

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999076192 4 PGS
1999 JUN 03 02:40 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
JLITTLE Receipt#109762
Doc Stamp-Deed: 16,100.00

This instrument was prepared by
and return to:

✓ Joseph E. Melendi, Esq.
300 N. Franklin Street
Tampa, Florida 33602

Special Warranty Deed

PINE RIDGE PARTNERSHIP, a Florida general partnership, ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto HOMETOWN PINE RIDGE, L.L.C., Delaware limited liability company, whose post office address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 700, Chicago, Illinois 60606, ("Grantee") in fee simple, that certain land (the "Property") located in Sarasota County, Florida, being more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Property Tax Account No.: 74030007
Grantee's Tax I.D. No: 36-4196688

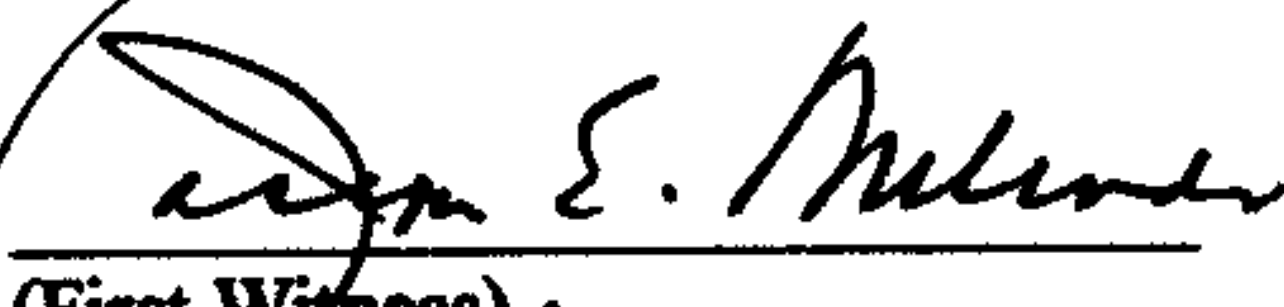
TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances pertaining thereto unto Grantee and Grantee's heirs, successors and assigns forever, this conveyance is subject to the matters set forth in the attached Exhibit "B".


And Grantor hereby covenants with Grantee that, except as above noted, that at the time of the delivery of this Special Warranty Deed, the Property was free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

EXECUTED on the date set forth in the acknowledgment attached hereto to be effective as of the 1st day of June, 1999.

PINE RIDGE PARTNERSHIP, a Florida
general partnership, 5012 W. Lemon Street,
Tampa, Florida 33609, Grantor

By: 
Nelson C. Steiner, its general partner.


(First Witness)
Print name: Joseph E. Melendi


(Second Witness)
Print name: John B. Gibbons

And

[Signature]
(First Witness)
Print name: Joseph E. Milend

By: [Signature]
Carl W. Lindell, Jr., its general partner.

[Signature]
(Second Witness)
Print name: JOHN B. GIBBONS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of ~~May~~ ^{June}, 1999, by Nelson C. Steiner, as general partner of PINE RIDGE PARTNERSHIP, a Florida general partnership, who is personally known to me or who has produced _____ as identification and who did not take an oath.

My Commission Expires:

