



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 02/20/2026

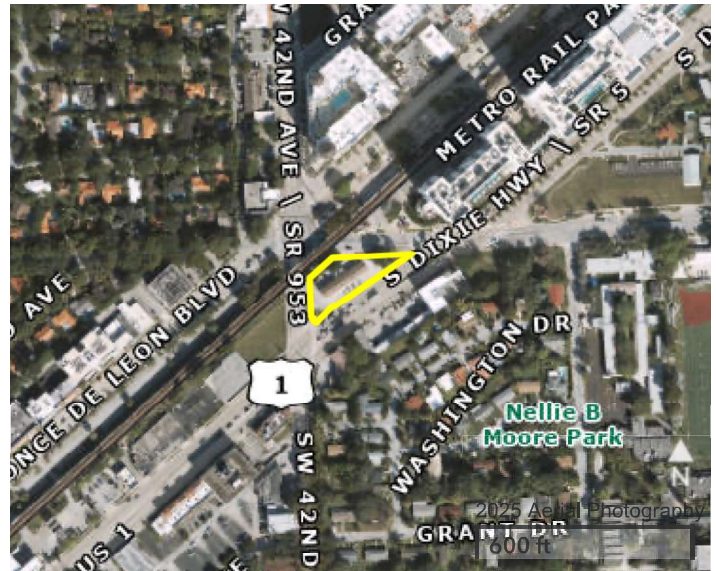
| PROPERTY INFORMATION      |  |
|---------------------------|--|
| <b>Folio</b>              | 03-4120-000-0020                                       |
| <b>Property Address</b>   | 375 S DIXIE HWY<br>CORAL GABLES, FL 33133-0000         |
| <b>Owner</b>              | BISCAYNE PETROLEUM LLC                                 |
| <b>Mailing Address</b>    | 2200 SOUTH DIXIE HWY STE #601<br>MIAMI, FL 33131       |
| <b>Primary Zone</b>       | 5003 MIXED-USE   |
| <b>Primary Land Use</b>   | 2626 SERVICE STATION : SERVICE STATION -<br>AUTOMOTIVE |
| <b>Beds / Baths /Half</b> | 0 / 0 / 0  |
| <b>Floors</b>             | 1  |
| <b>Living Units</b>       | 0  |
| <b>Actual Area</b>        | 4,878 Sq.Ft  |
| <b>Living Area</b>        | 4,878 Sq.Ft  |
| <b>Adjusted Area</b>      | 4,878 Sq.Ft  |
| <b>Lot Size</b>           | 23,522 Sq.Ft   |
| <b>Year Built</b>         | 1988   |

| ASSESSMENT INFORMATION     |             |             |             |
|----------------------------|-------------|-------------|-------------|
| Year                       | 2025        | 2024        | 2023        |
| <b>Land Value</b>          | \$3,528,300 | \$3,528,300 | \$3,528,300 |
| <b>Building Value</b>      | \$143,443   | \$145,617   | \$138,554   |
| <b>Extra Feature Value</b> | \$31,556    | \$32,034    | \$32,513    |
| <b>Market Value</b>        | \$3,703,299 | \$3,705,951 | \$3,699,367 |
| <b>Assessed Value</b>      | \$2,681,932 | \$2,438,120 | \$2,216,473 |

| BENEFITS INFORMATION     |                      |             |             |             |
|--------------------------|----------------------|-------------|-------------|-------------|
| Benefit                  | Type                 | 2025        | 2024        | 2023        |
| <b>Non-Homestead Cap</b> | Assessment Reduction | \$1,021,367 | \$1,267,831 | \$1,482,894 |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| SHORT LEGAL DESCRIPTION           |
|-----------------------------------|
| 20 54 41 .54 AC                   |
| BEG 122.10FTS & 45.25FTNELY OF    |
| CTR OF SEC 20 NELY91.78FT E       |
| 217.86FT SW209.65FT TH ALG ARC OF |
| CURVE 113.17FT TO P R C TH TO RT  |



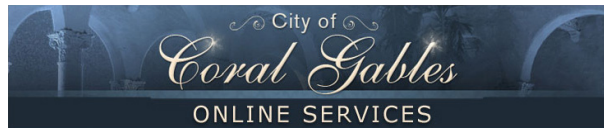
| TAXABLE VALUE INFORMATION |             |             |             |
|---------------------------|-------------|-------------|-------------|
| Year                      | 2025        | 2024        | 2023        |
| <b>COUNTY</b>             |             |             |             |
| <b>Exemption Value</b>    | \$0         | \$0         | \$0         |
| <b>Taxable Value</b>      | \$2,681,932 | \$2,438,120 | \$2,216,473 |
| <b>SCHOOL BOARD</b>       |             |             |             |
| <b>Exemption Value</b>    | \$0         | \$0         | \$0         |
| <b>Taxable Value</b>      | \$3,703,299 | \$3,705,951 | \$3,699,367 |
| <b>CITY</b>               |             |             |             |
| <b>Exemption Value</b>    | \$0         | \$0         | \$0         |
| <b>Taxable Value</b>      | \$2,681,932 | \$2,438,120 | \$2,216,473 |
| <b>REGIONAL</b>           |             |             |             |
| <b>Exemption Value</b>    | \$0         | \$0         | \$0         |
| <b>Taxable Value</b>      | \$2,681,932 | \$2,438,120 | \$2,216,473 |

| SALES INFORMATION |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description                       |
| 05/20/2011        | \$1,467,123 | 27704-4597   | Not exposed to open-market; atypical motivation |

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

List of service addresses for 375 S Dixie Hwy

|  |  |
|--|--|
| <p><b><u>OWNER (PA AND DEED ADDRESS)</u></b><br/>         BISCAYNE PETROLEUM LLC<br/>         2200 SOUTH DIXIE HWY, STE 601<br/>         MIAMI, FL 33131-2313</p>                        | <p><b><u>NEW OWNER (DEED ADDRESS)</u></b><br/>         7-ELEVEN, INC.<br/>         1722 ROUTH ST, STE 100<br/>         DALLAS , TX 75201-2522</p>  |
| <p><b><u>NEW OWNER (TX CORPORATE MAILING ADDRESS AND SUNBIZ PRINCIPAL ADDRESS)</u></b><br/>         7-ELEVEN, INC.<br/>         3200 HACKBERRY RD<br/>         IRVING, TX 75063-0131</p> | <p><b><u>NEW OWNER (TX CORPORATE INFORMATION REGISTERED AGENT ADDRESS)</u></b><br/>         7-ELEVEN, INC.<br/>         C/O CORPORATE CREATIONS NETWORK INC.<br/>         REGISTERED AGENT<br/>         2595 N DALLAS PKWY, STE 350<br/>         FRISCO, TX 75034-8527</p> |
| <p><b><u>NEW OWNER (SUNBIZ MAILING ADDRESS)</u></b><br/>         7-ELEVEN, INC.<br/>         PO BOX 711<br/>         DALLAS, TX 75221-0711</p>   | <p><b><u>NEW OWNER (SUNBIZ RA ADDRESS)</u></b><br/>         7-ELEVEN, INC.<br/>         C/O CORPORATE CREATIONS NETWORK INC.<br/>         REGISTERED AGENT<br/>         801 US HIGHWAY 1<br/>         NORTH PALM BEACH, FL 33408-3811</p>                                  |



Home Citizen Services Business Services Back to Coral Gables.com Permits and Inspections: Search Results Logon Help Contact

