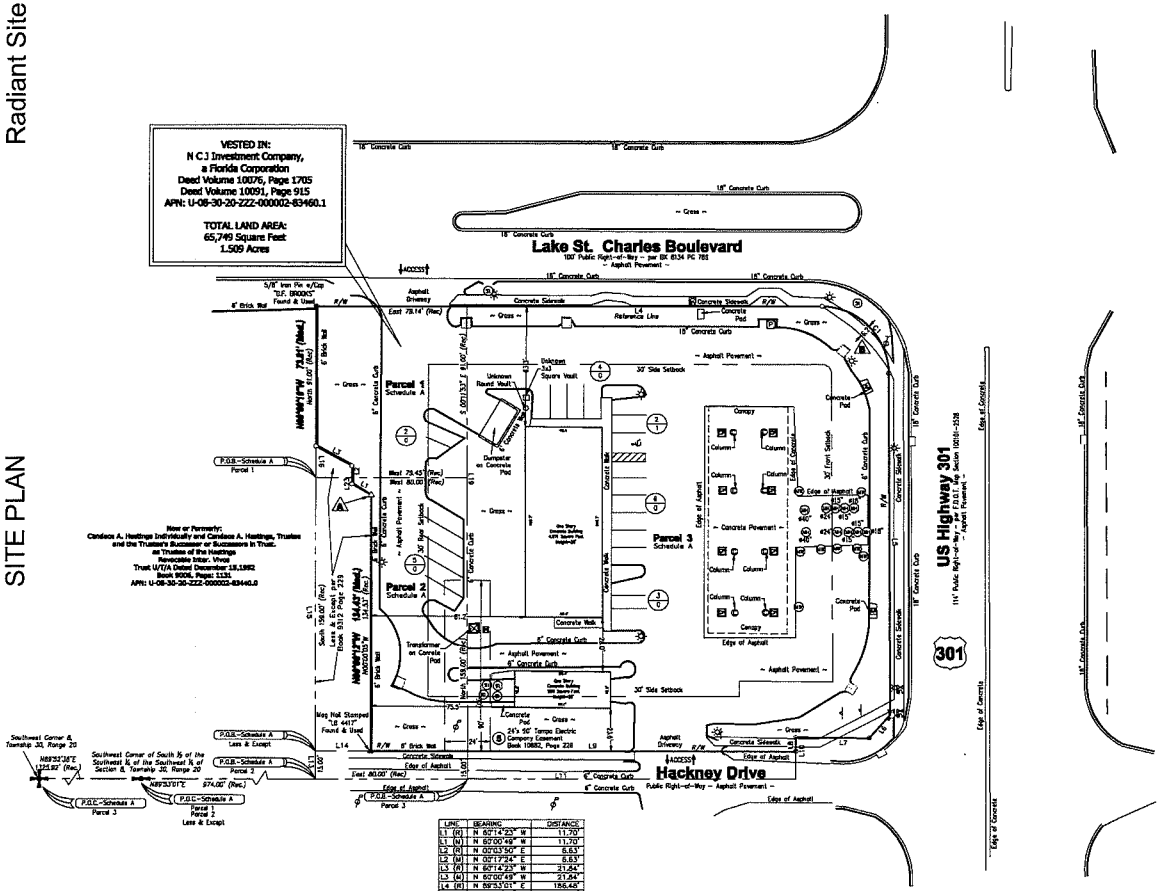
7-Eleven Site No. 37683
Radiant Site No. 1278

EXHIBIT B
SITE PLAN



LINE	BEARING	DISTANCE
L1 (R)	N 60°14'23" W	11.70'
L1 (M)	N 60°00'49" W	11.70'
L2 (R)	N 00°03'50" E	8.63'
L2 (M)	N 00°17'24" E	8.63'
L3 (R)	N 60°14'23" W	31.64'
L3 (M)	N 60°00'49" W	31.64'
L4 (R)	N 89°53'01" E	186.48'
L4 (M)	N 89°39'34" E	186.48'
L5 (R)	S 00°26'55" E	180.08'
L5 (M)	S 00°20'22" E	180.08'
L6 (R)	S 40°45'02" W	16.84'
L6 (M)	S 40°51'35" W	16.84'
L7 (R)	N 89°28'16" W	38.41'
L7 (M)	N 89°21'43" W	38.41'
L8 (R)	S 00°31'44" W	7.82'
L8 (M)	S 00°38'17" W	7.82'
L9 (R)	S 89°53'01" W	172.24'
L9 (M)	S 89°39'00" W	172.24'
L10(R)	N 00°38'17" E	22.82'
L11(R)	S 89°53'01" W	172.00'
L13(R)	N 00°13'46" W	15.30'
L14(R)	S 89°58'41" W	29.00'
L15(R)	N 00°13'46" W	143.75'
L16(R)	N 00°13'46" W	17.33'
L18(R)	N 00°16'33" W	250.00'
L23(R)	S 00°03'50" W	3.37'
L23(M)	S 00°17'24" W	3.37'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (R)	35.00'	54.77'	49.35'	S 45°18'57" E	89°40'04"
C1 (M)	35.00'	54.77'	49.35'	S 45°13'04" E	89°39'33"

