This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.

1 TITLE DESCRIPTION

2

The Title Description and Schedule B Items hereon are from Fidelity National Title Insurance Company of New York, Commitment #03-PHI-04636/M, Dated February 5, 2003.

4 SURVEYOR'S CERTIFICATE

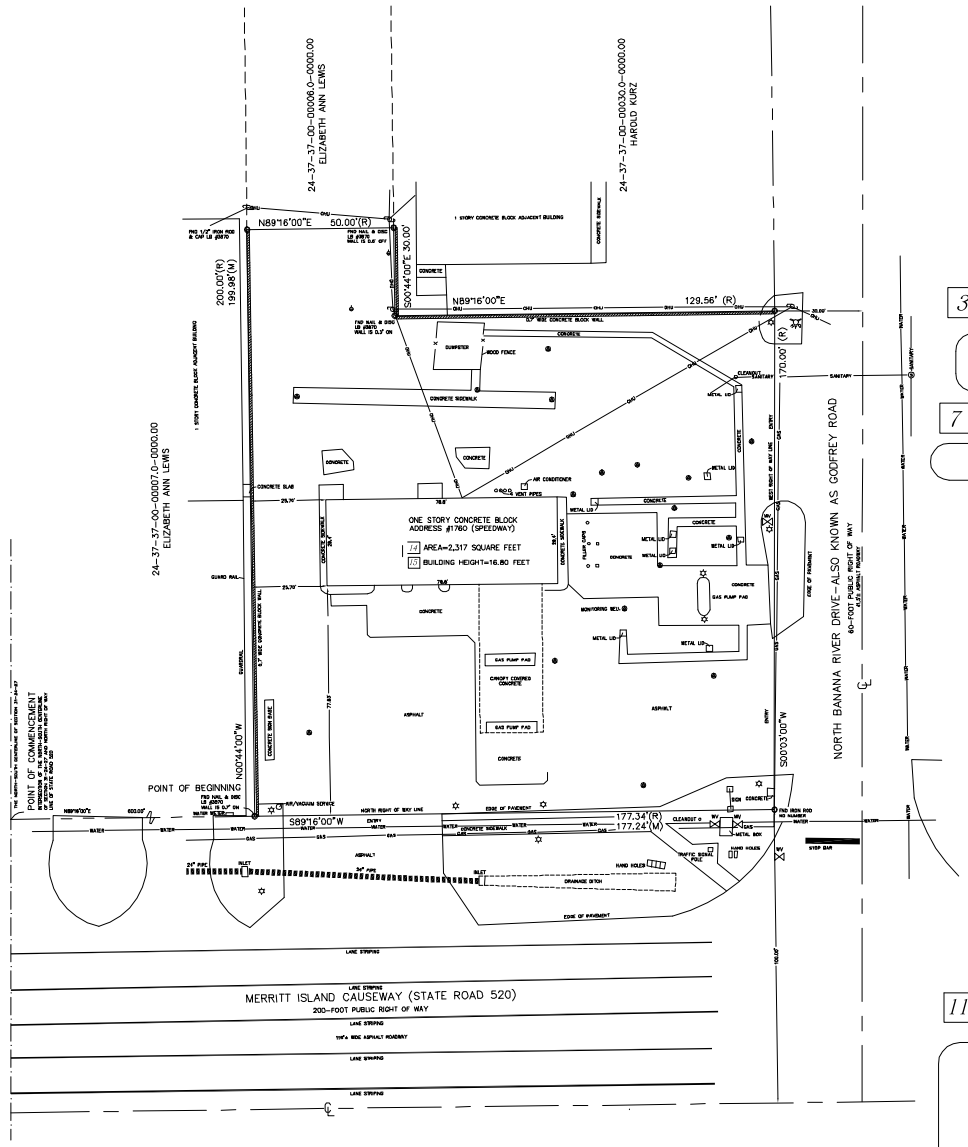
I hereby certify to Sunoco, Inc. (R&M), Speedway SuperAmerica LLC, SSA Florida LLC, Blank Rome LLP and Fidelity National Title Insurance Company and their successors and assigns, that the survey prepared by me entitled "ALTA/ACSM Land Title Survey", dated March 7, 2003 (Field Date), was actually made by instrument survey upon the ground and that this survey fully and correctly represents the property, including all visible buildings, structures, improvements and parking areas thereon.

I further certify as follows that:
1. The survey and the information, courses and distances shown thereon are correct;
2. All physical evidence of boundary lines and lines of possession of occupancy have been shown and proper notation made where in conflict with the legal description;
3. Unless otherwise noted there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description;
4. The property depicted on the survey is the same property as that set forth on the title commitment No. 03-PHI-04636/M prepared by Fidelity National Title Insurance Company, and that the title lines and lines of actual possession are the same;
5. The size, location and type of all visible buildings and improvements are as shown and all are within the boundary lines of the property and any building setback line except as specifically noted on the survey;
6. The visible buildings, structures and improvements shown on the survey constitute all of the visible improvements on the property;
7. Zoning setbacks are shown on the survey and there are no marked parking spaces constructed on the Property, including no marked handicapped parking spaces;
8. There are no easements or rights of way as referenced in the title report provided over, visible encroachments by improvements located on adjacent property onto, or uses affecting, this property or easement areas existing for the benefit of land appurtenant to this property, other than those shown and depicted on the Survey, and that all easements, rights of ways and all other survey related title exceptions indicated on the title commitment referenced in Item #4 above have been plotted on the survey to the extent such items can be plotted;
9. There are no visible encroachments by any of the visible improvements located on said property onto adjacent property or onto easement areas on the property, other than as shown and depicted on the Survey;
10. Any visible discharge into streams, rivers or other visible conveyance system is shown on the survey and there are no streams, rivers springs, ponds, lakes, ditches or drains located on or bordering on or running through the property except as shown;
11. The survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;
12. All parcels which comprise the property are contiguous, with no gaps, gores or overlaps;
13. All setback requirements of record and provided or disclosed by applicable zoning, subdivision or building codes are shown;
14. All visible utility services on the property either enter the property through adjoining public streets, or the survey shows the point of entry and location of any visible utilities which pass through or are located on adjoining private land;
15. The property has direct vehicular and pedestrian access to dedicated public way(s), in particular Merritt Island Causeway and North Banana River Drive.
16. The property described herein does lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps@ and instead lie in Flood Zone AE.
This survey is made (i) in accordance with the 1999 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" established and adopted by ALTA, ACSM and the National Society of Professional Surveyors and includes Table A items Nos. 1 (except for states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a)(above ground, visible evidence only), 13, 14, 15 (with no reference to proposed), and 16, and (ii) pursuant to the 1999 Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) and the survey meets the accuracy requirements of a Land Title Survey.