**New Permit Search**

**Permit Search Results**

| Permit#:      | App. Date  | Street Address  | Type                                | Description  | Status | Issue Date | Final Date | Fees Due |
|---------------|------------|-----------------|-------------------------------------|--|--------|------------|------------|----------|
| PL-19-08-5689 | 08/23/2019 | 375 S DIXIE HWY | PLUMB COMMERCIAL / RESIDENTIAL WORK | PLUMBING WORK FOR COMMERCIAL INTERIOR RENOVATIONS ( RESTROOM ADA COMPLIANCE UPGRADES )                     | final  | 01/21/2020 | 01/29/2020 | 0.00     |
| BL-19-06-5860 | 06/26/2019 | 375 S DIXIE HWY | INT / EXT ALTERATIONS               | RECONFIGURE PARKING LOT LAYOUT FOR ADA COMPLIANCE \$14,500   | final  | 08/08/2019 | 09/17/2019 | 0.00     |
| ME-19-06-5639 | 06/24/2019 | 375 S DIXIE HWY | MECH COMMERCIAL / RESIDENTIAL WORK  | COMMERCIAL INTERIOR RENOVATIONS ( RESTROOM ADA COMPLIANCE UPGRADES ) \$6,650                               | final  | 12/26/2019 | 01/27/2020 | 0.00     |
| EL-19-06-5482 | 06/20/2019 | 375 S DIXIE HWY | ELEC COMMERCIAL / RESIDENTIAL WORK  | COMMERCIAL INTERIOR RENOVATIONS ( RESTROOM ADA COMPLIANCE UPGRADES ) \$6,650                               | final  | 12/26/2019 | 01/27/2020 | 0.00     |
| UP-19-06-5388 | 06/18/2019 | 375 S DIXIE HWY | UPFRONT FEE - THIS IS NOT A PERMIT  | *** UPFRONT FOR BL1905387 *** COMMERCIAL INTERIOR RENOVATIONS ( RESTROOM ADA COMPLIANCE UPGRADES ) \$6,650 | final  | 06/18/2019 | 06/18/2019 | 0.00     |
| BL-19-06-5387 | 06/18/2019 | 375 S DIXIE HWY | INTERIOR ALTERATION ONLY            | COMMERCIAL INTERIOR RENOVATIONS ( RESTROOM ADA COMPLIANCE UPGRADES ) \$6,650                               | final  | 11/13/2019 | 07/27/2020 | 0.00     |
| AB-19-06-5389 | 06/18/2019 | 375 S DIXIE HWY | BOA COMPLETE (LESS THAN \$75,000)   | COMMERCIAL *RECONFIGURE PARKING LOT LAYOUT FOR ADA COMPLIANCE \$14,500                                     | final  | 06/18/2019 | 09/17/2019 | 0.00     |
| EL-17-10-1424 | 10/10/2017 | 375 S DIXIE HWY | ELEC COMMERCIAL / RESIDENTIAL WORK  | GAS STATION PUMP CHANGE OUT(4)   | final  | 11/15/2017 | 01/17/2018 | 0.00     |
| ME-17-10-1410 | 10/09/2017 | 375 S DIXIE HWY | MECH COMMERCIAL / RESIDENTIAL WORK  | GAS STATION PUMP CHANGE OUT(4) \$27500   | final  | 11/15/2017 | 01/18/2018 | 0.00     |
| AB-17-09-1794 | 09/27/2017 | 375 S DIXIE HWY | BOA COMPLETE (LESS THAN \$75,000)   | COMMERCIAL *GAS STATION PUMP CHANGE OUT(4) \$27500   | final  | 09/27/2017 | 03/01/2023 | 0.00     |
| EL-16-09-5463 | 09/08/2016 | 375 S DIXIE HWY | ELEC SIGNS                          | RE-FACE EXISTING ILLUMINATED PYLON SIGN -(MOBIL)   | final  | 12/08/2016 | 06/09/2017 | 0.00     |
| BL-16-09-5457 | 09/08/2016 | 375 S DIXIE HWY | SIGNS                               | RE-FACE EXISTING ILLUMINATED DETACH SIGN -(MOBIL) \$2,300  | final  | 12/08/2016 | 06/13/2017 | 0.00     |
| AB-16-08-7265 | 08/31/2016 | 375 S DIXIE HWY | BOA COMPLETE (LESS THAN \$75,000)   | **COMM**REV#1(ZONING COMMENTS) SIGNAGE (MOBIL) RE-FACE EXISTING ILLUMINATED SIGN - \$2,300                 | final  | 08/31/2016 | 06/13/2017 | 0.00     |
| CE-15-10-5534 | 10/22/2015 | 375 S DIXIE HWY | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final  | 10/30/2015 | 10/30/2015 | 0.00     |
| EL-12-10-1825 | 10/26/2012 | 375 S DIXIE HWY | ELEC COMMERCIAL / RESIDENTIAL WORK  | REMOVE/REPLACE 18 LIGHTS TOLED   | final  | 11/01/2012 | 03/06/2014 | 0.00     |
| CE-11-02-5513 | 02/17/2011 | 375 S DIXIE HWY | CODE ENF LIEN SEARCH                | LIEN SEARCH  | final  | 02/18/2011 | 02/18/2011 | 0.00     |
| CE-11-02-5131 | 02/11/2011 | 375 S DIXIE HWY | CODE ENF LIEN SEARCH                | LIEN SEARCH (375 S DIXIE HWY)  | final  | 02/11/2011 | 02/11/2011 | 0.00     |
| CE-10-08-4416 | 08/16/2010 | 375 S DIXIE HWY | CODE ENF WARNING PROCESS            | WT14663 CPM CH105 CITY CODE PROPERTY MAINTENANCE, GRAFFITI ON STORAGE WALL, PROHIBITED                     | final  | 08/16/2010 | 08/19/2010 | 0.00     |
| CE-10-01-3287 | 01/19/2010 | 375 S DIXIE HWY | CODE ENF WARNING PROCESS            | WT4269 GRA 34-112(2.A) CITY CODE GRAFFITI EXISTS ON PROPERTY, PROHIBITED                                   | final  | 01/19/2010 | 01/19/2010 | 0.00     |
| BL-08-03-1275 | 03/31/2008 | 375 S DIXIE HWY | ROOF / LIGHT WEIGHT CONC            | RE ROOF \$24,274 FLAT ROOF   | final  | 03/31/2008 | 05/27/2008 | 0.00     |

The City's online services are protected with an SSL encryption certificate. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

# ENERGOV REPORT

2022 - 2025

|                                 |                           |   |           |            |            |            |   |                     |
|---------------------------------|---------------------------|---|-----------|------------|------------|------------|---|---------------------|
| <a href="#">PWKS-25-05-3474</a> | Public Works Permit       | Utilities                                       | Final     | 05/02/2025 | 08/30/2025 | 08/01/2025 | FPL JOB No. WR#7796758 - Gables Station Cable Job -- Cable pulling in an existing manhole. Work begins on Grand Avenue next to 375 S Dixie Hwy, continues along the Easement within MDC Metrorail right of way behind 251 S Dixie Hwy, Lifetime Development (also called Gables Station). | BLOCK 200 GRAND AVE |
| <a href="#">PWKS-25-04-3415</a> | Public Works Permit       | Utilities                                       | Denied    | 04/09/2025 |            |            | FPL JOB No. WR#7796758 - Gables Station Cable Job -- Cable pulling in an existing manhole .   | 375 S S DIXIE HWY   |
| <a href="#">MECB-24-08-1012</a> | Mechanical Commercial     | Addition/ Exterior Renovations                  | Final     | 08/02/2024 | 05/05/2025 | 11/06/2024 | REMOVE/REPLACE CONCRETE TO REPLACE NEW PIPING INSIDE STP SUMP AND INSTALL NEW ELECTRICAL FITTINGS FOR PRODUCT AND ELECTRICAL AT REGULAR TANKS #1.   | 375 S DIXIE HWY     |
| <a href="#">ELEC-24-08-2697</a> | Electrical Commercial     | Addition/ Exterior Renovations                  | Final     | 08/02/2024 | 05/07/2025 | 11/08/2024 | REMOVE/REPLACE CONCRETE TO REPLACE NEW PIPING INSIDE STP SUMP AND INSTALL NEW ELECTRICAL FITTINGS FOR PRODUCT AND ELECTRICAL AT REGULAR TANKS #1.   | 375 S DIXIE HWY     |
| <a href="#">BLDB-24-04-2493</a> | FBC Building (Commercial) | Addition/ Exterior Renovations                  | Final     | 04/23/2024 | 10/27/2025 | 04/28/2025 | REMOVE/REPLACE CONCRETE TO REPLACE NEW PIPING INSIDE STP SUMP AND INSTALL NEW ELECTRICAL FITTINGS FOR PRODUCT AND ELECTRICAL AT REGULAR TANKS #1.   | 375 S DIXIE HWY     |
| <a href="#">ELEC-23-03-1141</a> | Electrical Commercial     | Other   | Final     | 03/03/2023 | 05/07/2024 | 11/09/2023 | Electrical to Install manual kirkey transfer switch to service entrance. No Load or No Circuit Change (power will be required to be restored to site once installation has occurred)  | 375 S DIXIE HWY     |
| <a href="#">BLDB-22-04-0649</a> | FBC Building (Commercial) | Signs   | Denied    | 04/25/2022 |            |            | Install information apertures under gas station canopy  | 375 S DIXIE HWY     |
| <a href="#">BLDB-22-04-0638</a> | FBC Building (Commercial) | Addition/ Exterior Renovations                  | Cancelled | 04/20/2022 |            | 12/06/2022 | CANCELLED - SEE BLDB-22-04-0649 - FOR PERMIT & REVIEW   | 375 S DIXIE HWY     |
| <a href="#">BLDB-22-04-0601</a> | FBC Building (Commercial) | Interior Build-Out/ Interior Alteration/Remodel | Cancelled | 04/12/2022 |            | 12/14/2022 | Cancelled. see application completeness check   | 375 S DIXIE HWY     |
| <a href="#">BLDB-22-03-0463</a> | FBC Building (Commercial) | Addition/ Exterior Renovations                  | Denied    | 03/02/2022 |            |            | Exterior only (architectural elements, waves, blades, koalas & number wedges)   | 375 S DIXIE HWY     |



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

BISCA YNE PETROLEUM LLC  
2200 SOUTH DIXIE HWY STE #601  
MIAMI, FL 33131

7021 2720 0001 4959 0410

RE: 375 S DIXIE HWY  
FOLIO # 03-4120-000-0020  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1988. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

**VIA CERTIFIED MAIL**

7022 2410 0002 9144 6561

BISCAYNE PETROLEUM LLC  
2200 SOUTH DIXIE HWY STE #601  
MIAMI, FL 33131

**RE:** 375 S DIXIE HWY  
**FOLIO #** 03-4120-000-0020

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1988. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy>5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.  
Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

9589 0710 5270 1801 7245 98

BISCAYNE PETROLEUM LLC  
2200 SOUTH DIXIE HWY STE #601  
MIAMI, FL. 33131

**RE:** 375 S DIXIE HWY  
**FOLIO #** 03-4120-000-0020

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 10/1/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.**

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 and additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energovpub.tylerhost.net/Apps/SelfService#/payinvoice>

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a long horizontal flourish extending to the right.

Manuel Z. Lopez, P.E.  
Building Official

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1236

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3196 85

Biscayne Petroleum LLC  
2200 S Dixie Hwy, Ste. 601  
Miami, FL 33131-2313  
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: April 2, 2026

Re: **375 S Dixie Hwy**, Coral Gables, FL 33133, BEG 122. 10fts & 45.25 FTNELY of CTR of Sec 20 NELY91.78FT E , and 03-4120-000-0020 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on April 13, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Anelyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

*Analyñ Hernandez*

Analyñ Hernandez  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Human Resources (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com) , Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Interim Director of Labor Relations and Risk Management (E-mail: [jrodriguez4@coralgables.com](mailto:jrodriguez4@coralgables.com), Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: 7- Eleven, Inc, 1722 Routh St, Ste. 100, Dallas, TX 75201-2522  
9589 0710 5270 1750 3198 76

7- Eleven Inc, 3200 Hackberry Rd, Irving, TC 75063-0131  
9589 0710 5270 1750 3198 83

7- Eleven Inc, C/O Corporate Creations Network Inc, Registered Agent, 2595 N Dallas Pkwy, Ste. 350, Frisco, TX 75034-8527 9589 0710 5270 1750 3198 90

7-Eleven , Inc, PO Box 711, Dallas, TX 75221-0711  
9589 0710 5270 1750 3199 06

7- Eleven Inc, C/O Corporate Creations Network Inc., Registered Agent, 801 US Highway 1, North Palm Beach, FL 33408-3811 9589 0710 5270 1750 3199 13



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Brayan Seiva Castillo, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 375 S Dixie Hwy, ON 4/2/26 AT  
3:53 PM.

