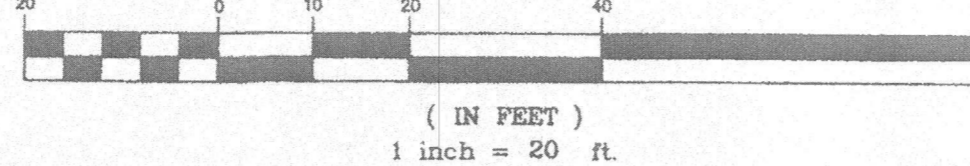
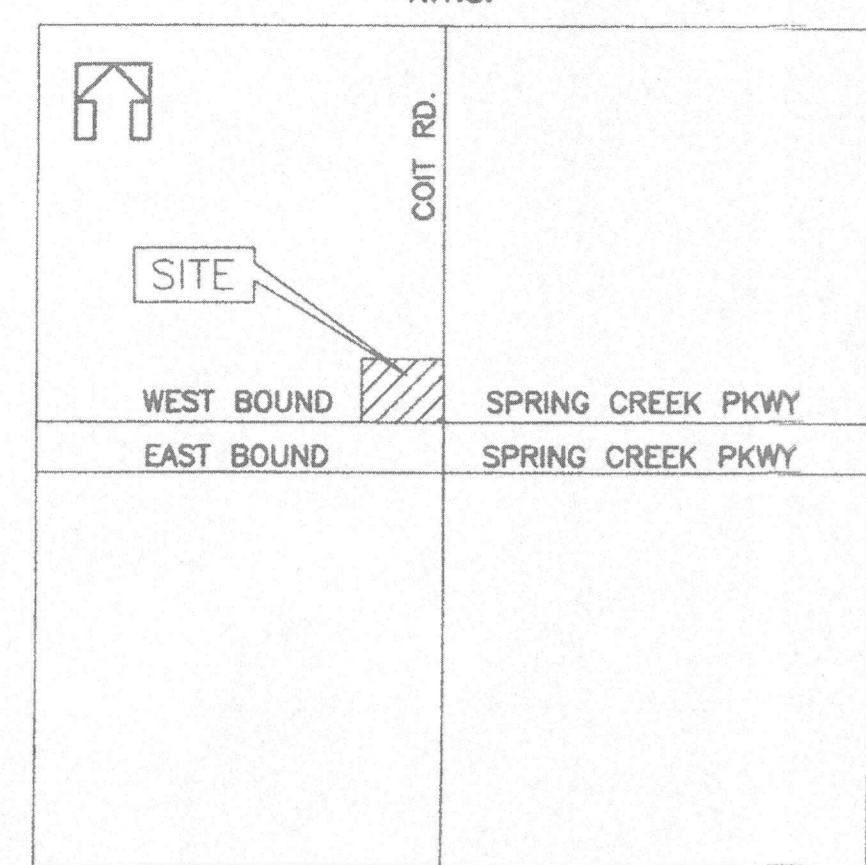


EXHIBIT C - AS-BUILT SURVEY

GRAPHIC SCALE



VICINITY MAP



- LEGEND**
- FIRE HYDRANT
 - LIGHT POLE
 - WATER METER
 - POWER POLE

PRESTON/COIT PARTNERSHIP
VOL. 3433, PG. 644
D.R.C.C.T.
R-(RETAIL)

BEGINNING AT AN "X" CUT SET FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COIT ROAD (A 130' R.O.W.) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY (A VARIABLE WIDTH PARKWAY) AND BEING THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S 81 DEG. 46 MIN. 43 SEC. W. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SPRING CREEK PARKWAY, A DISTANCE OF 20.42 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 86 DEG. 32 MIN. 32 SEC. W. CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SPRING CREEK PARKWAY, A DISTANCE OF 112.33 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

