

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998174513 8 PGS
1998 DEC 31 11:00 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#064184

Doc Stamp-Deed: 153,454.0



Site No. 7
Pineapple, Florida

DEED
(FLORIDA)

THE HUNTINGTON NATIONAL BANK, a national banking association ("Grantor"), grants and conveys to PINEAPPLE BNK INVESTORS, DBT ("Grantee"), a Delaware Business Trust, having a tax mailing address c/o The Huntington National Bank, 41 South High Street, Columbus, Ohio 43215, Attention: Real Estate Manager - HC 0740, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate in Sarasota County, State of Florida which is described in Exhibit A attached hereto and incorporated herein ("Premises").

Parcel Identification Numbers:	2027060055
	2027060054
	2027060057
	2027060053

Grantor covenants with Grantee, its successors and assigns, that the Premises are free from all encumbrances made by Grantor, except those listed in Exhibit B attached hereto and incorporated herein, and that Grantor does warrant and will defend the same against the lawful claims and demands, except those related to the items listed in said Exhibit B, of all persons claiming by, through, or under Grantor, but against none other.

878
153,454.00
153,454.00
37.50
153,491.50

RETURN TO:
✓ First American Title Ins. Co.
25400 US 19 N, Suite 212
Clearwater, FL 33763

1

1998-1487E JT

IN WITNESS WHEREOF, Grantor has executed this deed this 4th day of December, 1998.

Signed and acknowledged
in the presence of:

THE HUNTINGTON NATIONAL
BANK, a national banking association

Mary A. Rossi
Printed Name: Mary A. Rossi
Address: 41 S. High Street
Columbus, Ohio 43215

By: [Signature]
Its: Executive Vice President

Name: Richard A. Cheap
Address: 41 South High Street
Columbus, Ohio 43215

Lisa J. Berger
Printed Name: Lisa J. Berger
Address: 41 S. High Street
Columbus, Ohio 43215

STATE OF OHIO)
COUNTY OF FRANKLIN)SS:

The foregoing instrument was acknowledged before me this 4th day of December, 1998 by Richard A. Cheap, Executive Vice President of The Huntington National Bank, a national banking association, on behalf of the association. He is personally known to me.

Mary A. Rossi
Notary Public
MARY A. ROSSI
Printed Name



This Instrument prepared by:
Jeffrey S. Kannensohn
Porter, Wright, Morris & Arthur
4501 Tamiami Trail North, Suite 400
Naples, Florida 34103

jab::COLUMBUS/0483330.06

EXHIBIT A

PARCEL I: BARNETT BANK CENTER PHASE I

A parcel of land being bounded on the Northeast by the Southwesterly Right-of-Way line of Pineapple Avenue, on the Southeast by the Northwesterly Right-of-Way line of Ringling Boulevard, and lying in Lots 5, 7 and 9 of Block "E" together with the Right-of-Way of the former Seaboard Air Line Railroad (now defunct), according to the Plat of Gillespie Place, a Resubdivision of Blocks "C" and "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, and also lying in Lots 16 and 18 of Block "D" of the Town of Sarasota, recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, lying Easterly of said Seaboard Air Line Railroad Right-of-Way, all being more particularly described as follows:

Commence at the Northeasterly corner of Lot 1 of said Block "E", Plat of Gillespie Place, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence South 37°45'01" East along the Southwesterly Right-of-Way line of Pineapple Avenue for 120.67 feet to the Point of Beginning of the herein described parcel; thence continue South 37°45'01" East for 34.47 feet to a point of intersection with the former Right-of-Way of said S.A.L. Railroad; thence South 30°30'00" East along the Southwesterly Right-of-Way line of Pineapple Avenue and the Northeasterly line of Block "D" of said Town of Sarasota for 191.68 feet to the Southeast corner of Lot 18, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Northwesterly Right-of-Way of Ringling Boulevard; thence South 61°30'00" West along the Northwesterly Right-of-Way line of Ringling Boulevard for 151.98 feet; thence North 28°30'00" West for 85.00 feet; thence South 61°30'00" West for 17.41 feet; thence North 28°30'00" West for 140.58 feet; thence North 61°30'00" East for 157.16 feet to the Point of Beginning.