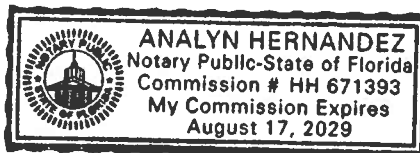
Brayan Seiva Castillo  
Employee's Printed Name

BS  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 3 day of April, in the year 2026, by  
Brayan Castillo who is personally known to me.

My Commission Expires:



AN  
Notary Public

**BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1236

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3196 85

Biscayne Petroleum LLC  
2200 S Dixie Hwy, Ste. 601  
Miami, FL 33131-2313  
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: April 2, 2026

Re: **375 S Dixie Hwy**, Coral Gables, FL 33133, BEG 122, 10ft6 & 45.25 FTNELY of CTR of Sec 20  
NELY91.781T II, and 03-4120-000-0020 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on April 13, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Anayn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

4/2/26, 3:52 PM

4/2/26, 3:53 PM  
375 S Dixie Hwy  
Coral Gables FL 33133  
United States

Mobil Mart



Tax ID No. 03-4120-000-0020

This instrument was prepared by:

Robert S. Rausch, Esq.  
Hunton & Williams LLP  
1111 Brickell Avenue, Suite 2500  
Miami, FL 33131

Return to:  
Jackie Furash  
Stewart Title Guaranty Company  
1980 Post Oak Blvd., Suite 610  
Houston, TX 77056  
File No. 72526-20150360

**PLEASE SEND TAX BILLS TO:**

7-Eleven, Inc.  
Attn: Ad Valorem Tax Dept. (Location 37596)  
One Arts Plaza  
1722 Routh St., Suite 1000  
Dallas, TX 75201-2506

**SPECIAL WARRANTY DEED  
INCLUDING RESTRICTIONS AND COVENANTS RUNNING  
WITH THE LAND, RESERVATION OF ACCESS RIGHTS**

**FLORIDA**

This Special Warranty Deed including Restrictions and Covenants Running with the Land, Reservation of Access Rights is made by Biscayne Petroleum, LLC, a Florida limited liability company, having an office at 2200 South Dixie Highway, Suite 601, Miami, FL 33133 ("Grantor"), and 7-Eleven, Inc., a Texas corporation, having an office at 1722 Routh Street, Suite 1000, Dallas, TX 75201, whose U.S. Taxpayer Identification No. is 75-1085131 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, convey, sell and remise to Grantee all of Grantor's right, title and interest in the land, together with the buildings, structures, fixtures, equipment, tanks and improvements located thereon, at 375 S Dixie Highway in Miami-Dade County, Florida, and more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property").

TOGETHER WITH: All tenements, hereditaments, easements and appurtenances, including riparian rights, if any, belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD: The Property in fee simple forever.

1. Grantor, for itself and its successors, hereby specially warrants to the Grantee, and the Grantee's successors and assigns, the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor subject to: (a) Grantor's right to re-enter as described herein; (b) the Deed Restrictions, Covenant Against Residential Use, and Engineering and Institutional Controls as each of such terms is defined herein, and the covenants regarding the maintenance of records as provided herein; (c) any leases and sub-leases, (d) any licenses, easements, encumbrances, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record (and not of record to the extent that Grantee has knowledge thereof), including, without limitation, the provisions of the deed(s) pursuant to which the Property was conveyed to Grantor; (e) all building and zoning ordinances, statutes, laws, orders, regulations and restrictions imposed by federal, state, municipal or other governmental authorities applicable to the Property (collectively, "Laws"), including but not limited to any notices of violations or non-compliance citations or liens arising under said Laws; (f) all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes); (g) the lien for real property taxes for the current year provided the same are not due and payable prior to or as of the Effective Date; and (h) any liens for special assessments which as of the Effective Date are not due and payable.

2. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT IT UNDERSTANDS THAT THE PROPERTY HAS BEEN USED FOR COMMERCIAL PURPOSES INCLUDING THE STORAGE, DISTRIBUTION AND MARKETING OF MOTOR FUELS, PETROLEUM, PETROLEUM-BASED PRODUCTS AND OTHER CHEMICALS, AND THAT THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, SOIL AND SUB-SOIL OF THE PROPERTY AND THE SOIL, AIR, LAND, GROUNDWATER AND WATER, ON, UNDER, NEAR OR ADJACENT THERETO AND DRAINS, SEWERS, PIPES, WATER COURSES AND WATER TABLES AT, ON, UNDER OR IN THE VICINITY OF THE PROPERTY MAY HAVE BEEN CONTAMINATED OR IMPACTED BY MOTOR FUELS, PETROLEUM, PETROLEUM-BASED PRODUCTS, OTHER CHEMICALS OR OTHER CONTAMINATION.

3. Deed Restrictions, Covenant Against Residential Use

a. Deed Restrictions. Grantee covenants and agrees that the Property, or any portion thereof, shall not be used at any time for: residence of any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing home or similar geriatric facilities, child care, playground or recreational areas, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, nor shall any portion thereof be used for the construction or

installation of: (i) any water wells for drinking or food processing; (ii) underground storage space; (iii) underground utility space; (iv) additional underground utility conduits (vapor tight utility conduits are permitted); or (v) basements or any underground living space. This covenant and agreement shall run with the land herein conveyed and a similar restrictive covenant shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof (collectively, the "Deed Restrictions"). Notwithstanding the foregoing, restrictions (ii), (iii) and (iv) shall not apply to any Tanks at the Property that are installed, used, maintained, closed and removed in accordance with all applicable local, state and federal laws.

b. Covenant Against Residential Use. Grantee covenants and agrees with Grantor that if at the Effective Date of this Deed the applicable "as of right" zoning use of the Property does not include any residential use, then the Grantee, Grantee-Related Parties, subsequent owners, users, and occupiers of the Property, including all successors, lessees, assignees, and licensees will not at any time hereafter seek to or cause any application to be made to the relevant local governing authorities to amend the zoning of the Property to a use which includes any residential use whether on an "as of right" basis or on any other basis whatsoever, nor seek to take advantage of any non-conforming user rights or exceptions to use including special use permits (collectively, the "Covenant Against Residential Use").

#### 4. Engineering and Institutional Controls

a. Grantee agrees and acknowledges that the conveyance of the Property is subject to the following covenants of Grantee and that these covenants were a material inducement to Grantor's sale and conveyance of the Property to Grantee. As part of the consideration of Grantor's sale and conveyance of the Property to Grantee, Grantee agrees that in developing the Property, Grantee shall, at its sole cost and expense, adopt and use all reasonable engineering and related technical assistance available and standard to the industry and any required by the Governmental Authority or Grantor to protect the health and safety of persons and that, depending upon the nature of Grantee's development of the Property, Grantee may need to consider the use of engineering controls to prevent the migration of vapors and/or liquids containing Contamination into any buildings, underground utilities or storm water retention/detention ponds, including without limitation, vapor installation systems, vapor barriers, sealed sumps and storm pond liners. At a minimum, Grantee agrees that it will construct any buildings and develop the Property in accordance with the following requirements, which are collectively referred to as the "Engineering and Institutional Controls." Notwithstanding the foregoing, in no event shall Grantor require Grantee or any Grantee-Related Party to implement Engineering and Institutional Controls that materially and detrimentally impair Grantee's (or any Grantee-Related Party's) ability to operate the Properties as a convenience store and motor fuels facility. The foregoing shall not apply to temporary business disruption caused by Grantor's entry onto the Property pursuant to Section 5 below, for construction, monitoring, installation or similar purposes, provided that Grantor prosecutes such work with reasonable diligence.

(i) Slab on Grade. All buildings constructed on the Property shall be constructed slab on grade and shall have no living, working, storage or parking areas below grade. Notwithstanding the foregoing, below grade utilities and foundations are permitted, provided that Grantee protects them from vapor or liquid intrusion by installing an appropriate vapor/liquid barrier and vapor ventilation system, if required. This restriction shall not apply to any Tanks at the Property that are installed, used, maintained, closed and removed in accordance with all applicable local, state and federal laws.

(ii) No Water Wells. The Property will never be used for the purpose of obtaining from beneath the surface of the Property any water for any reason whatsoever from any ground water table or similar water basin accessed from the Property, except for Grantee's Remediation Activities.

(iii) Cessation of Use of Existing Wells. Any existing bore-water or groundwater wells located on the Property used for the purposes of obtaining water from beneath the surface of the Property, will be capped, disabled, and sealed, (except for Grantee's Remediation Activities) in accordance with all applicable Environmental Laws and industry standards and will not be re-opened and used at any time and must remain capped, disabled and sealed. Notwithstanding anything to the contrary in this Deed, if no municipal water connection is available for the Property, Grantee may continue to use any existing well currently in use subject to reasonable restrictions imposed by Grantor, such as the requirement for a filtration system.

(iv) Vapor Ventilation System. If, at any time, the Property is used for below grade activities other than simple storage with no residential use, Grantee will install, at its cost, into any below ground areas of the development an appropriate vapor ventilation system. Such vapor ventilation system shall be installed by a licensed contractor experienced in the installation of such systems. In addition, Grantee shall operate and maintain the vapor ventilation system to ensure that the system extracts appropriate levels of vapors so all applicable indoor air quality standards are met. Finally, Grantee shall annually test the air quality and the system to ensure the system is adequately extracting the appropriate levels of vapors to meet applicable indoor air quality standards or deliver to Grantor an acceptable certification from a licensed air quality professional certifying that the applicable annual testing is not required. Such installation shall be performed in accordance with all applicable laws and in accordance with the applicable industry standards to protect human health and safety.