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Hillsborough, State of Florida, Community Panel No. 12057C0335H, Effective Date August 28, 2008.

ZONING:

Zoning Classification: PD (Planned Development)
Permitted Use: Yes
Building Setbacks:
Front: 30'
Side: 30'
Rear: 30'
Maximum Building Height: NA

SOURCE:

This zoning information is taken from a zoning report compiled by Hillsborough County Government, Development Services under Project No. ZV 18-0066-Millman National Land Services, dated October 26, 2015.

This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Hackney Drive, a public right-of-way and access to the subject property per Lake St. Charles Boulevard, a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 6933 US Highway 301 South, Riverview, Florida.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company Title Commitment No. C-72526-20150501 with an effective date of November 19, 2015.

BASIS OF BEARING:

The basis for all bearings shown hereon is Geodetic North, based on a Static Observation with a reference Line of N 89°53'34" E.

SURVEYOR'S OBSERVATIONS:

⚠ Subject's 6' Brick Wall appears to lie a maximum distance of 0.3' feet over property line.

⚠ 5' Public Sidewalk appears to lie a maximum distance of 6.2' feet over property line.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 72526-20150501 - SCHEDULE A EXHIBIT "A":

Parcel 1:

A tract in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

From the Southwest corner of said 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, run East along the South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 8, a distance of 947.00 feet; thence North at right angles to said South boundary, a distance of 159.00 feet to the Point of beginning; thence continue North 91.00 feet; thence East 79.14 feet to a point of 1027.00 feet East of the West boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 8, thence South 00° 11'52" East, parallel said West boundary, 91.00 feet; thence West 79.45 feet to the Point of Beginning.

Parcel 2

A tract in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 30 South, Range 20 East, Hillsborough County, Florida, described as follows:

From the Southwest corner of said South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, run East along the South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 8, a distance of 947.0 feet to a Point of Beginning; Continue thence East along said South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 8, a distance of 80.0 feet; run thence North at right angles to said South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 8, a distance of 159.0 feet; run thence West, a distance of 80.0 feet; run thence South, a distance of 159.0 feet to the Point of Beginning; Less the South 15.0 feet thereof in use as road right-of-way.

Less and Except from Parcels 1 and 2 above the property conveyed in that certain Deed in Trust recorded in Official Records Book 10582, Page 1304, of the Public Records of Hillsborough County, Florida, more particularly described as follows:

A tract in the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 30 South, Range 20 East, Hillsborough County, Florida and described as follows:

From the Southwest corner of said South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8, run East along the South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 8, a distance of 947.0 feet Thence departing said south boundary North 00°13'46" West, along said the west boundary of Parcel 1, a distance of 15.30 feet to a point on the North right-of-way line of Hackney Road (maintained right-of-way) and the Point of Beginning, thence continue North 00° 13'46" West, a distance of 143.75 feet to the Northwest corner of Parcel 2; thence continue North 00°13'46" West, along the west boundary of Parcel 2, a distance of 17.32 feet, thence departing the west boundary South 00° 14'23" East, a distance of 21.84 feet, thence South 00°03'50" West a distance of 8.63 feet to a point on the North boundary of Parcel 1, thence continue South 00°03'50" West a distance of 3.33 feet, thence South 00°14'23" East a distance of 11.70 feet, thence South 00°13'46" East a distance of 134.53 feet, to a point on said right-of-way line of Hackney Road (maintained right-of-way), thence South, 89°56'41 west, along said North right-of-way, a distance of 29.0 feet to the Point of Beginning.

