

\$750,000

Service station # 5367
 Address 1201 N HARLEM AVE
 City OAK PARK
 State / County IL COOK
 Zip code 60302

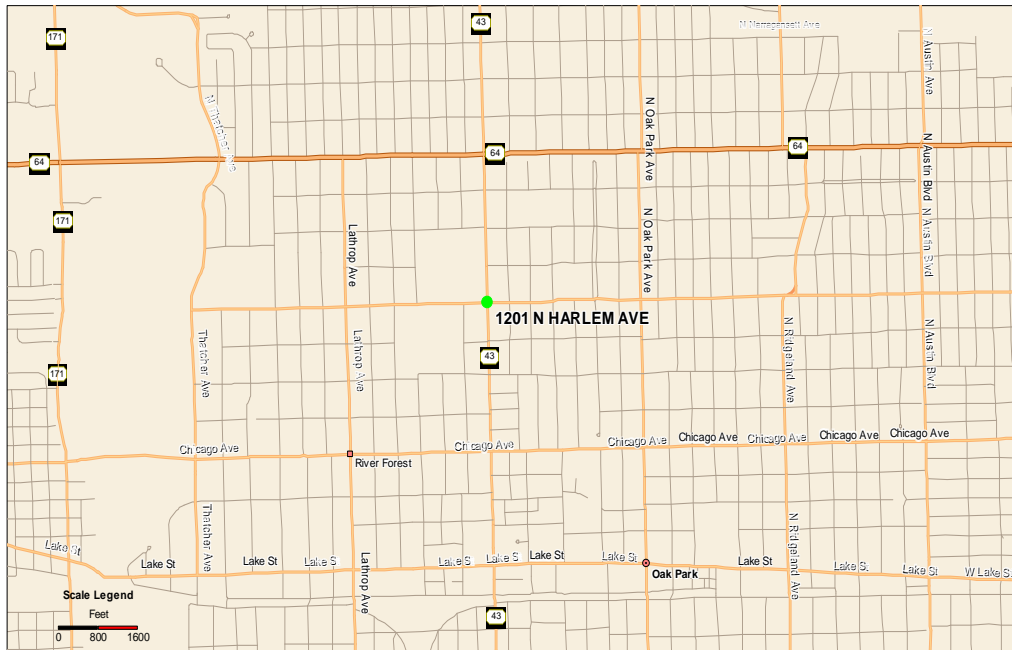
Estimated store size (sqft) 2,306
 Estimated lot size (sqft) 13,445
 Fee / lease (land) (lease \$/mth) Fee
 Cur ground lease end / renewal n/a

Current dealer rent (\$/mth) \$8,788
 2008 real / personal property tax \$43,635
 Num of dispensers 4
 Num of UST 3
 Carwash n/a
 Co-Branded n/a
 AMPM Franchise n/a



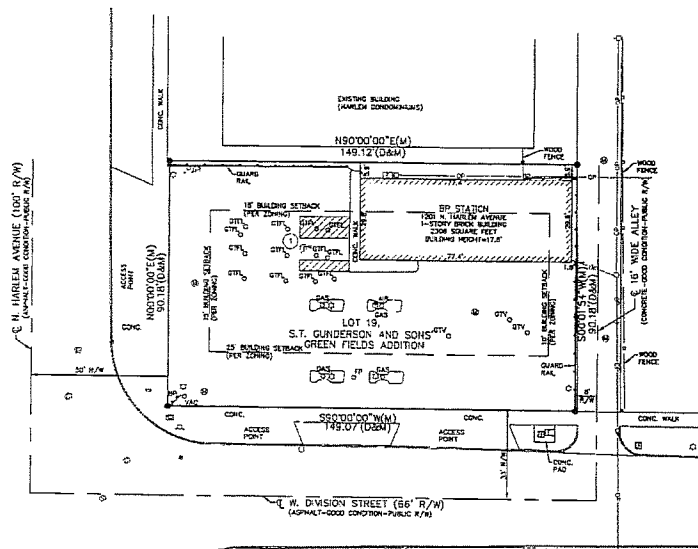
SALES	GALLONS	Store sales	Food service	Car wash	Lottery
2004	595,649	0	0	0	0
2005	473,934	0	0	0	0
2006	389,276	0	0	0	0
2007	321,486	0	0	0	0
2008	260,323	0	0	0	0
2009	200,459	0	0	0	0

Tank Contents	Tank size - gallon	Tank Material	Tank Install Date
Tank #1 Gas - Regular	12,000	STIP3	01/01/1990
Tank #2 Gas - Midgrade	12,000	STIP3	01/01/1990
Tank #3 Gas - Premium	12,000	STIP3	01/01/1990
Tank #4 Waste Oil	550	STIP3	01/01/1990



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:
1201 NORTH HARLEM AVENUE, OAK PARK, ILLINOIS

LAND AREA:
13,445 SQUARE FEET OR 0.31 ACRES, MORE OR LESS.