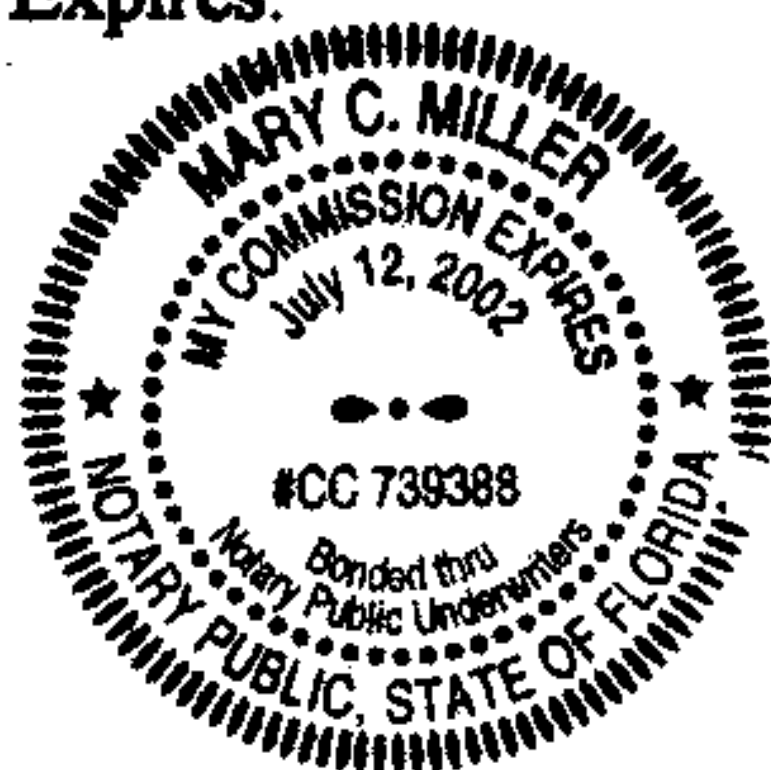


[Signature]
NOTARY PUBLIC
State of Florida
MARY C. MILLER
(Typed, printed or stamped name of notary public)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 1st day of ~~May~~ ^{JUNE}, 1999, by Carl W. Lindell, Jr., as general partner of PINE RIDGE PARTNERSHIP, a Florida general partnership, who is personally known to me or who has produced FL DRIVER LICENSE as identification and who did not take an oath.

My Commission Expires:



[Signature]
NOTARY PUBLIC
State of Florida
MARY C. MILLER
(Typed, printed or stamped name of notary public)

Exhibit "A"
(Legal Description)

PARCEL I:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00° 03' 29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4, Section 5, a distance of 30 feet to a point; thence South 89° 52' 29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence South 00° 03' 29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 177.73 feet; thence south 82° 56' 52" East, 78.4 feet; thence South 00° 03' 29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of section 5, a distance of 87.47 feet for the Point of Beginning; thence continue South 00° 03' 29" West a distance of 468.63 feet to the Northeast corner of Lot 5, Block "E", subdivision of "Pine Ridge", as per plat thereof recorded in Plat Book 9, Page 6, Sarasota County Records thence North 88° 22' 31" West along Northerly boundary of Blocks "D and "C" of said subdivision, a distance of 1145.19 feet to the Northwest corner of said Block "C"; thence North 00° 13' 25" East and parallel to the center line of School Avenue (School Lane), a distance of 66.6 feet to a point; thence North 02° 40' 05" West, a distance of 198.25 feet to a point 25 feet East of center line of School Avenue; thence North 89° 52' 29" East and parallel to the Northerly boundary of said Section 5, a distance of 441.7 feet to a point; thence North 00° 13' 25" East and parallel to said School Avenue, a distance of 199.70 feet to a point; thence North 89° 52' 29" East and parallel to Northerly boundary of said Section 5, a distance of 380.00 feet; thence south 00° 07' 31" East, 30.00 feet; thence North 89° 52' 29" East and parallel to the Northerly boundary of said Section 5, a distance of 331.93 feet to the Point of Beginning.

Also Lots 1 and 2, Block "C", Pine Ridge Subdivision, as per plat thereof recorded in Plat Book 9, Page 6 of the Public Records of Sarasota County, Florida; being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

PARCEL II:

The Non-Exclusive Easement as defined in Grant of Easement No. 1, Recorded September 14, 1984 in O.R. Book 1714, Page 1097 and amended on December 19, 1985 in O.R. Book 1824, Page 870 and further amended and relocated on February 12, 1986 in O.R. Book 1835, Page 1953 and described as:

A 50 foot easement for ingress and egress over the East 50.00 feet of the west 70.00 feet of the following described parcel:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 37 South, Range 18 East; thence South 00° 03' 29" West, along the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 30 feet to a point; thence South 89° 52' 29" West and parallel to the Northerly boundary of said Section 5, a distance of 227.75 feet; thence south 00° 03' 29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 15.00 feet for the Point of Beginning; thence continue South 00° 03' 29" West, 162.73 feet; thence South 82° 56' 52" East 78.4 feet; thence South 00° 03' 29" West and parallel to the Easterly boundary of said Northeast 1/4 of the Northwest 1/4 of Section 5, a distance of 87.47 feet; thence south 89° 52' 29" West and parallel to the Northerly boundary of said Section 5, a distance of 331.93 feet; thence North 00° 07' 31" West, 30.00 feet; thence South 89° 52' 29" West and parallel to the Northerly boundary of said Section 5, a distance of 380.00 feet; thence North 00° 13' 25" East and parallel to School Avenue, a distance of 230.00 feet; thence North 89° 52' 29" East and parallel to the Northerly boundary of said Section 5, a distance of 633.54 feet to the Point of Beginning. Being and lying in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