(v) Impervious Liner. If, at any time, a new building foundation is installed on the Property ("New Foundation") that prior to commencing any construction related to the New Foundation, and to the extent required by applicable law or any Governmental Authority, Grantee, at its sole cost, shall install an impervious liner under the New Foundation to act as an effective vapor barrier. In the absence of an applicable law or remedial action plan, Grantor shall apply sound construction practices consistent with local code. Unless required by a Governmental Authority in connection with Remediation Activities, Grantee shall not be required to retrofit or install an impervious liner under the existing building foundation supporting the existing building

on the Property as of the Effective Date (“Existing Foundation”). However, if after the Effective Date, the Existing Foundation is demolished and a new foundation is installed to replace it, then Grantee, to the extent required by applicable law or any Governmental Authority, will be responsible for installing an effective vapor barrier. In the absence of an applicable law or remedial action plan, Grantor shall apply sound construction practices consistent with local code. Such liner shall be installed by a licensed contractor experienced in the installation of such liners. In addition, Grantee shall maintain the liner so that it remains as an effective barrier. The liner shall be of the appropriate strength and quality and be resistant to hydrocarbons and shall be installed at an appropriate level beneath ground level. Such installation and maintenance of the liner shall be performed in accordance with all applicable laws and in accordance with applicable industry standards to protect human health and safety. As between Grantor and Grantee, third-party Claims based on internal air quality arising from Contamination shall be Environmental Liabilities and subject to certain existing indemnification obligations between such parties.

(vi) Such other Engineering and Institutional Controls to the Property which may be required by the Governmental Authorities, Environmental Laws, or other applicable laws, rules and regulations to achieve NFA Status.

b. Grantee’s agreement to install and comply with the Engineering and Institutional Controls is a material inducement to Grantor for the sale and conveyance of the Property to Grantee.

c. Grantee’s agreement to install and comply with any of the Engineering and Institutional Controls shall be specifically enforceable against the applicable Grantee-Related Parties. If Grantee, or any applicable Grantee-Related Party breaches these provisions regarding Engineering and Institutional Controls, Grantor shall have the right to enforce every remedy, either public or private, available at law and in equity against the Grantee and the applicable Grantee-Related Parties, including but not limited to injunctive relief and specific performance. All remedies provided herein, including without limitation, those at law or in equity, shall be cumulative and not exclusive. Any purchaser or successor owner of the Property shall take title to the Property subject to the terms of this Deed and the Engineering and Institutional Controls.

d. All of the covenants and agreements of Grantee set forth herein regarding the Engineering and Institutional Controls, including without limitation Grantor’s right of enforcement, shall be covenants running with the land and binding upon the Property, Grantee and the Grantee-Related Parties, as applicable and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof, without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to procure these Engineering and Institutional Controls from any subsequent purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property and these Engineering and Institutional Controls shall be inserted into and made a part of any other deed or lease

or other instrument conveying or demising the Property herein conveyed or any part thereof.

5. Reservation of Access.

a. This conveyance is made by Grantor and accepted by Grantee subject to the following reservation by Grantor of a right of access to the Property, commencing as of the Effective Date. Grantor, for itself and for the Grantor-Related Parties, reserves the right of access to the Property on and after the Effective Date, and Grantee on behalf of itself and the Grantee-Related Parties grants to Grantor and the Grantor-Related Parties access to the Property on and after the Effective Date, at no cost to Grantor, as Grantor and the Grantor-Related Parties may require to the Property to undertake any environmental assessment, investigation, testing and Remediation Activities that Grantor or the Grantor-Related Parties deems necessary in its sole discretion. Such access shall include, but is not limited to, the right to conduct tests, take groundwater or soil samples, excavate, remove, dispose of Tanks, and soil, and treat the soil and groundwater, conduct and/or continue environmental investigation, testing and Remediation Activities, and undertake such other actions as Grantor or the Grantor-Related Parties deems necessary in its sole discretion. Grantor shall use commercially reasonable efforts to minimize disruption of the Grantee's business activities during any demolition, Tank removal, Remediation Activities, soil removal and other activities. Grantee shall provide Grantor and the Grantor-Related Parties with exclusive access rights to the Property to observe and/or confirm Grantee's or Grantee-Related Parties' timely discharge of Grantee's or Grantee-Related Parties' upgrade obligations with respect to Tanks and/or Remediation Activities undertaken by or on behalf of Grantee or any Grantee-Related Party. Grantor or Grantor-Related Parties shall provide Grantee as much advance notice as reasonably practical of all potentially disruptive or intrusive activities to be undertaken on the Property; such notice may be in the form of a periodic written schedule of activities delivered from time to time. No advance notice shall be required for non-disruptive activities such as periodic monitoring of wells on the Property, if any. Grantee hereby agrees to indemnify, defend and hold Grantor and Grantor-Related Parties harmless from all Claims made, incurred or assessed against Grantor and Grantor-Related Parties by any persons or entities including, without limitation, the Governmental Authorities, as a result, directly or indirectly, of Grantee's or any Grantee-Related Party's failure to provide access to Grantor or any Grantor-Related Party. Grantee, for itself and the Grantee-Related Parties, releases Grantor and Grantor-Related Parties from and against all Claims, including but not limited to those for loss of business and/or consequential damages associated with or arising out of Grantor's or any Grantor-Related Party's access to the Property on or after the Effective Date under this Deed.

b. Grantee agrees that any sale, transfer, conveyance or assignment of its interest in the Property or any part thereof or any lease, license or right to occupy or use the Property or any part thereof will be subject to Grantee and Grantee-Related Parties' reserving access rights to the Property, which will be a covenant running with the land.

c. Grantee agrees that Grantor's reservation of access set forth in this Deed shall be a covenant running with the land herein conveyed and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to procure Grantor's reservation of access from any subsequent purchaser, transferee, assignee, lessee, occupier or any other person or entity having the right to use the Property and Grantor's reservation of access shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to Grantor's reservation of access. The Grantor's rights and benefits of this reservation of access are an easement in gross, inuring to the benefit of Grantor, its Affiliates, Grantor-Related Parties, and their successors and assigns.

6. Maintenance of Records

a. Grantee shall maintain daily inventory and Tank maintenance records for the Property as required to comply with all applicable laws, rules and regulations. Grantee shall deliver legible copies of such records to Grantor within two (2) days of Grantor's request for such records. Grantor shall have the right to review such records as Grantor deems necessary. Grantee shall use, maintain, repair and keep in good order the existing remote monitoring system (e.g. a Veeder-Root system) or a comparable monitoring system for the Tanks and lines located on the Property.

Within thirty (30) days after Grantor's request, Grantee shall deliver to Grantor legible copies of "as built" surveys or construction plans which show the location of any Tanks, any underground piping or other improvements installed or constructed by Grantee.

b. All of the covenants and agreements of Grantee set forth herein regarding the Maintenance of Records shall be covenants running with the land and binding upon the Property, Grantee and the Grantee-Related Parties, as applicable and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to maintain these records from any subsequent purchaser, transferee, assignee, lessee, occupier or any other person or entity having the right to use the Property and this obligation to maintain records shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof.

7. Covenants Running with the Land

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise herein) shall inure to the benefit of the Parties, their subsidiaries, Affiliates, legal representatives, heirs, successors and assigns, as applicable. The intention of the parties is that the covenants and restrictions are intended to last in perpetuity, except as expressly provided otherwise herein.

8. Proration of Taxes

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the Effective Date of this Deed, and Grantee hereby assumes and agrees to pay same.

9. Definitions

The following definitions shall apply as used in this Deed:

a. "Affiliate(s)".

The term "Affiliate" means, with respect to Grantor:

- (i) any parent of Grantor;
- (ii) any company or partnership in which Grantor or any parent of Grantor now or hereafter owns or controls, directly or indirectly, more than fifty percent (50%) of the ownership interest having the right to vote or appoint its directors or functional equivalents ("Affiliated Company");
- (iii) any joint venture in which Grantor, any parent of Grantor, or an Affiliated Company has an ownership interest and/or is the operator; and
- (iv) any successor in interest to (i) through (iii) above.

The term "Affiliate" means, with respect to Grantee, any Person directly or indirectly controlling, controlled by, or under common control with, Grantee, including any other Person directly or indirectly controlling, controlled by, or under common control with such Person. For purposes of this definition, the term "control" (including the terms "controlled by" and "under common control with") means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of any Person, whether through the ownership of voting securities or by contract or otherwise.

b. "Claims" (or individually a "Claim") means any pending or threatened suit, claim, loss, cost, obligation, damage, liability, payment, fine, penalty, cause of action, litigation, judgment (including, but not limited to, expert fees and attorneys' fees awarded as part of a judgment), lien or expense (including, but not limited

to, reasonable attorneys' fees and other litigation expenses), whether known or unknown, that may be alleged or brought by any person, Governmental Authority or governmental entity, or any administrative, arbitration, or governmental proceeding, investigation or inquiry affecting or arising out of any asset or right that is a subject of this Deed.

c. "Contamination" means the presence, whether known or unknown, at, on, under, originating or migrating from the Property of any chemical, compound, material, substance or other matter that: (a) is a flammable, corrosive, explosive, hazardous, toxic or regulated material, substance or waste, or other injurious or potentially injurious material, whether injurious or potentially injurious by itself or in combination with other materials; or (b) is controlled, designated in, regulated or governed by any Environmental Law. "Contamination" also shall include any increase in Contamination.

d. "Effective Date" means the date identified as the Effective Date at the end of this Deed.

e. "Environmental Law" or "Environmental Laws" means any and all federal, state, or local laws, common law, statutes, ordinances, rules, decrees, orders, or regulations relating to the environment, hazardous substances, materials, or waste, toxic substances, pollutants, or words of similar import, or environmental conditions at, on, under, or originating or migrating from the Property, or soil, water and groundwater conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Toxic Substances Control Act, as amended, 15 U.S.C. §§ 2601, et seq., the Clean Air Act, as amended, 42 U.S.C. §§ 7401, et seq., the Federal Water Pollution Control Act, as amended, 42 U.S.C. §§ 1251, et seq., the Federal Hazardous Materials Transportation Act, 49 U.S.C. §§ 1801, et seq., any amendments to the foregoing, and any applicable federal, state or local laws, common law, statutes, ordinances, rules, decrees, orders or regulations.

