

\$1,800,000

Service station # 5313
Address 7204 W WASHINGTON
City FOREST PARK
State / County IL COOK
Zip code 60130

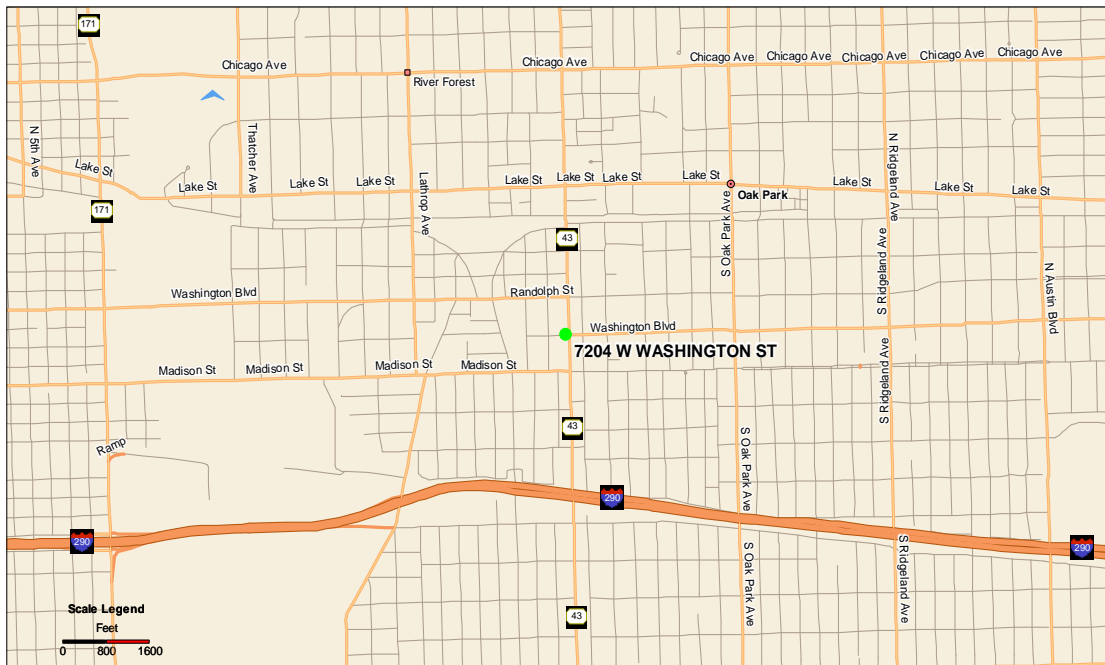
Estimated store size (sqft) 880
Estimated lot size (sqft) 20,333
Fee / lease (land) (lease \$/mth) Fee
Cur ground lease end / renewal n/a

Current dealer rent (\$/mth) \$11,046
2009 real / personal property tax \$52,228
Num of dispensers 4
Num of UST 3
Carwash n/a
Co-Branded n/a
AMPM Franchise n/a



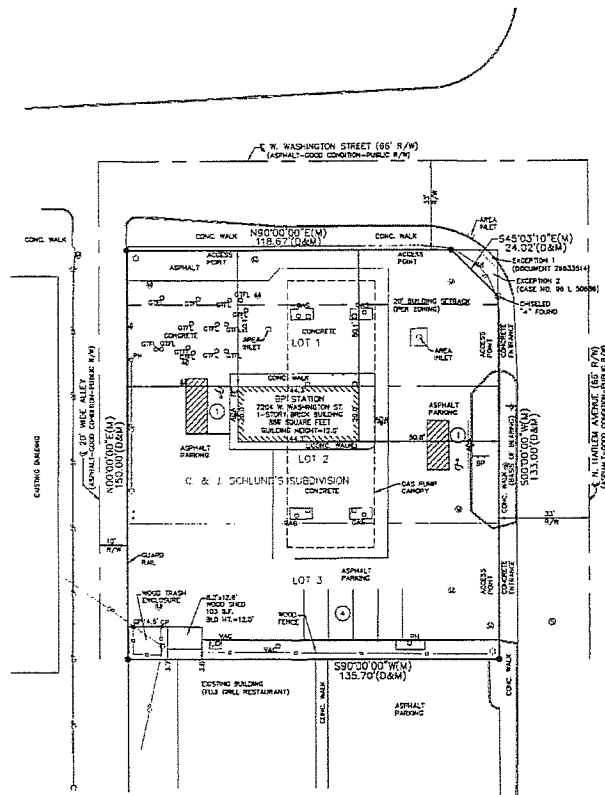
SALES	GALLONS	Store sales	Food service	Car wash	Lottery
2004	2,292,896	0	0	0	0
2005	2,260,646	0	0	0	0
2006	2,076,797	0	0	0	0
2007	2,084,671	0	0	0	0
2008	2,002,814	0	0	0	0
2009	2,449,256	0	0	0	0

	Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1	Gas - Regular	10,000	STIP3	01/01/1985
Tank #2	Gas - Midgrade	10,000	STIP3	01/01/1985
Tank #3	Gas - Premium	10,000	STIP3	01/01/1985

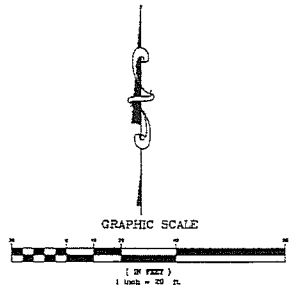


CIMA DEVELOPERS, INC.
381 E. St. Charles Rd, Carol Stream, IL 60188
O: 630.653.1700 F: 630.653.2335

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



- LEGEND:**
- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
 - MONUMENT FOUND
 - DATE POST
 - ⊕ ELECTRIC METER
 - ⊖ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ PARKING STALL COUNT
 - ⊙ HANDICAP PARKING SIGN
 - STREET/TRAFFIC SIGN
 - ⊙ BILLBOARD
 - ⊙ WATER MANHOLE
 - 17" — OVERHEAD POWER LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ⊕ GAS TANK VALVE
 - ⊕ GAS TANK FILLER LID
 - ⊕ VADUM
 - ⊕ AIR COMPRESSOR
 - ⊕ MONITORING WELL
 - ⊕ TRAFFIC CONTROL BOX
 - ⊕ HANDICAPPED PARKING STALL
 - ⊕ TRAFFIC SIGNAL LIGHT POLE
 - ⊕ PAY PHONE
 - ⊕ BUSINESS SIGN
 - () DESCRIBED
 - (M) MEASURED



PROPERTY ADDRESS:
7204 WEST WASHINGTON STREET, FOREST PARK, ILLINOIS

LAND AREA:
20,210 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.

REFERENCE PLAT:
RAILROAD ADDITION TO HARLEM, IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWELVE (12), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN.

ENCROACHMENT:
THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

- NOTES:**
- PER THE CITY OF FOREST PARK, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-2" - COMMUNITY SHOPPING DISTRICT.
 - "B-2" ZONING REQUIREMENTS:
SETBACKS:
FRONT: 20 FEET
SIDE: NONE
REAR: NONE
MAXIMUM BUILDING HEIGHT: 7 STORES OR 75 FEET
PARKING REQUIREMENTS: ONE PARKING SPACE PER EACH 200 SQUARE FEET OF FLOOR AREA
 - THERE EXISTS A TOTAL OF 8 STRIPED PARKING STALLS ON THE SUBJECT PROPERTY (4 REGULAR + 2 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 17031C0264, EFFECTIVE DATE AUGUST 19, 2000.
 - ACCESS TO THE SUBJECT PROPERTY VIA N. HARLEM AVENUE AND W. WASHINGTON STREET.
 - THE BASIS OF BEARING USED FOR THIS SURVEY WAS ASSUMED 500°00'00" ON THE EAST LINE OF THE SUBJECT PROPERTY.
 - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A GAS STATION.
 - IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
 - ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR VIA A UTILITY EASEMENT.
 - THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP 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 LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - THERE IS NO OBSERVABLE EVIDENCE OF (CART) MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.

DESCRIPTION:
LOT 1 (EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS IN DEED RECORDED JUNE 7, 1983 AS DOCUMENT NUMBER 26633014; AND FURTHER EXCEPTING THAT PART TAKEN FOR ROAD IN CASE NUMBER 06 L 30860), LOT 2 AND 3 IN BLOCK 4 IN C. & J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 28, 38 AND 39 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBER: 331460-063
EFFECTIVE DATE: MAY 16, 2006
FIRST AMERICAN TITLE INSURANCE COMPANY

2. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED APRIL 15, 2005 AS DOCUMENT NUMBER 0510402059. (AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

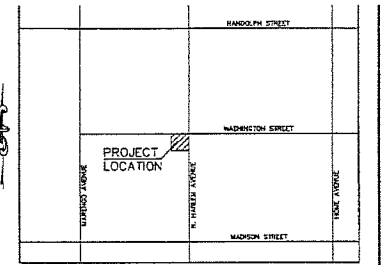
SURVEYOR'S CERTIFICATE:
TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THE 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 NPSI 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 NPSI AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER 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 331460-063 DATED MAY 16, 2006.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: JUNE 16, 2006
ERROR OF CLOSURE: 1:35,272

KEVIN D. DASHAM
ILLINOIS LS-035-003001
EXPIRATION DATE: 11/30/2008



VICINITY MAP:
NOT TO SCALE

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

17220 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 578-7100 Fax: (714) 641-2340
www.themattawcompany.com

MARK	DATE	REVISION	BY	APP'D

BP PRODUCTS NORTH AMERICA INC.

7204 WEST WASHINGTON STREET
FOREST PARK, ILLINOIS

SCALE: 1" = 20'	CHKD. / AP'VD:
DATE: 06/13/06	APPROVED:
DWN. BY: MIT	SS# 0313
CHKD. BY:	

DESIGN SURVEYS: 08-0960 J.N.: 33974