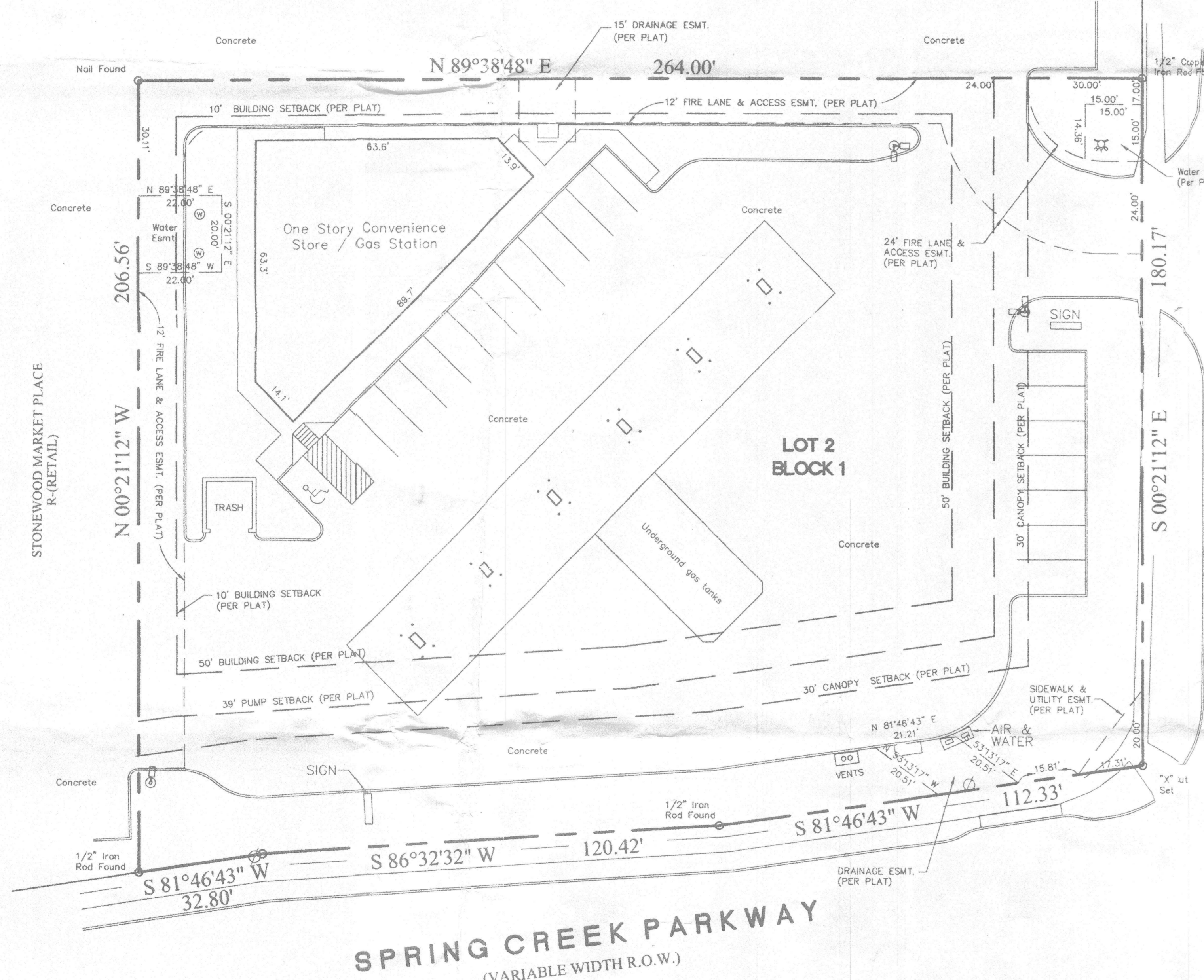
THENCE S 81 DEG. 46 MIN. 43 SEC. W. CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SPRING CREEK PARKWAY, A DISTANCE OF 32.80 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N 00 DEG. 21 MIN. 12 SEC. W. A DISTANCE OF 206.56 FEET TO A NAIL FOUND FOR CORNER;

THENCE N 89 DEG. 38 MIN. 48 SEC. E. A DISTANCE OF 264.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID COIT ROAD;

THENCE S 00 DEG. 21 MIN. 12 SEC. E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COIT ROAD, A DISTANCE OF 180.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 51,447 SQ. FT. OR 1.1810 ACRES OF LAND.

TOGETHER WITH THOSE BENEFITS GRANTED UNDER AMENDED AND RESTATED DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS DATED EFFECTIVE FEBRUARY 1, 1999, EXECUTED BY SPRING CREEK MARKETPLACE, L.P., A TEXAS LIMITED PARTNERSHIP, FILED ON APRIL 12, 1999 IN VOLUME 4368, PAGE 2518 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF COLLIN COUNTY, TEXAS.



COIT ROAD
(130' R.O.W.)

SPRING CREEK PARKWAY
(VARIABLE WIDTH R.O.W.)

