MANHOLE
 - ⊙ GAS METER
 - ⊙ AIR COMPRESSOR
 - ⊙ GASOLINE PUMP
 - ⊙ GAS TANK VALVE
 - ⊙ VACUUM
 - ⊙ MONITORING WELL
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ HANDICAPPED PARKING STALL
 - ⊙ GAS PIPELINE SIGN
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ GAS LINE VALVE
 - ⊙ TRAFFIC SIGNAL LIGHT POLE
 - ⊙ PAY PHONE
 - ⊙ BUSINESS SIGN
 - (○) DESCRIBED
 - (M) MEASURED
 - ////// LACK OF DIRECT ACCESS AREA