LESS right of way for Bee Ridge Road taken by Sarasota County by Final Judgment, recorded December 12, 1985, in O.R. Book 1822, Page 469, Public Records of Sarasota County, Florida

PARCEL III:

The Non-Exclusive Easements as defined in Sign Easement, recorded August 29, 1988 in O.R. Book 2057, Page 2537, Public Records of Sarasota County, Florida.

OFFICIAL RECORDS INSTRUMENT # 1999076192 4 PGS
Exhibit "B"

1. The lien of the taxes for the year 1999 and all subsequent years, which are not yet due and payable.
2. Subject to any and all matters as recited on the Plat of Pine Ridge recorded in Plat Book 9, Page(s) 6, Sarasota County Records. (Affects Parcel I)
3. Subject to any and all matters as recited on the Plat of The Colonnade Subdivision recorded in Plat Book 30, Page (s) 49 and 49A, Sarasota County Records. (Affects Parcel I)
4. Grant of Easement No. 1 granted to Pine Ridge Partnership, a Florida General partnership, from Richard B. Bennett and Richard T. Layton, as Trustees under an unrecorded Trust Agreement dated September 4, 1984, dated September 13, 1984, recorded September 14, 1984 in O.R. Book 1714, Page 1097; as affected by: Amendment to Grant of Easement Number One, dated November 5, 1985, recorded December 19, 1985 in O.R. Book 1824, Page 870; and relocated in Second Amendment to Grant of Easement Number One, dated February 11, 1986, recorded February 12, 1986 in O.R. Book 1835, Page 1953, Sarasota County Records. (Affects Parcel I)
5. Covenants, conditions and restrictions as contained in Real Property Restriction Agreement, by Richard B. Bennett and Richard T. Layton, as Trustees under an unrecorded Trust Agreement dated September 4, 1984 and Pine Ridge Partnership, a Florida general partnership, dated September 13, 1984, recorded September 14, 1984 in O.R. Book 1714 Page 1129, Sarasota County Records. (Affects Parcel I)
6. Terms and conditions of the Agreement Between Adjoining Landowners between Pine Ridge partnership, a Florida general partnership and Richard B. Bennett, as Trustee under an unrecorded trust agreement dated September 4, 1984, dated February 11, 1986, recorded February 12, 1986 in O.R. Book 1835, Page 1956, Sarasota County Records. (Affects Parcel I)
7. Declaration of Easement by Gary H. Moyer and Robert W. Browning, Jr., dated May 15, 1986, recorded May 20, 1986 in O.R. Book 1856, Page 2305, Sarasota County Records. (Affects Parcels II and III as shown on survey)
8. Notice of Mobile Homeowners Association Right to Purchase by Pine Ridge Homeowners Corporation, dated February 5, 1987, recorded March 11, 1987 in O.R. Book 1928, Page 2015, Sarasota County Records. (As to Parcel I)
9. Terms and conditions of the Agreement Among Adjoining Landowners Permitting Encroachment of Wall between Gary H. Moyer, Robert W. Browning, Jr. and Pine Ridge Partnership, a Florida general partnership, dated August 1, 1988, recorded August 29, 1988 in O.R. Book 2057, Page 2533, Sarasota County Records. (Affects Parcel I)
10. Sign Easement granted to Pine Ridge Partnership, from Gary H. Moyer and Robert W. Browning, Jr., dated August 1, 1988, recorded August 29, 1988 in O.R. Book 2057, Page 2537, Sarasota County Records. (As to Parcel III)
11. Permanent Drainage Easement granted to Sarasota County, a Florida political subdivision, from Pine Ridge Partnership, a Florida general partnership, dated March 8, 1996, recorded April 18, 1996 in O.R. Book 2842, Page 1752, Sarasota County Records. (Affects Parcel I)
12. UTILITY EASEMENT recorded in O.R. Book 1824, Page 1865, Sarasota County Records. (Affects Parcels II and III)