THIS SUBJECT PROPERTY IS ZONED: RETAIL

DEVELOPER
THE SOUTHLAND CORPORATION
CITY CENTER EAST
2711 N. HASKELL AVENUE
DALLAS, TEXAS 75204
PH. 214-828-5580

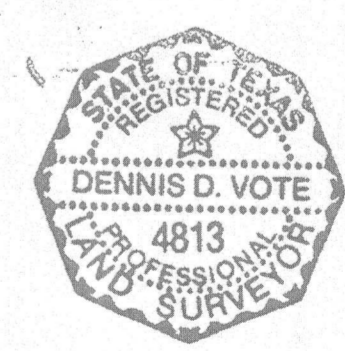
ENGINEER
THE DIMENSION GROUP, INC.
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PH. 214-343-9400
CONTACT: MOSTAFA SETAYESH

SURVEYOR'S CERTIFICATE

STATE OF TEXAS *
COUNTY OF COLLIN *
TO: C-STORE GFB, DBT, a Delaware business trust "Purchaser"
GUARANTY FEDERAL BANK, F.S.B. "Lender"
FIRST AMERICAN TITLE INSURANCE COMPANY - "Title Company"

1. The survey to which this certificate is attached, dated October 8, 1999, and last revised February 2, 2000, prepared by the undersigned, a Registered Professional Land Surveyor in the State of Texas of Votex Surveying Company ("Survey Company") entitled "As-Built Survey" ("Survey") was actually made by instrument survey upon the ground versus photogrammetry or other methods.
2. The survey was prepared in accordance with the document entitled "Requirements for Survey to be Furnished in connection with mortgage loans" and contains and shows all information required thereby, and constitutes an accurate "As-Built" survey of 7-Eleven, Inc. Store No. 32723, known by the street address of 4001 West Spring Creek Parkway in the City of Plano, Texas.
3. The survey and the information, courses and distances shown thereon, including without limitation, all setback and yard lines, are correct and the boundary description on the survey forms a mathematically closed figure.
4. The title lines described in Schedule A in the title commitment described below issued by the Title Company, the legal description set out on the Survey and shown by the Survey, and the lines of actual possession are the same.
5. The size, location and type of buildings, structures and improvements are as shown.
6. Said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property.
7. There are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings, structures and improvements, including without limitation, restrictions relating to height, frontage area, yard size and setback areas.
8. Based upon a careful physical inspection of the premises, there are no easements or rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting, this property or easement areas existing for the benefit of land adjacent to this property.
9. There are no encroachments by any of the improvements located on said premises onto adjacent property or onto easement areas of others.
10. The property is serviced by all public utility services required for the operation of the premises. All such utilities either enter the premises through adjoining public streets or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
11. The premises have direct access to Spring Creek Parkway and Coit Road, being dedicated public ways and there are no streets abutting the property which are described in recorded documents, yet not physically opened.
12. The Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage.
13. Any discharge into streams, rivers or other conveyance system is shown on the Survey.
14. That certain preliminary insurance commitment issued September 14, 1999 and effective August 26, 1999, issued by the title company was reviewed by the undersigned and the Survey reflects all of the exceptions contained in Schedule B of that commitment or, if any such exceptions cannot be located, the same are indicated in the Notes appearing on the survey as being unlocatable.
15. Record bearings, angles and distances do not differ from measured bearings, angles or distances unless clearly indicated on the Survey.
16. The property surveyed is a separate and distinct parcel and is not part of an overall larger parcel of land and represents a separate parcel for real estate tax purposes.
17. There does not appear to be any use of the property other than by its occupants.
18. There are no visible cemeteries or burying grounds on the property.
19. The parcel described herein does not lie within a 100-Year Flood Hazard Area as defined by FEMA through its NFIP as reflected on either the FIRM or FIRM maps, as amended from time to time. The current flood zone designation for the described parcel is Zone C.
20. The property has a total of 19 on-site parking spaces, of which 1 is reserved for the physically challenged. The aggregate number of parking spaces provided complies with any zoning or other governmental requirements therefor.
21. This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA, ACSM, and NSPS in 1987, and includes items 2.3, 6.7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15, 16, and 17 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

EXECUTED this 2nd day of February 2000.



Dennis D. Vote
Dennis D. Vote, Registered Professional Land Surveyor #4813
VOTEX SURVEYING COMPANY
4548 Tuscan Drive, Plano, Texas 75093-7042
PH: (972) 964-0858 Fax: (972) 964-3604

ALTA / ACSM LAND TITLE SURVEY
4001 W. SPRING CREEK PARKWAY
AS-BUILT SURVEY
STONEWOOD ADDITION
LOT 2, BLOCK 1
7-ELEVEN STORE # 32723
SITUATED IN THE
MARY KATHERINE AND SALLIE OWENS SURVEY,
ABSTRACT NUMBER 672
CITY OF PLANO, COLLIN COUNTY, TEXAS
SCALE: 1"=20' DATE: JUNE 28, 1999
REVISED AND UPDATED: OCTOBER 8, 1999
REVISED: FEBRUARY 2, 2000

PROJECT NO. 99020-AB