

This Instrument prepared by

James D. Barnett, Esq.
Hughes Hubbard & Reed LLP
201 S Biscayne Blvd
Suite 2500
Miami, Florida 33131

Rec. 19.50
0/s 12, 110.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001143218 4 PGS
2001 OCT 04 05:30 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#091811
Doc Stamp-Deed: 12,110.00

Record and Return to

Phillip A. Wolff, Esq.
Levin, Tammenbaum, Wolff, Band, Gates & Pugh
Century Bank Building
1680 Fruitville Road
Suite 102
Sarasota, Florida 34236

(6501)

Property Appraiser's No 0408-04-0129



SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made this 1st day of October, 2001, between JACKSONVILLE TOWER ASSOCIATES, LLC, a Delaware limited liability company (the "Grantor"), having an address of 2601 South Bayshore Drive, Suite 700, Miami, Florida 33133, and West Venice Avenue, LLC, a Florida limited liability company (the "Grantee"), having an address of 1717 Second Street, Suite D, Sarasota, Florida 34236, Attention Ronald Shenkin

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10 00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto, its successors and assigns forever, that certain real property lying and being in the County of Sarasota, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

SUBJECT TO taxes for the year 2001, not yet due and payable, and any taxes and assessments levied or assessed subsequent to the effective date hereof, all conditions, restrictions, limitations, and easements of record, and all zoning and other governmental regulations, without reimposing same