The above described parcel of land situate, lying and being in the City of Sarasota, Sarasota County, Florida.

PARCEL II: RETAIL SHOPS AND HOTEL PARCEL PHASE II

A parcel of land being bounded on the Southwest by the Northeasterly Right-of-Way line of Palm Avenue, and on the

EXHIBIT A continued

Northwest by the Southeasterly Right-of-Way line of McAnsh Square, on the Southeast by the Northwesterly Right-of-Way line of Ringling Boulevard and lying in Lots 9, 11, 13, 15, 17, 19, 21 and 23 of Block "E", together with the Right-of-Way of the former Seaboard Air Line Railroad (now defunct) according to the Plat of Gillespie Place, a Resubdivision of Blocks "C" and "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, and also lying in Lots 12, 14 and 16 of Block D, Town of Sarasota, recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, being more particularly described as follows:

Commence at the Northeasterly corner of Lot 1 of said Block "E", Plat of Gillespie Place, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence South $54^{\circ}07'46''$ West along the Southeasterly Right-of-Way line of McAnsh Square for 358.74 feet to the Point of Beginning of the herein described parcel; thence South $28^{\circ}30'00''$ East for 132.50 feet; thence North $61^{\circ}30'00''$ East for 218.00 feet; thence South $28^{\circ}30'00''$ East for 81.16 feet; thence North $61^{\circ}30'00''$ East for 17.41 feet; thence South $28^{\circ}30'00''$ East for 85.00 feet to an intersection with the Northwesterly Right-of-Way line of Ringling Boulevard; thence South $61^{\circ}30'00''$ West along the Northwesterly Right-of-Way line of Ringling Boulevard for 248.02 feet to the intersection of the Northwest Right-of-Way line of Ringling Boulevard with the Northeast Right-of-Way line of Palm Avenue; thence North $30^{\circ}37'13''$ West along the Northeast Right-of-Way line of Palm Avenue for 82.45 feet to the Northwest corner of Lot 23 of said Block E, Plat of Gillespie Place; thence North $32^{\circ}35'36''$ West along said Right-of-Way line of Palm Avenue for 53.22 feet to the Northwest corner of Lot 21; thence North $34^{\circ}15'26''$ West along said Right-of-Way line of Palm Avenue for 53.09 feet to the Northwest corner of Lot 19; thence North $36^{\circ}12'08''$ West along said Right-of-Way line of Palm Avenue for 53.13 feet to the Northwest corner of Lot 17; thence North $38^{\circ}16'14''$ West along said Right-of-Way line of Palm Avenue for 53.19 feet to the Northwest corner of Lot 15; thence North $54^{\circ}07'46''$ East along the Southeast Right-of-Way line of McAnsh Square for 41.26 feet to the Point of Beginning.

The above described parcel of land situate, lying and being in the City of Sarasota, Sarasota County, Florida.

EXHIBIT A continued

PARCEL III: PHASE III

A parcel of land being bounded on the Northeast by the Southwesterly Right-of-Way line of Pineapple Avenue, on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square and lying in Lots 1, 3, 5, 7 and 9 of Block "E" according to the Plat of Gillespie Place, a Resubdivision of Blocks "C" and "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Begin at the Northeasterly corner of Lot 1 of said Block "E", Plat of Gillespie Place, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence South $37^{\circ}45'01''$ East along the Southwesterly Right-of-Way line of Pineapple Avenue for 120.67 feet; thence South $61^{\circ}30'00''$ West for 157.16 feet; thence North $28^{\circ}30'00''$ West for 101.28 feet to an intersection with the Southeasterly Right-of-Way line of McAnsh Square; thence North $54^{\circ}07'46''$ East along the Southeasterly Right-of-Way line of McAnsh Square for 138.92 feet to the Point of Beginning.

