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INSTRUMENT # 2003127548 5 PGS

This Instrument Prepared By
And After Recording Return to:

Matthew J. Comisky, Esquire
Blank Rome LLP
One Logan Square
Philadelphia, PA 19103-6998

RECORD AND RETURN TO:
Eileen M. Christian, Esq.
Fidelity National Title Insurance Co.
1500 Walnut Street, Suite 400
Philadelphia, PA 19102
(215) 875-4141 FAX (215) 732-6726

2003 JUN 27 04:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#340034

Doc Stamp-Deed: 0.70

Parcel I. D. Nos.: 2025130099
2025130103
2025130078

Grantee's Federal Tax I.D. No.: 02-0678434



Mascot Co-op No. 2588
SSA Unit No.: 9853
Location: Sarasota, Sarasota Co., Florida

SPECIAL WARRANTY DEED
[Florida]

THIS SPECIAL WARRANTY DEED is made as of 29th day of May, 2003, by and between **SPEEDWAY SUPERAMERICA LLC**, a Delaware limited liability company [as successor in interest to Emro Marketing Company, as successor in interest to Cheker Oil Company of Florida, Inc., a Florida corporation], with a mailing address c/o Property Tax Department, 539 S. Main Street, Findlay, Ohio 45840 ("Grantor"), and **SSA HOLDINGS I LLC**, a Delaware limited liability company, with a tax mailing address c/o Property Tax Department, 539 S. Main Street, Findlay, Ohio 45840 ("Grantee").

WITNESSETH:

That the Grantor, for valuable consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains and sells, remises, releases and conveys, to Grantee, the real property situated in Sarasota County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF ("Property");
together with all buildings, improvements and appurtenances thereon and thereto.

This conveyance is made subject to real estate taxes for the year 2003 and thereafter, and to all legal highways, zoning laws, ordinances and regulations and to all restrictions, easements, rights-of-way, exceptions, reservations and conditions of record in the chain of title to the Property conveyed hereby.

Grantor does further release, remise and forever quitclaim unto Grantee, all of Grantor's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting on the Property.

Grantor reserves for itself and its designees a license for access to the Property to conduct corrective action at the Property in connection with any remediation of hazardous substances on the Property pursuant to a separate agreement with Grantee, such license to expire upon the completion of any such remediation work. Grantor shall use its commercially reasonable best efforts so that neither its access nor its remediation activities will unreasonably interfere with the operations of Grantee on the Property, and Grantee agrees to cooperate reasonably with Grantor in Grantor's performance of such activities.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor other than as set forth above, and that Grantor does warrant and will defend the same to Grantee against the claims and demands of all persons claiming by, through or under Grantor, but against no other.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written.

Signed and acknowledged
in the presence of:

Kelly A. Houghton
Printed: Kelly A. Houghton

Cynthia Fenn
Printed: Cynthia Fenn

SPEEDWAY SUPERAMERICA LLC

By: James T. Morgan
Name: James T. Morgan
Title: Sr. Vice President - Operations

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Pennsylvania
STATE OF ~~OHIO~~)
Philadelphia) SS.
COUNTY OF ~~CLARK~~)

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I, the undersigned Notary Public in and for said County in said State, do hereby certify that JAMES T. MORGAN, whose name as Senior Vice President – Operations of SPEEDWAY SUPERAMERICA LLC, a Delaware limited liability company, is signed to the foregoing conveyance, and who is personally known to me or who produced an Ohio driver's license as identification, acknowledged before me on this day that, being informed on the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2003.

Sheldon Bender

Printed: _____
Notary Public

My Commission Expires:

NOTARIAL SEAL
SHELDON BENDER, Notary Public
City of Philadelphia, Phila. County
My Commission Expires May 2, 2006

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EXHIBIT A

**SSA Unit #9853
1012 N. Tamiami Trail
Sarasota, FL
Sarasota County**

PARCEL I

Lots 12, 13, 15 and 16, of Block 6, of BOULEVARD ADDITION to the CITY OF SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida.