f. "Grantee-Related Parties" means Grantee, its parent, subsidiaries, and Affiliates, and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns, (and, if Grantee is a natural person, its heirs and legal representatives) and any lessee, licensee, occupier, user or subsequent owner of the Property.

g. "Grantor-Related Parties" means Grantor, its subsidiaries, and Affiliates and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns.

h. "Governmental Authority" or "Governmental Authorities" means any governmental (federal, state, local or other), regulatory, judicial, or other competent authority, including without limitation, an authority responsible for the administration or collection of any tax; a body or self-regulating entity responsible for the administration of Environmental Laws, including, with respect to remediation, Remediation Activities and

determining NFA Status, those qualified environmental contractors and consultants given specific authority to administer or implement Environmental Laws; a body or self-regulating entity responsible for any or all parts of the energy sector; and a body or self-regulating entity responsible for planning and related legislative activities. "Governmental Authority" includes any person appointed by any of the foregoing to carry out an investigation or an inquiry, including, without limitation, the Florida Department of Environmental Protection and any authorized local programs.

i. "No Further Action Status" or "NFA Status" means either (i) a written determination received from the Governmental Authority having jurisdiction over the Property or Remediation Activities that no further remedial activities are required to meet applicable industrial/commercial clean-up standards (excluding periodic monitoring) under applicable Environmental Laws; or (ii) when all necessary remedial activities have been completed to meet applicable industrial/commercial clean-up standards pursuant to a workplan approved by the appropriate Governmental Authority if the applicable Environmental Laws do not provide for such a written determination. If Grantee is unable to achieve (i) or (ii) above, only then No Further Action Status or NFA Status means when all necessary remedial activities have been completed under applicable Environmental Laws to meet applicable industrial/commercial clean-up standards pursuant to a remedial investigation, remediation, or other environmental response workplan approved by the appropriate Governmental Authority if the Governmental Authority has unreasonably delayed or refused to provide such a written determination.

j. "Person" means an individual, partnership (whether general or limited), limited liability company, corporation, trust, estate, unincorporated association, nominee, joint venture or other entity that is given, or is recognized as having, legal personality by the law of any jurisdiction, country, state or territory. "Person" includes any emanation of a sovereign state or government, whether national, provincial, local or otherwise, any international organization or body (whether or not having legal personality), and any other juridical entity, in each case wherever resident, domiciled, incorporated or formed.

k. "Remediation Activities" or "Remediation Activity" means any site investigation, study, assessment, testing, monitoring, containment, removal, disposal, closure, corrective action, remediation (whether active or passive), natural attenuation, bioremediation, response, treatment, cleanup or abatement work, and operations and maintenance, whether on-site or off-site, of Contamination required to achieve NFA Status.

l. "Tank" or "Tanks" means and refers to the storage tanks and associated lines and piping used for the storage of petroleum products or other products or materials and located at, on or under the Property, including all orphaned tanks, whether maintained or unmaintained, and tanks previously used, currently used or intended to be used in the operation of a service station.

#### 10. Duration; Enforcement

In the event that a court of competent jurisdiction determines that any particular provision in this deed is unenforceable or invalid, such invalidity or unenforceability shall not render unenforceable or invalid this Deed as a whole or serve to render the other provisions herein invalid or unenforceable.

Grantee, by executing this Deed, hereby accepts the covenants and provisions of this deed and agrees to be bound by such covenants and provisions. The Deed Restrictions, Covenant Against Residential Use, Engineering and Institutional Controls imposed herein are stated to be for the benefit of Grantor and Grantor Related Parties and shall be in force for perpetuity as provided in Section 7, except for the records maintenance obligations in Section 6, which shall remain in force for a period of twenty (20) years after the latter of (i) the Effective Date of this Deed or (ii) achieving NFA Status at the Property.

#### 11. Rights and Remedies

Grantor shall have all rights and remedies available at law or in equity for any breach by Grantee or any successor or assign of Grantee of the above covenants and agreements. Without limiting the foregoing, Grantor may specifically enforce against Grantee and any subsequent owner, user or occupier of the Property the obligations and agreements set forth above. Finally, and without regard to whether a breach then exists under any of the obligations and agreements of Grantee set forth above, Grantor shall have the right, but not the obligation, to assign to its predecessor in title to the Property or any part thereof any or all of its rights under this Deed.

*[Signature pages follow]*



**GRANTEE:**

Attest:

7-Eleven, Inc., a Texas corporation

By: [Signature]  
Name: Kristen Williams Cook  
Title: Assistant Secretary  
Date: \_\_\_\_\_

By: [Signature]  
Name: Robbie L. Radant  
Title: Vice President  
Date: \_\_\_\_\_

Witnesses:

[Signature]  
Name: Keller Johnson

[Signature]  
Name: Ellie Golen

STATE OF Texas )  
 ) ss:  
COUNTY OF Dallas )

On this 3 day of Nov, in the year 2015, before me the undersigned, personally appeared Robbie L. Radant and Kristen Williams Cook, each of whom is personally known to me or who provided \_\_\_\_\_ as identification as satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

(Notary Seal)



[Signature]  
Notary Public, State of Texas  
Print Name: Karen Pennell  
Commission Nr.: \_\_\_\_\_  
Commission Expires: 3-1-2017

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

*[Exhibit A to Special Warranty Deed for Site No. 12128]*

ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN CORAL GABLES, DADE COUNTY, FLORIDA, BEING THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY (U.S. 1), SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF BLUE ROAD, SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILROAD, EAST OF THE EASTERLY RIGHT OF WAY LINE OF LEJEUNE ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY AND SAID RIGHT OF WAY LINE OF BLUE ROAD; RUNNING THENCE (1) ALONG SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY THE FOLLOWING TWO COURSES AND DISTANCES: (A) SOUTH 59 DEGREES 01 MINUTE 14 SECONDS WEST 209.65 FEET TO A NAIL AND DISC; AND (B) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 759.28 FEET, THE ARC DISTANCE OF 113.17 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES 45 MINUTES 02.5 SECONDS WEST 113.06 FEET) TO AN IRON PIPE AT THE SOUTHEASTERLY END OF A CURVED HIGHWAY RIGHT OF WAY LINE WHICH CONNECTS SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY AND SAID RIGHT OF WAY LINE OF LEJEUNE ROAD; THENCE (2) ALONG SAID CONNECTING LINE, ALONG A CURVE TO THE RIGHT, IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 10 FEET, THE ARC DISTANCE OF 22.58 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 49 MINUTES 50 SECONDS WEST 18.08 FEET) TO AN IRON PIPE IN SAID RIGHT OF WAY LINE OF LEJEUNE ROAD; THENCE (3) ALONG SAID RIGHT OF WAY LINE OF LEJEUNE ROAD, NORTH 0 DEGREES 08 MINUTES 31 SECONDS WEST 107.13 FEET TO AN "X" IN CONCRETE GUARD AROUND POLE IN SAID RIGHT OF WAY LINE OF F.E.C. RAILROAD; THENCE (4) ALONG SAID RIGHT OF WAY LINE OF F.E.C. RAILROAD, NORTH 50 DEGREES 30 MINUTES 14 SECONDS EAST 91.78 FEET TO AN IRON PIPE IN SAID RIGHT OF WAY LINE OF BLUE ROAD; AND THENCE (5) ALONG SAID RIGHT OF WAY LINE OF BLUE ROAD, DUE EAST 217.86 FEET TO THE PLACE OF BEGINNING.

Folio # 03-4120-000-0020

This instrument prepared by:

Karen Moreno, Esq.  
(Under the supervision of counsel  
licensed in Florida)  
ExxonMobil Oil Corporation  
3225 Gallows Road  
Fairfax, VA 22037-0001

Return to:  
Kristin N. Konecy, CLA  
Stewart Title Company  
3401 West Cypress Street  
Tampa, FL 33607  
File Number: 1005171

**NOTICE TO THE TAX COLLECTOR:**

**PLEASE SEND TAX BILLS TO:**

Victory Petroleum, Inc  
Attn: Ad Valorem Tax Dept.  
220 South Dixie Highway  
Suite 601  
Miami, Florida 33133

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED INCLUDING RESTRICTIONS**

**AND COVENANTS RUNNING WITH THE LAND AND  
RESERVATION OF ACCESS RIGHTS**

This Special Warranty Deed including Restrictions and Covenants Running with the Land, Reservation of Access Rights and Repurchase Option is made by EXXONMOBIL OIL CORPORATION, a New York corporation, successor by merger with MOBIL OIL CORPORATION, a New York corporation, having an office at 3225 Gallows Road, Fairfax, Virginia 2037-0001("Grantor"), and BISCAYNE PETROLEUM, LLC, a Florida limited liability company, having an office at 2200 South Dixie Highway, Suite 601, Miami, Florida ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, convey, sell and remise to Grantee, with special warranty covenants, the land together with the buildings, structures, fixtures, equipment, tanks and improvements located thereon, at 375 S. DIXIE HWY in Dade County, Florida, and more particularly described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property").

1. Grantor, for itself and its successors, hereby covenants with the Grantee, and the Grantee's successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor subject to: (a) Grantor's right to re-enter as described herein; (b) the Deed Restrictions, Covenant Against Residential Use, Repurchase Option, and Engineering and Institutional Controls as each of such terms is defined herein; (c) any leases, sub-leases, licenses, easements, encumbrances, rights-of-way, conditions, covenants, restrictions, reservations and exceptions, of record or not; (d) all building and zoning ordinances, statutes, laws, orders, regulations and restrictions imposed by federal, state, municipal or other governmental authority applicable to the Property (collectively, "Laws"), including but not limited to any notices of violations or non-compliance citations or liens arising under said Laws; (e) all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes); (f) the lien for real property taxes for the current year provided the same are not due and payable prior to or as of the Effective Date; and (g) any liens for special assessments which as of the Effective Date are not due and payable.

2. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT IT UNDERSTANDS THAT THE PROPERTY HAS BEEN USED FOR COMMERCIAL PURPOSES INCLUDING THE STORAGE, DISTRIBUTION AND MARKETING OF MOTOR FUELS, PETROLEUM, PETROLEUM-BASED PRODUCTS AND OTHER CHEMICALS, AND THAT THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, SOIL AND SUB-SOIL OF THE PROPERTY AND THE SOIL, AIR, LAND, GROUNDWATER AND WATER, ON, UNDER, NEAR OR ADJACENT THERETO AND DRAINS, SEWERS, PIPES, WATER COURSES AND WATER TABLES AT, ON, UNDER OR IN THE VICINITY OF THE PROPERTY MAY HAVE BEEN CONTAMINATED OR IMPACTED BY MOTOR FUELS, PETROLEUM, PETROLEUM-BASED PRODUCTS, OTHER CHEMICALS OR OTHER CONTAMINATION.

3. Deed Restrictions, Covenant Against Residential Use and Repurchase Option

a. Deed Restrictions. Grantee covenants and agrees that the Property, or any portion thereof, shall not be used at any time for: residence of any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing home or similar geriatric facilities, child care, playground or recreational areas, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, nor shall any portion thereof be used for the construction or installation of: (i) any water wells for drinking or food processing; (ii) underground storage space; (iii) underground utility space; (iv) additional underground utility conduits (vapor tight utility conduits are permitted); or (v) basements or any underground living space. This covenant and agreement shall run with the land herein conveyed and a similar restrictive covenant shall be inserted in any other deed or lease or other

instrument conveying or demising the Property herein conveyed or any part thereof (collectively, the “Deed Restrictions”).

b. **Covenant Against Residential Use.** Grantee covenants and agrees with Grantor that if at the Effective Date of this Deed the applicable “as of right” zoning use of the Property does not include any residential use, then the Grantee, Grantee-Related Parties, subsequent owners, users, and occupiers of the Property, including all successors, lessees, assignees, and licensees will not at any time hereafter seek to or cause any application to be made to the relevant local governing authorities to amend the zoning of the Property to a use which includes any residential use whether on an “as of right” basis or on any other basis whatsoever, nor seek to take advantage of any non-conforming user rights or exceptions to use including special use permits (collectively, the “Covenant Against Residential Use”).

c. **Repurchase Option.** If at any time, subject to the time limitation appearing at the end of this Section 3(c), Grantee, a Grantee-Related Party, or any subsequent licensee, lessee, assignee, successor, owner, user or occupier of the Property breaches the provisions of the Deed Restrictions, the Covenant Against Residential Use, or the Engineering and Institutional Controls in addition to Grantor’s right specifically to enforce such provisions, then Grantor, at its sole option, may, but is not obligated to, repurchase the Property in the manner hereinafter provided. Grantor’s repurchase option (“Repurchase Option”) may be exercised at any time after Grantee fails to cure a violation within a thirty (30)-day cure period commencing upon the date of Grantor’s notice to Grantee of the violation. Grantor may exercise its Repurchase Option by giving either Grantee or the owner of the Property at that time, written notice that Grantor desires to repurchase the Property (“Grantor’s Repurchase Notice”), subject to the determination of the purchase price and receipt of Grantor’s Election Notice as provided below. The purchase price shall be equal to the greater of (i) the Purchase Price Grantee paid for the Property being re-conveyed; or (ii) ninety percent (90%) of the fair market value of the Property as determined by Grantor at the time of the issuance of Grantor’s Repurchase Notice. This Repurchase Option shall be in effect for a period of fifteen (15) years from the Effective Date of this Deed.

(i) As of the closing on the repurchase, the obligations of Grantor and Grantee with respect to Contamination on the Property, if any, shall be governed by written agreement addressing such Contamination, if any, between the Grantor and Grantee in existence as of the date of such closing.

(ii) Grantor’s exercise of the Repurchase Option shall be in addition to and not a substitution for any other rights and remedies Grantor may have under the circumstances, including, but not limited to the right to be paid or reimbursed elsewhere provided by written agreement between Grantor and Grantee, including, but not limited to, repayment for remaining Remediation Costs.

4. Engineering and Institutional Controls

a. Grantee agrees and acknowledges that the conveyance of the Property is subject to the following covenants of Grantee and that these covenants were a material inducement to Grantor's sale and conveyance of the Property to Grantee. As part of the consideration of Grantor's sale and conveyance of the Property to Grantee, Grantee agrees that in developing the Property, Grantee shall, at its sole cost and expense, adopt and use all engineering and related technical assistance available and standard to the industry and any required by the Governmental Authority or Grantor to protect the health and safety of persons and that, depending upon the nature of Grantee's development of the Property, Grantee may need to consider the use of engineering controls to prevent the migration of vapors and/or liquids containing Contamination into any buildings, underground utilities or storm water retention/detention ponds, including without limitation, vapor installation systems, vapor barriers, sealed sumps and storm pond liners. At a minimum, Grantee agrees that it will construct any buildings and develop the Property in accordance with the following requirements, which are collectively referred to as the "Engineering and Institutional Controls."

(i) Slab on Grade. All buildings constructed on the Property shall be constructed slab on grade and shall have no living, working, storage or parking areas below grade. Notwithstanding the foregoing, below grade utilities and foundations are permitted, provided that Grantee protects them from vapor or liquid intrusion by installing an appropriate vapor/liquid barrier and vapor ventilation system, if required.

(ii) No Water Wells. The Property will never be used for the purpose of obtaining from beneath the surface of the Property any water for any reason whatsoever from any ground water table or similar water basin accessed from the Property, except for Grantee's Remediation Activities.

(iii) Cessation of Use of Existing Wells. Any existing bore-water or groundwater wells located on the Property used for the purposes of obtaining water from beneath the surface of the Property, will be capped, disabled, and sealed, (except for Grantee's Remediation Activities) in accordance with all applicable Environmental Laws and industry standards and will not be re-opened and used at any time and must remain capped, disabled and sealed. Notwithstanding anything to the contrary in this Deed, if no municipal water connection is available for the Property, Grantee may continue to use any existing well currently in use subject to reasonable restrictions imposed by Grantor, such as the requirement for a filtration system.

(iv) Vapor Ventilation System. If, at any time, the Property is used for below grade activities other than simple storage with no residential use, Grantee will install, at its cost, into any below ground areas of the development an appropriate vapor ventilation system. Such vapor ventilation system shall be installed by a licensed contractor experienced in the installation of such systems. In addition, Grantee shall operate and maintain the vapor ventilation system to ensure that the system extracts appropriate levels of vapors so all applicable indoor air quality standards are met. Finally, Grantee shall annually test the air quality and the system to ensure the system is

adequately extracting the appropriate levels of vapors to meet applicable indoor air quality standards. Such installation shall be performed in accordance with all applicable laws and in accordance with the highest industry standards to protect human health and safety.

(v) Impervious Liner. If, at any time, a new building foundation is installed on the Property (“New Foundation”) that prior to commencing any construction related to the New Foundation, Grantee, at its sole cost, shall install an impervious liner under the New Foundation to act as an effective vapor barrier. Unless required by a Governmental Authority in connection with Remediation Activities, Grantee shall not be required to retrofit or install an impervious liner under the existing building foundation supporting the existing building on the Property as of the Effective Date (“Existing Foundation”). However, if after the Effective Date, the Existing Foundation is demolished and a new foundation is installed to replace it, then Grantee will be responsible for installing an effective vapor barrier. Such liner shall be installed by a licensed contractor experienced in the installation of such liners. In addition, Grantee shall maintain the liner so that it remains as an effective barrier. The liner shall be of the appropriate strength and quality and be resistant to hydrocarbons and shall be installed at an appropriate level beneath ground level. Such installation and maintenance of the liner shall be performed in accordance with all applicable laws and in accordance with the highest industry standards to protect human health and safety.

(vi) Such other Engineering and Institutional Controls to the Property which may be required by the Governmental Authorities, Environmental Laws, or other applicable laws, rules and regulations to achieve NFA Status.

b. Grantee’s agreement to install and comply with the Engineering and Institutional Controls is a material inducement to Grantor for the sale and conveyance of the Property to Grantee; provided, however, that given the availability to Grantor of its Repurchase Option and other remedies, Grantee’s failure to install and comply with the Engineering and Institutional Controls shall not give rise to a right of rescission on the part of Grantor.

c. Grantee’s agreement to install and comply with any of the Engineering and Institutional Controls shall be specifically enforceable against the applicable Grantee-Related Parties. If Grantee, or any applicable Grantee-Related Party breaches these provisions regarding Engineering and Institutional Controls, Grantor shall have the right to enforce every remedy, either public or private, available at law and in equity against the Grantee and the applicable Grantee-Related Parties, including but not limited to injunctive relief and specific performance. All remedies provided herein, including without limitation, those at law or in equity, shall be cumulative and not exclusive. Any purchaser or successor owner of the Property shall take title to the Property subject to the terms of this Deed and the Engineering and Institutional Controls.

d. All of the covenants and agreements of Grantee set forth herein regarding the Engineering and Institutional Controls, including without limitation Grantor's right of enforcement, shall be covenants running with the land and binding

upon the Property, Grantee and the Grantee-Related Parties, as applicable and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof, without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to procure these Engineering and Institutional Controls from any subsequent purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property and these Engineering and Institutional Controls shall be inserted into and made a part of any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof.