Registration No. 4224 By: Galen K. Bell

Date: 05-28-03

GALEN K. BELL CERTIFICATE No. 4224 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER



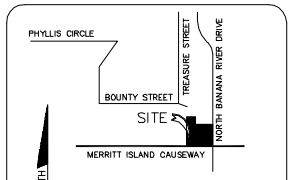
17

SCALE: 1"=20'

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":
NONE

7 POSSIBLE ENCROACHMENT LIST



16 VICINITY MAP

NO SCALE

8 ZONING INFORMATION

SITE RESTRICTIONS:
SETBACK:

FRONT	-25.00 FEET
SIDE	-15.00 FEET
REAR	-15.00 FEET
HEIGHT	-60.00 FEET
BULK	-NO RESTRICTIONS
ZONE	-BU-2 RETAIL WAERHOUSE WHOLESALE COMMERCIAL

1 PARKING STALL FOR EVERY 125 SQUARE FEET OF FLOOR SPACE
ALL SITE RESTRICTIONS WERE OBTAINED PER
(PLANNING DEPARTMENT)
CONTACT: JENNIFER 321-433-2070

9 LEGEND

	UTILITY POLE	CLF	CHAIN LINK FENCE
	GUY WIRE		MONITORING WELL
	LIGHT POLE		WATER VALVE
	SIGN		CENTERLINE
	RECORD MEASURED		FIRE HYDRANT
LB	LICENSED BUSINESS		
OHU	OVERHEAD UTILITY LINES		
	FENCE		

12 PARKING STALLS:

NONE MARKED

13 AREA:

31,825 SQUARE FEET
0.73 ACRES

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ALTA/ACSM Land Title Survey

It is understood that the drawing(s), specifications, CADD disks, paper documents and electronic documents ("Documents") are prepared specifically for use with this Project and are the sole property of Sunoco, Inc. They are not intended or represented to be suitable for reuse by others on any other project or any other purpose. Use of the Documents, information or data contained therein for other purposes is at the sole risk and responsibility of the user. Reuse will be at the sole risk of the user and without liability or legal exposure to Sunoco, Inc. Sunoco Inc. will be indemnified and held harmless from all claims, damages, losses and expenses arising out of or resulting therefrom.

Sunoco, Inc.

11 SURVEYOR'S NOTES

KEY TO ALTA-SURVEY

1	TITLE DESCRIPTION	8	ZONING INFORMATION	15	BUILDING HEIGHT
2	TITLE INFORMATION (NOTES)	9	LEGEND	16	VICINITY MAP
3	SCHEDULE "B" ITEMS	10	BASIS OF BEARING	17	SCALE
4	SURVEYOR CERTIFICATION	11	SURVEYOR'S NOTES	18	CLIENT INFORMATION BOX
5	FLOOD INFORMATION	12	PARKING INFORMATION	19	SUBJECT AREA
6	CEMETERY	13	LAND AREA		
7	POSSIBLE ENCROACHMENT LIST	14	BUILDING AREA		

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 125092 0360 E, WHICH BEARS AN EFFECTIVE DATE OF 04/03/1989 AND IS IN A SPECIAL FLOOD HAZARD AREA. AND FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONE "AE" DENOTES AREAS WITHIN THE 100-YEAR FLOOD PLAIN. BASE FLOOD ELEVATION=9'.

6 CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

10 BASIS OF BEARING

THE BEARING N89°16'00"E BEING THE NORTHERLY RIGHT OF WAY LINE OF MERITT ISLAND CAUSEWAY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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Sheet 1 of 1

AMERICAN SURVEYING & MAPPING, INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB2533
320 EAST ANGLE AVENUE, SUITE 180
ORLANDO, FLORIDA 32801
32801 (407) 425-7919

This Work Coordinated By:
International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 701-9362 www.ils-alta.com

Dwn By: UB/AD	Date: / Revision:
Surveyor Ref.No: 40633	Date: / Revision:
Aprvd By: BAM	Date: / Revision:
Field Date: 03/07/03	Date: / Revision:
Scale: 1" = 20'	

Prepared For:

Client Ref. No: (SSA STORE 9815) (MASCOT STORE 256

Project Address: 1760 E. MERRITT ISLAND CSWY
Project Location: MERRITT ISLAND, FL, BREVARD COUNTY
Project Name: SUNOCO FLORIDA
Job Number: 03-02-026:104

This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.