REFERENCE PLAT:
S.T. GUNDERSON AND SONS' GREEN FIELDS ADDITION TO OAK PARK, SECTION SIX (6), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN OTHERWISE KNOWN AS DESCRIBED AS THE NORTHEAST CORNER OF HARLEM AVENUE AND DIVISION STREET, OAK PARK, ILLINOIS.

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

- NOTES:**
- PER THE CITY OF OAK PARK, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "R-7" - MULTIPLE FAMILY DISTRICT.
 - "R-7" ZONING REQUIREMENTS:
SETBACKS:
FRONT: 20 FEET
SIDE: 10 FEET (15 FEET ON SIDE ABUTTING A PUBLIC STREET)
REAR: 25 FEET OR 20% OF THE DEPTH OF THE LOT, WHICHEVER IS LESS
MAXIMUM BUILDING HEIGHT: 45 FEET
GARAGE REQUIREMENTS: ONE SPACE PER EACH 500 SQUARE FEET OF FLOOR AREA
 - THERE EXISTS A TOTAL OF 1 STRIPPED PARKING STALL ON THE SUBJECT PROPERTY (0 REGULAR + 1 HANDICAPPED).
 - THE SUBJECT PROPERTY IS LOCATED IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 200-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 17031C0203A, EFFECTIVE DATE AUGUST 19, 2008.
 - ACCESS TO THE SUBJECT PROPERTY VIA N. HARLEM AVENUE AND DIVISION STREET.
 - ON THE BASIS OF THE SURVEY FOR THIS SURVEY WAS ASSUMED 590'00"00" ON THE SOUTH LINE OF THE SUBJECT PROPERTY.
 - UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALONG FOR A GAS STATION.
 - IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
 - 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 TRENCH 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 EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - PER THE ZONING DEPARTMENT OF THE CITY OF OAK PARK, ILLINOIS, THE BUILDING WHICH CROSSES THE REAR AND SIDE BUILDING SETBACK LINES IS CONSIDERED LEGAL NON-CONFORMING.

DESCRIPTION:
LOT 19 IN S.T. GUNDERSON AND SONS' GREEN FIELDS ADDITION TO OAK PARK BEING A SUBDIVISION OF CERTAIN LOTS IN FIREMAN'S INSURANCE COMPANY'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SURVEY REFERENCE:
TITLE COMMITMENT NUMBERS: NDS-233361-CHI
EFFECTIVE DATE: MAY 27, 2009
FIRST AMERICAN TITLE INSURANCE COMPANY
THERE ARE NO SCHEDULE B ITEMS WITHIN THE TITLE COMMITMENT WHICH ARE OF A NATURE WHICH CAN BE PLOTTED ON THE SURVEY.

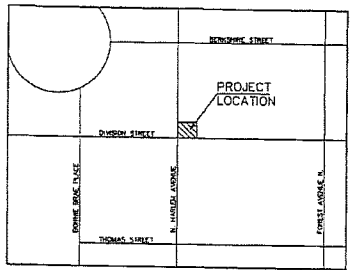
SURVEYOR'S CERTIFICATE:
TO: BP PRODUCTS NORTH AMERICA INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY.

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 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8 (A), 7 (B)(1), 7 (C), 8 (D), AND 11(A), 13, 14, OR TABLE A DEGREE, PURSUANT TO THE CERTIFICATE 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 HEREIN IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER NDS-233361-CHI DATED MAY 27, 2009.

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM ILLINOIS STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: JUNE 19, 2009
ERROR OF CLOSURE: 1:26,311

KEVIN D. DUNN
ILLINOIS LS-033-003901
EXPIRATION DATE: 11/30/2009



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
1-800-692-0123

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 Newhalla Street, Suite 105-110, Fountain Valley, CA 92708
Tel: (714) 978-7100 Fax: (714) 941-2840
www.themathewscorp.com

MARK	DATE	REVISION	BY	APPROVED

BP PRODUCTS NORTH AMERICA INC.

1201 NORTH HARLEM AVENUE
OAK PARK, ILLINOIS

SCALE: 1" = 20'
DATE: 06/13/09
DWN. BY: JMT
CHND. BY: SSJ 5367

CHND. / APPROVED:
APPROVED:
SSJ 5367

- LEGEND:**
- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
 - (E) ELECTRIC METER
 - W WATER LINE VALVE
 - P POWER POLE
 - L LIGHT POLE
 - S SANITARY SEWER MANHOLE
 - E ELECTRIC PEDESTAL
 - (C) PARKING STALL COUNT
 - (S) STORM SEWER MANHOLE
 - D DOLLARD
 - F FIRE HYDRANT
 - OP OVERHEAD POWER LINE
 - G GUY ANCHOR
 - W WOOD FENCE
 - F FLAG POLE
 - V VACUUM
 - AC AIR COMPRESSOR
 - GAS GAS TANK FILLER LD
 - GT GAS TANK VENT
 - M MONITORING WELL
 - T TRAFFIC CONTROL BOX
 - GAS GAS LINE RISER
 - H HANDICAPPED PARKING STALL
 - T TRAFFIC SIGNAL LIGHT POLE
 - B BUSINESS SIGN
 - (D) DESCRIBED
 - (M) MEASURED