ALSO

A portion of Lot 14 of Block 6 of BOULEVARD ADDITION to the CITY OF SARASOTA, Florida, lying in Section 18, Township 36 South, Range 18 East, according to a plat appearing of record in Plat Book 1, at Page 56 of the Public Records of Sarasota County, Florida said portion of said Lot 14 being designated by metes and bounds as follows: Commence 2 feet North of the SE corner of said Lot 14; run thence North along the East line of said Lot 14 to the NE corner of said Lot; thence West along the North line of said Lot 14, to the NW corner of said Lot; thence South along the West line of said Lot 14, a distance of 16.5 feet to a point; thence following a curve appearing upon said plat in the form of a dotted line from the last point mentioned to the Point of Beginning, said dotted line being parallel to the present railroad tracks of the City Terminal Spur and 21 feet therefrom at all point. A survey or plat of this tract being recorded in Plat Book 1, Page 56, of the Public Records of Sarasota County, Florida. LESS that part of the above-described property lying within 40 feet each side of the survey line of State Road 45, Section 1702 deeded for use of State Road Department of Florida and recorded in Deed Book 367, Page 263, Public Records of Sarasota County, Florida.

PARCEL II

Lots 10 and 11, Block 6, BOULEVARD ADDITION TO SARASOTA, as per Plat thereof recorded in Plat Book 1, Page 212 of the Public Records of Manatee County, Florida, and Plat Book "A", Page 31 of the Public Records of Sarasota County, Florida.

LESS AND EXCEPTING those parcels conveyed by Emro Marketing Company to the City of Sarasota by Warranty Deed dated August 4, 1987 known as parcels TE-001, TE-002 and TE-003 as recorded in O.R. Book 1983, Pages 2681, 2682 and 2683 respectively.

AND ALSO LESS AND EXCEPTING therefrom that parcel conveyed by Emro Marketing Company to the City of Sarasota by General Warranty Deed dated January 27, 1998, more particularly described as follows:

Commence at the intersection of the West boundary of Lot 13, Block 6, of Boulevard Addition to the City of Sarasota, as recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida, and the north right-of-way line of 10th Street; thence North 00° 05' 11" West along the West boundary of Lots 11, 12 and 13 of said Block 6, a distance of 144.02 feet to the Northwest corner of Lot 11 of said Block 6; said point being the POINT OF BEGINNING; thence continue North 00° 05' 11" West along the West boundary of Lot 13 of said Block 6, a distance of 49.99 feet; thence departing said West boundary South 48° 54' 12" East, a distance of 39.91 feet; thence North 89° 49' 29" East, a distance of 100.02 feet; thence North 54° 15' 32" East, a distance of 27.62 feet to a point along the West right-of-way line of Oregon Court; thence South 00° 03' 49" West along said West right-of-way line, a distance of 49.50 feet; thence departing said West right-of-way line North 58° 08' 42" West, a distance of 25.31 feet; thence South 89° 49' 29" West, a distance of 124.70 feet; thence South 59° 17' 13" West, a distance of 7.20 feet to the POINT OF BEGINNING.

PARCEL III

A parcel containing 2,306 square feet, more or less, as more particularly described in Ordinance No. 98-4040, vacation of alley, recorded in Official Records Book 3092, Page 1676, to wit:

The certain area of public right-of-way consisting of a portion of a 16-foot wide alley running south to north lying east of North Tamiami Trail and west of Oregon Court with its southerly terminous intersecting with 10th Street; being more particularly described as follows:

Commence at the Intersection of the west boundary of Lot 13, Block 6, of Boulevard Addition to the City of Sarasota, as recorded in Plat Book 1, Page 212, of the Public Records of Manatee County, Florida and Plat Book A, Page 31, of the Public Records of Sarasota County, Florida, and the north right-of-way line of 10th Street for the POINT OF BEGINNING; thence north 86°09'46" west along said north right-of-way of 10th Street, a distance of 16.04 feet to the southeast corner of Lot 14 of said Block 6, thence north 00°08'11" west along the east boundary of Lots 14, 15 and 16 of said Block 6, a distance of 143.00 feet to the northeast corner of Lot 16, said Block 6; thence south 89°48'10" east, a distance of 16.13 feet to the northwest corner of Lot 11, said Block 6; thence south 00°05'11" east along the west boundary of Lots 11, 12 and 13 of said Block, 6, a distance of 144.02 feet to the POINT OF BEGINNING.

PARCEL ID NO.: 2025130099;
2025130103;
2025130078

PRIOR INSTRUMENT REFERENCE: O.R. Book 1363, Page 1688
O.R. Book 2032, Page 2763
O.R. Book 2092, Page 1676