The above described parcel of land situate, lying and being in the City of Sarasota, Sarasota County, Florida.

PARCEL IV: PARKING GARAGE PHASE

A parcel of land being bounded on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square, and lying in Lots 7, 9, 11, 13, 15, 17 and 19 of Block "E", according to the Plat of Gillespie Place, a Resubdivision of Blocks "C" and "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northeasterly corner of Lot 1 of said Block "E", Plat of Gillespie Place, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence South $54^{\circ}07'46''$ West along the Southeasterly Right-of-Way line of McAnsh Square for 138.92 feet to the Point of Beginning of the herein described parcel; thence South $28^{\circ}30'00''$ East for 160.70 feet; thence South $61^{\circ}30'00''$ West for 218.00 feet; thence North

EXHIBIT A continued

28°30'00" West for 132.50 feet to an intersection with the Southeasterly Right-of-Way line of McAnsh Square; thence North 54°07'46" East along the Southeasterly Right-of-Way line of McAnsh Square for 219.82 feet to the Point of Beginning.

The above described parcel of land situate, lying and being in the City of Sarasota, Sarasota County, Florida.

The above four described parcels are contiguous and contain the exact same land as contained in the following described parcel which was provided by the owner:

A parcel of land being all of Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 lying in Block "E", together with the Right-of-Way of the former Seaboard Air Line Railroad (now defunct), according to the Plat of Gillespie Place, a resubdivision of Blocks "C" and "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, and being also that portion of Lots 12, 14, 16 and 18 of Block "D" of the Town of Sarasota, recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, lying Easterly of said Seaboard Air Line Railroad Right-of-Way, being more particularly described as follows:

Begin at the Northeasterly corner of Lot 1 of said Block "E", Plat of Gillespie Place, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way of McAnsh Square; thence South 37°45'01" East along the Southwesterly Right-of-Way line of Pineapple Avenue for 155.13 feet to a point of intersection with the former Right-of-Way of said S.A.L. Railroad; thence South 30°20'00" East along the Southwesterly right-of-Way line of Pineapple Avenue and the Northeasterly line of Block "D" of said Town of Sarasota for 191.68 feet to the Southeast corner of Lot 18; thence South 61°30'00" West along the Northwest Right-of-Way line of Ringling Boulevard for 400.00 feet to the intersection of the Northwest Right-of-Way line of Ringling Boulevard with the Northeast Right-of-Way line of Palm Avenue; thence North 30°37'13" West along the Northeast Right-of-Way line of Palm Avenue for 82.45 feet to the Northwest corner of Lot 23; thence North 32°35'36" West along the said Right-of-Way line of Palm Avenue for 53.22 feet to the Northwest corner of Lot 21; thence

EXHIBIT A continued

North 34°15'26" West along said Right-of-Way line of Palm Avenue for 53.09 feet to the Northwest corner of Lot 19; thence North 36°12'08" West along said Right-of-Way line of Palm Avenue for 53.13 feet to the Northwest corner of Lot 17; thence North 38°16'14" West along said Right-of-Way line of Palm Avenue for 53.19 feet to the Northwest corner of Lot 15; thence North 54°07'46" East along the Southeast right-of-Way line of McAnsh Square for 400.00 feet to the Point of Beginning.

The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.

Site No. 7
Sarasota, Florida

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments not yet due and payable.
2. Easements, covenants, conditions and restrictions of record.
3. Matters that would be disclosed by an accurate survey or inspection of the Premises.
4. Subject to leases with:
 - a) William A. Saba, Esq.
 - b) Branning and Harrison
 - c) State of Florida, Department of Revenue
 - d) Abel, Band, Russell, Collier, Pitchford & Gordon,
Chartered
 - e) Dean Witter Reynolds Inc.
 - f) RAM Financial Corporation
 - g) Ponder & Company