5. Reservation of Access

a. This conveyance is made by Grantor and accepted by Grantee subject to the following reservation by Grantor of a right of access to the Property, commencing as of the Effective Date. Grantor, for itself and for the Grantor-Related Parties, reserves the right of access to the Property on and after the Effective Date, and Grantee on behalf of itself and the Grantee-Related Parties grants to Grantor and the Grantor-Related Parties access to the Property on and after the Effective Date, at no cost to Grantor, as Grantor and the Grantor-Related Parties may require to the Property to undertake any environmental assessment, investigation, testing and Remediation Activities that Grantor or the Grantor-Related Parties deems necessary in its sole discretion. Such access shall include, but is not limited to, the right to conduct tests, take groundwater or soil samples, excavate, remove, dispose of Tanks, and soil, and treat the soil and groundwater, conduct and/or continue environmental investigation, testing and Remediation Activities, and undertake such other actions as Grantor or the Grantor-Related Parties deems necessary in its sole discretion. Grantor shall use commercially reasonable efforts to minimize disruption of the Grantee's business activities during any demolition, Tank removal, Remediation Activities, soil removal and other activities. Grantee shall provide Grantor and the Grantor-Related Parties with exclusive access rights to the Property to observe and/or confirm Grantee's or Grantee-Related Parties' timely discharge of Grantee's or Grantee-Related Parties' upgrade obligations with respect to Tanks and/or Remediation Activities undertaken by or on behalf of Grantee or any Grantee-Related Party. Grantor or Grantor-Related Parties shall provide Grantee as much advance notice as reasonably practical of all potentially disruptive or intrusive activities to be undertaken on the Property; such notice may be in the form of a periodic written schedule of activities delivered from time to time. No advance notice shall be required for non-disruptive activities such as periodic monitoring of wells on the Property, if any. Grantee hereby agrees to indemnify, defend and hold Grantor and Grantor-Related Parties harmless from all Claims made, incurred or assessed against Grantor and Grantor-Related Parties by any persons or entities including, without limitation, the Governmental Authorities, as a result, directly or indirectly, of Grantee's or any Grantee-Related Party's failure to provide access to Grantor or any Grantor-Related Party. Grantee, for itself and the Grantee-Related Parties, releases Grantor and Grantor-Related Parties from and against all Claims, including but not limited to those for

loss of business and/or consequential damages associated with or arising out of Grantor's or any Grantor-Related Party's access to the Property on or after the Effective Date under this Deed.

b. Grantee agrees that any sale, transfer, conveyance or assignment of its interest in the Property or any part thereof or any lease, license or right to occupy or use the Property or any part thereof will be subject to Grantee and Grantee-Related Parties' reserving access rights to the Property, which will be a covenant running with the land.

c. Grantee agrees that Grantor's reservation of access set forth in this Deed shall be a covenant running with the land herein conveyed and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser, transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to procure Grantor's reservation of access from any subsequent purchaser, transferee, assignee, lessee, occupier or any other person or entity having the right to use the Property and Grantor's reservation of access shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof. Any transferee, assignee, or successor owner, lessee, licensee, occupier or user of the Property shall take title to the Property subject to Grantor's reservation of access. The Grantor's rights and benefits of this reservation of access are an easement in gross, inuring to the benefit of Grantor, its Affiliates, Grantor-Related Parties, and their successors and assigns.

#### 6. Maintenance of Records

a. Grantee shall maintain daily inventory and Tank maintenance records for the Property as required to comply with all applicable laws, rules and regulations. Grantee shall deliver legible copies of such records to Grantor within two (2) days of Grantor's request for such records. Grantor shall have the right to review such records as Grantor deems necessary. Grantee shall use, maintain, repair and keep in good order the existing remote monitoring system (e.g. a Veeder-Root system) or a comparable monitoring system for the Tanks and lines located on the Property.

Within thirty (30) days after Grantor's request, Grantee shall deliver to Grantor legible copies of "as built" surveys or construction plans which show the location of any Tanks, any underground piping or other improvements installed or constructed by Grantee.

b. All of the covenants and agreements of Grantee set forth herein regarding the Maintenance of Records shall be covenants running with the land and binding upon the Property, Grantee and the Grantee-Related Parties, as applicable and that Grantee agrees that Grantee shall not complete any sale, transfer or assignment of its interest in the Property or any part thereof or enter into any lease, license or right to occupy or use the Property or any part thereof without first obtaining from the purchaser,

transferee, assignee, lessee, licensee, occupier or any other person or entity having the right to use the Property, the obligation to maintain these records from any subsequent purchaser, transferee, assignee, lessee, occupier or any other person or entity having the right to use the Property and this obligation to maintain records shall be inserted in any other deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof.

7. Covenants Running with the Land

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise herein) shall inure to the benefit of the Parties, their subsidiaries, Affiliates, legal representatives, heirs, successors and assigns, as applicable. The intention of the parties is that the covenants and restrictions are intended to last in perpetuity, except as expressly provided otherwise herein.

8. Proration of Taxes

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the Effective Date of this Deed, and Grantee hereby assumes and agrees to pay same.

9. Definitions

The following definitions shall apply as used in this Deed:

a. **“Affiliate(s)”**.

The term **Affiliate** means, with respect to Grantor:

- (i) any parent of Grantor;
- (ii) any company or partnership in which Grantor or any parent of Grantor now or hereafter owns or controls, directly or indirectly, more than fifty percent (50%) of the ownership interest having the right to vote or appoint its directors or functional equivalents (“Affiliated Company”);
- (iii) any joint venture in which Grantor, any parent of Grantor, or an Affiliated Company has an ownership interest and/or is the operator; and
- (iv) any successor in interest to (i) through (iii) above.

The term **Affiliate** means, with respect to Grantee, any Person directly or indirectly controlling, controlled by, or under common control with, Grantee, including any other Person directly or indirectly controlling, controlled by, or under common control with such Person. For purposes of this definition, the term “control” (including the terms “controlled by” and “under common control with”) means the possession, directly or indirectly, of the power to direct or cause the direction of the management and

policies of any Person, whether through the ownership of voting securities or by contract or otherwise.

b. **“Claims”** (or individually a **“Claim”**) means any pending or threatened suit, claim, loss, cost, obligation, damage, liability, payment, fine, penalty, cause of action, litigation, judgment (including, but not limited to, expert fees and attorneys’ fees awarded as part of a judgment), lien or expense (including, but not limited to, reasonable attorneys’ fees and other litigation expenses), whether known or unknown, that may be alleged or brought by any person, Governmental Authority or governmental entity, or any administrative, arbitration, or governmental proceeding, investigation or inquiry affecting or arising out of any asset or right that is a subject of this Deed.

c. **“Contamination”** means the presence, whether known or unknown, at, on, under, originating or migrating from the Property of any chemical, compound, material, substance or other matter that: (a) is a flammable, corrosive, explosive, hazardous, toxic or regulated material, substance or waste, or other injurious or potentially injurious material, whether injurious or potentially injurious by itself or in combination with other materials; or (b) is controlled, designated in, regulated or governed by any Environmental Law. **“Contamination”** also shall include any increase in Contamination.

d. **“Effective Date”** means the date identified as the Effective Date at the end of this Deed.

e. **“Environmental Law”** or **“Environmental Laws”** means any and all federal, state, or local laws, common law, statutes, ordinances, rules, decrees, orders, or regulations relating to the environment, hazardous substances, materials, or waste, toxic substances, pollutants, or words of similar import, or environmental conditions at, on, under, or originating or migrating from the Property, or soil, water and groundwater conditions, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Toxic Substances Control Act, as amended, 15 U.S.C. §§ 2601, et seq., the Clean Air Act, as amended, 42 U.S.C. §§ 7401, et seq., the Federal Water Pollution Control Act, as amended, 42 U.S.C. §§ 1251, et seq., the Federal Hazardous Materials Transportation Act, 49 U.S.C. §§ 1801, et seq., any amendments to the foregoing, and any applicable federal, state or local laws, common law, statutes, ordinances, rules, decrees, orders or regulations.

f. **“Grantee-Related Parties”** means Grantee, its parent, subsidiaries, and Affiliates, and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns, (and, if Grantee is a natural person, its heirs and legal representatives) and any lessee, licensee, occupier, user or subsequent owner of the Property.

g. **“Grantor-Related Parties”** means Grantor, its subsidiaries, and Affiliates and their respective owners, officers, directors, employees, agents, divisions, contractors, invitees, servants, representatives, successors and assigns.

h. **“Governmental Authority”** or **“Governmental Authorities”** means any governmental (federal, state, local or other), regulatory, judicial, or other competent authority, including without limitation, an authority responsible for the administration or collection of any tax; a body or self-regulating entity responsible for the administration of Environmental Laws, including, with respect to remediation, Remediation Activities and determining NFA Status, those qualified environmental contractors and consultants given specific authority to administer or implement Environmental Laws; a body or self-regulating entity responsible for any or all parts of the energy sector; and a body or self-regulating entity responsible for planning and related legislative activities. **“Governmental Authority”** includes any person appointed by any of the foregoing to carry out an investigation or an inquiry, including, without limitation, the Florida Department of Environmental Protection and any authorized local programs.

i. **“No Further Action Status”** or **“NFA Status”** means either (i) a written determination received from the Governmental Authority having jurisdiction over the Property or Remediation Activities that no further remedial activities are required to meet applicable industrial/commercial clean-up standards (excluding periodic monitoring) under applicable Environmental Laws; or (ii) when all necessary remedial activities have been completed to meet applicable industrial/commercial clean-up standards pursuant to a workplan approved by the appropriate Governmental Authority if the applicable Environmental Laws do not provide for such a written determination. If Grantee is unable to achieve (i) or (ii) above, only then No Further Action Status or NFA Status means when all necessary remedial activities have been completed under applicable Environmental Laws to meet applicable industrial/commercial clean-up standards pursuant to a remedial investigation, remediation, or other environmental response workplan approved by the appropriate Governmental Authority if the Governmental Authority has unreasonably delayed or refused to provide such a written determination.

j. **“Person”** means an individual, partnership (whether general or limited), limited liability company, corporation, trust, estate, unincorporated association, nominee, joint venture or other entity that is given, or is recognized as having, legal personality by the law of any jurisdiction, country, state or territory. **“Person”** includes any emanation of a sovereign state or government, whether national, provincial, local or otherwise, any international organization or body (whether or not having legal personality), and any other juridical entity, in each case wherever resident, domiciled, incorporated or formed.

k. **“Remediation Activities”** or **“Remediation Activity”** means any site investigation, study, assessment, testing, monitoring, containment, removal, disposal, closure, corrective action, remediation (whether active or passive), natural attenuation, bioremediation, response, treatment, cleanup or abatement work, and operations and

maintenance, whether on-site or off-site, of Contamination required to achieve NFA Status.