Parcel 3:

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 of Section 8 Township 30 South, Range 20 East, Hillsborough County, Florida., and being more particularly described as follows:

From the Southwest corner of Section 8, Township 30 South, Range 20 East Hillsborough County, Florida; run thence North 89°52' 30" East, 1325.92 feet along the South boundary of said Section 8 to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 8; thence North 89°53'01" East, 1027.00 feet along the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 8 to the Point of Beginning, thence North 00° 16' 33" West, 250.00 feet along the East boundary of the West 1027.00 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 8 to the south right-of-way line of Lake St. Charles Boulevard; thence North 89°53' 01." East, 185.48 feet along said South right-of-way line to a point of curvature; thence Southeasterly 54.77 feet along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 89°40'04", and a chord bearing and distance of south 45°18'57" East, 49.35 feet along said South right-of-way line to the West right-of-way line of U.S. Highway 301; thence along the West right-of-way line of said U. S. Highway 301 the following four (4) courses: (1) South 00° 28' 55" East, 180.08 feet; (2) South 40°45'02" West, 16.84 feet; (3) North 89°28'16" West, 38.41 feet; (4) South 00°31'44" West, 22.82 feet to the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 8; thence South 89°53'01" West, 172.00 feet along said South boundary to the Point of Beginning, less right-of-way for Hackney Drive.

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. C-72526-20150501 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

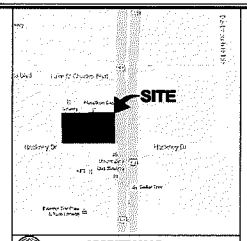
4. Terms, provisions and conditions contained in that certain Lease by and between N.C.J. Investment Company, a Florida corporation, lessor, and 7-Eleven, Inc., a Texas corporation, lessee, as evidenced by that certain Memorandum of dated _____, 2016, and recorded _____, 2016, in Official Records Book _____, Page _____, of the Public Records of Hillsborough County, Florida.
(NO DOCUMENT REFERENCED)

5. Easement to Tampa Electric Company as more fully set forth in the document recorded in Official Records Book 10082, Page 228, of the Public Records of Hillsborough County, Florida.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

11. Restrictions contained in that certain Warranty Deed recorded in Official Records Book 10061, Page 561, of the Public Records of Hillsborough County, Florida.
(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

PARKING:

22 Parking Spaces
1 Handicapped Spaces
23 Total Parking Spaces



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- ℄ – Centerline
- 20 – No. of Regular Parking Spaces
- 1/5 – No. of Handicap Parking Spaces
- P.O.B. – Place/Point of Beginning
- P.O.C. – Place/Point of Commencement
- Surveyor's Observation
- Schedule B-Section II Item
- Monumentation Found as Noted
- 5/8" Iron Pin w/Cap Set Stamped "PSM 5730"
- PK/MAG Nail or Railroad Spike Found as Noted
- MAG Nail or PK Nail Set
- Section Corner Found as Noted
- 1/4 Sec. Corner Found as Noted
- Monitoring Well
- Manhole
- Storm Manhole
- Curb Inlet Basin w/ Grate
- Catch Basin
- Fire Hydrant
- Water Valve
- Electric Meter
- Electric Transformer
- Handicap Space
- Sign
- Well (As Noted)
- Utility Pole
- Traffic Pole
- Light Pole
- Canopy Support Post
- Air Pump
- Gas Pump
- No Parking Area
- Building Area
- Pay Phone

CERTIFICATION:

To: 7-Eleven, Inc., a Texas corporation, SDI Fuel Services, Inc., and to the following:

The Radiant Group, LLC, N.C.J. Investment Company, Cox Kwick, Inc., Radiant OE Company of Tampa, Inc., Centerio Enterprises, Inc., Nick Capitano, Inc., Broadway Development, Inc., Hill Ward Henderson, Transam Law, USAmeriBank, Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7, 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on October 28, 2015.

Date of Plat or Map: December 16, 2015.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050-052 F.A.C.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper.

By: _____
James M. McNady, PSM
Florida Professional Surveyor and Mapper No. PSM-5730
For and on behalf of Millman Surveying, Inc., Certificate of Authorization No. LB 7351

REVISION HISTORY

BY:	DATE:	COMMENT:
JAR	2/8/16	CLIENT COMMENTS
TMC	2/8/16	CLIENT COMMENTS
CA	3/04/16	REVISED TITLE

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

BOUNDARY & ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

7-ELEVEN, INC.

One Arts Plaza
1722 Routh Street
Dallas, Texas 75201

millman virtualsurveyor
for more information visit http://vimeo.com/85774136

7- Eleven Location #37683
Radiant Store #1278
6933 US Highway 301 South
City of Riverview
County of Hillsborough
State of Florida

NORTH
GRAPHIC SCALE
0 30' 60'
1 INCH = 30 FT.

Surveyor's Seal

Sheet No. 1 of 1

MSI Project No. 36919

PM: MG Drafter: JGV