1. “**Tank**” or “**Tanks**” means and refers to the storage tanks and associated lines and piping used for the storage of petroleum products or other products or materials and located at, on or under the Property, including all orphaned tanks, whether maintained or unmaintained, and tanks previously used, currently used or intended to be used in the operation of a service station.

10. Duration; Enforcement

In the event that a court of competent jurisdiction determines that any particular provision in this deed is unenforceable or invalid, such invalidity or unenforceability shall not render unenforceable or invalid this Deed as a whole or serve to render the other provisions herein invalid or unenforceable.

Grantee, by executing this Deed, hereby accepts the covenants and provisions of this deed and agrees to be bound by such covenants and provisions. The Deed Restrictions, Covenant Against Residential Use, and Engineering and Institutional Controls and Repurchase Option imposed herein are stated to be for the benefit of Grantor and Grantor Related Parties and shall be in force for perpetuity as provided in Section 7, except for the Repurchase Option which shall remain in force for a period of fifteen (15) years from the Effective Date of this Deed as provided in Section 3(c).

11. Rights and Remedies

Grantor shall have all rights and remedies available at law or in equity for any breach by Grantee or any successor or assign of Grantee of the above covenants and agreements. Without limiting the foregoing, Grantor may specifically enforce against Grantee and any subsequent owner, user or occupier of the Property the obligations and agreements set forth above.

*[Signature pages follow]*



**GRANTEE:**

Witnesses:

BISCAYNE PETROLEUM, LLC

[Signature]  
Name: Kendra Powell

By: [Signature]  
Name: Carlos Fontecilla  
Title: Managing Member  
Date: 5/20/2011

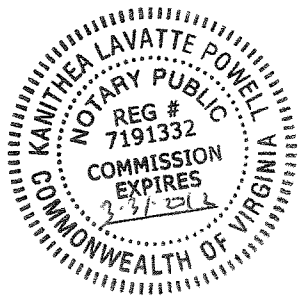
Ashley C. Tobias  
Name: Ashley C Tobias

COMMONWEALTH OF VIRGINIA )  
 ) ss:  
COUNTY OF FAIRFAX )

On the 20 day of May, in the year 2011 before me, the undersigned, a notary public in and for said State, personally appeared Carlos Fontecilla, who is personally known to me and is the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

(Notary Seal)

[Signature]  
Notary Public  
My Commission Expires: 3/31/2012



**EXHIBIT A**  
**TO DEED**  
**LEGAL DESCRIPTION**

SS# 12128  
375 S DIXIE HWY

ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN CORAL GABLES, DADE COUNTY, FLORIDA, BEING THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY (U.S. 1), SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF BLUE ROAD, SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE F. E. C. RAILROAD, EAST OF THE EASTERLY RIGHT OF WAY LINE OF LEJEUNE ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY AND SAID RIGHT OF WAY LINE OF BLUE ROAD; RUNNING THENCE (1) ALONG SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY THE FOLLOWING TWO COURSES AND DISTANCES: (A) SOUTH 59 DEGREES 01 MINUTE 14 SECONDS WEST 209.65 FEET TO A NAIL AND DISC; AND (B) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 759.28 FEET, THE ARC DISTANCE OF 113.17 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES 45 MINUTES 02.5 SECONDS WEST 113.06 FEET) TO AN IRON PIPE AT THE SOUTHEASTERLY END OF A CURVED HIGHWAY RIGHT OF WAY LINE WHICH CONNECTS SAID RIGHT OF WAY LINE OF MIAMI-HOMESTEAD HIGHWAY AND SAID RIGHT OF WAY LINE OF LEJEUNE ROAD; THENCE (2) ALONG SAID CONNECTING LINE, ALONG A CURVE TO THE RIGHT, IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 10 FEET, THE ARC DISTANCE OF 22.58 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 49 MINUTES 50 SECONDS WEST 18.08 FEET) TO AN IRON PIPE IN SAID RIGHT OF WAY LINE OF LEJEUNE ROAD; THENCE (3) ALONG SAID RIGHT OF WAY LINE OF LEJEUNE ROAD, NORTH 0 DEGREES 08 MINUTES 31 SECONDS WEST 107.13 FEET TO AN "X" IN CONCRETE GUARD AROUND POLE IN SAID RIGHT OF WAY LINE OF F.E.C. RAILROAD; THENCE (4) ALONG SAID RIGHT OF WAY LINE OF F.E.C. RAILROAD, NORTH 50 DEGREES 30 MINUTES 14 SECONDS EAST 91.78 FEET TO AN IRON PIPE IN SAID RIGHT OF WAY LINE OF BLUE ROAD; AND THENCE (5) ALONG SAID RIGHT OF WAY LINE OF BLUE ROAD, DUE EAST 217.86 FEET TO THE PLACE OF BEGINNING.

CONTAINING 23,328 SQUARE FEET OR 0.5355 ACRES.



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## Detail by Entity Name

Florida Limited Liability Company  
BISCAYNE PETROLEUM LLC

### Filing Information

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Document Number</b>      | L11000017610                        |
| <b>FEI/EIN Number</b>       | 27-4984672                          |
| <b>Date Filed</b>           | 02/10/2011                          |
| <b>State</b>                | FL                                  |
| <b>Status</b>               | INACTIVE                            |
| <b>Last Event</b>           | ADMIN DISSOLUTION FOR ANNUAL REPORT |
| <b>Event Date Filed</b>     | 09/22/2023                          |
| <b>Event Effective Date</b> | NONE                                |

### Principal Address

3220 S. DIXIE HWY  
SUITE # 201  
MIAMI, FL 33133

Changed: 04/25/2017

### Mailing Address

3220 S. DIXIE HWY  
SUITE # 201  
MIAMI, FL 33133

Changed: 04/25/2017

### Registered Agent Name & Address

ZIZOLD, ARTURO  
3220 S. DIXIE HWY  
SUITE # 201  
MIAMI, FL 33133

Address Changed: 04/25/2017

### Authorized Person(s) Detail

**Name & Address**

Title MGRM

FONTECILLA, CARLOS  
 3220 S. DIXIE HWY  
 SUITE # 201  
 MIAMI, FL 33133

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2020               | 04/27/2020        |
| 2021               | 04/16/2021        |
| 2022               | 04/21/2022        |

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| <a href="#">03/16/2011 -- LC Amendment</a>              | View image in PDF format |
| <a href="#">02/10/2011 -- Florida Limited Liability</a> | View image in PDF format |

# FRANCHISE TAX ACCOUNT STATUS

This record as of February 23, 2026 at 20:04:01

## 7-ELEVEN, INC.

**Texas Taxpayer Number:** 17510851318

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**Mailing Address:** 3200 HACKBERRY RD  
IRVING, TX 75063 - 0131

---

**Right to Transact Business in Texas:** ACTIVE

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**State of Formation:** TX

---

**SOS Registration Status (SOS status updated each business day):** ACTIVE

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**Effective SOS Registration Date:** 11/21/1961

---

**Texas SOS File Number:** 0017909000

---

**Registered Agent Name:** CORPORATE CREATIONS NETWORK INC.

---

**Registered Office Street Address:** 2595 N DALLAS PKWY, SUITE 350  
FRISCO, TX 75034

---

## Public Information Report for Year 2022

| Title      | Name and Address   |  |
|------------|--|--|
| TREASURER  | <b>AARON STRAHOTA</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS   |  |
| VICE-PRESI | <b>AARON STRAHOTA</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS   |  |
| ASSISTANT  | <b>JENNIFER MENDOLA</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS |  |
| VICE-PRESI | <b>RORY KING</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS        |  |
| ASSISTANT  | <b>RORY KING</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS        |  |
| PRESIDENT  | <b>STANLEY REYNOLDS</b><br>3200 HACKBERRY ROAD<br>IRVING, TX 75063<br><b>Source:</b> SOS |  |

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## Detail by Entity Name

Foreign Profit Corporation

7-ELEVEN, INC.

### Filing Information

|                             |                       |
|-----------------------------|-----------------------|
| <b>Document Number</b>      | 815881                |
| <b>FEI/EIN Number</b>       | 75-1085131            |
| <b>Date Filed</b>           | 01/02/1962            |
| <b>State</b>                | TX                    |
| <b>Status</b>               | ACTIVE                |
| <b>Last Event</b>           | NAME CHANGE AMENDMENT |
| <b>Event Date Filed</b>     | 05/28/1999            |
| <b>Event Effective Date</b> | NONE                  |

### Principal Address

3200 HACKBERRY ROAD  
IRVING, TX 75063

Changed: 01/26/2023

### Mailing Address

PO Box 711  
Dallas, TX 75221

Changed: 01/08/2021

### Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.  
801 US HIGHWAY 1  
NORTH PALM BEACH, FL 33408

Name Changed: 12/16/2010

Address Changed: 03/25/2020

### Officer/Director Detail

#### **Name & Address**

Title Director, CEO

DEPINTO, JOSEPH  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Asst. Secretary, Sr. Manager & Development

Qureshi , Asif  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Sr. Director - Corp Dev, Asst Secretary

Bantos , Charles  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Assistant Secretary, Franchise Sales Rep

Smith, Edward (Randy)  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Franchise Sales Rep Specialist

Barrett, Merlyn (Angel)  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Assistant Secretary, Sr. Development Director, Entitlements

Gardner, Nathanael  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title SVP/GC/SEC

Kirstein, Lillian F  
3200 HACKBERRY ROAD  
IRVING, TX 75063

Title Franchise Agreement Specialist

Heagle, David  
3200 HACKBERRY ROAD

IRVING, TX 75063

Title Title Reginal Facilities Manager

Tatsch, Christopher  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063

Title Title Reginal Facilities Manager

Curran, Kent  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063

Title Title Franchise Agreement Specialist

Ball, Maika  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063

Title Real Estate Director - Southeast

Gilkes, Chip  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063

Title Assistant Secretary

Mendola, Jennifer  
 3200 HACKBERRY ROAD  
 IRVING, TX 75063

**Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2024               | 04/25/2024        |
| 2025               | 04/29/2025        |
| 2025               | 11/10/2025        |

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Florida Department of State, Division of Corporations