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

GRANTOR

JACKSONVILLE TOWER ASSOCIATES, LLC,
a Delaware limited liability company

WITNESSES

Kathy Kelley

Print name Kathy Kelley

K.L. Lankford

Print name K.L. Lankford

Alex Zylberglait

Print name ALEX ZYLBERGLAIT

James Barnett

Print name James Barnett

By: McJax Manager, Inc , as Co-Manager

By *Milton K. Harsh*

Name Milton K. Harsh

Title Vice President

By: TPC Nations, Ltd , as Co-Manager

By TPC Nations, Inc, general partner
By *Andrew R. Weiss*

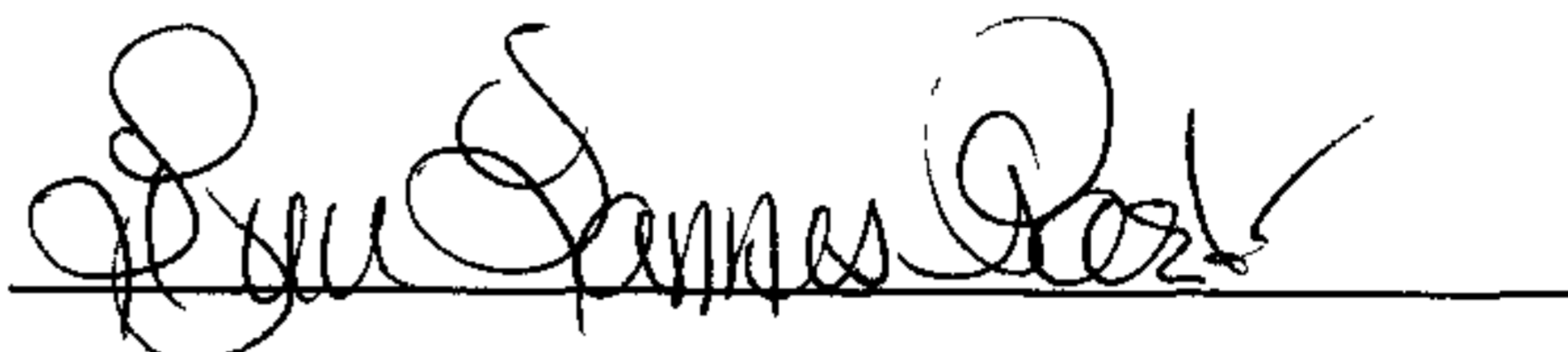
Name Andrew R. Weiss

Title Vice President

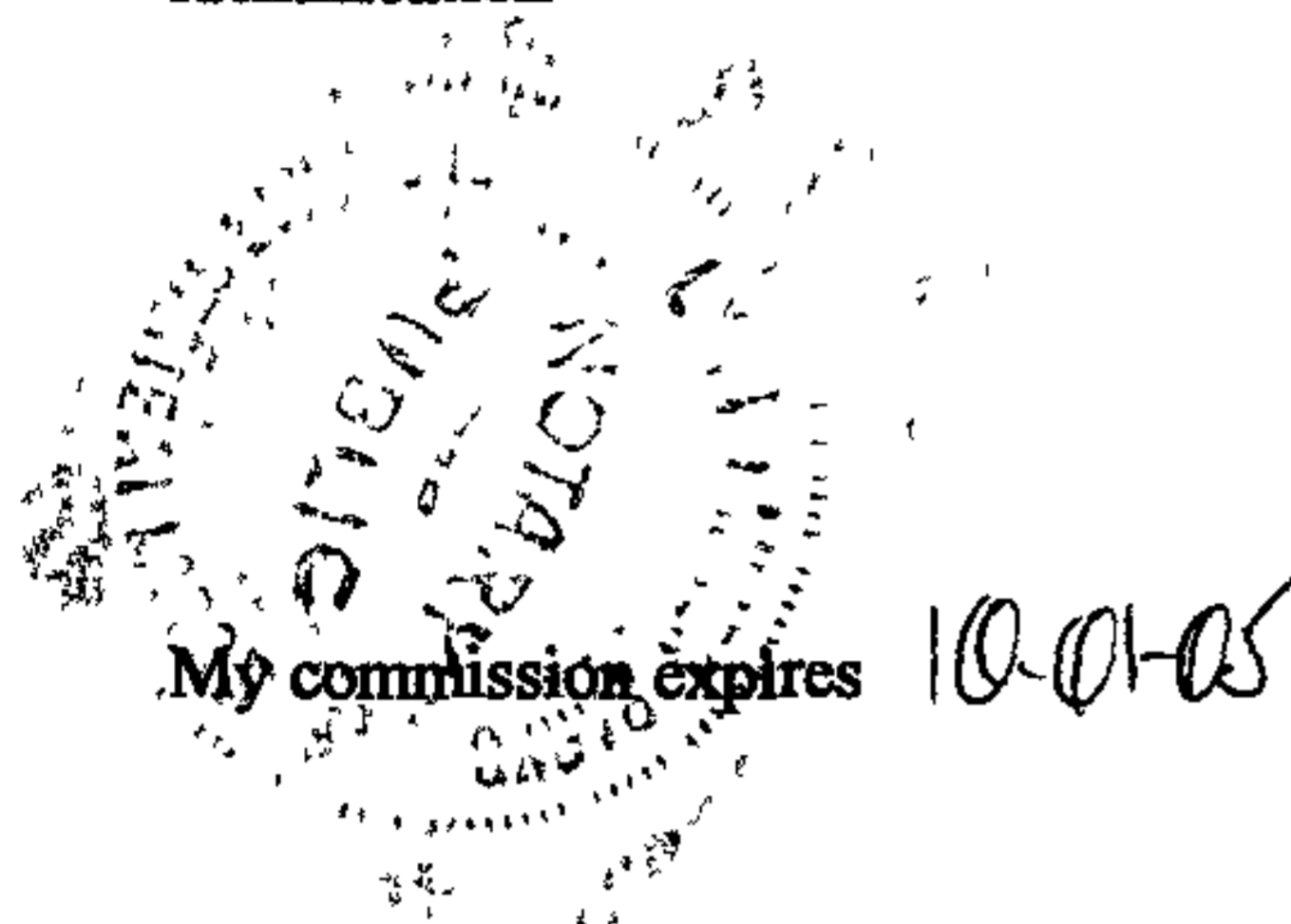
[acknowledgments on next page]

STATE OF ALABAMA)
) SS:
COUNTY OF Jackson)

The foregoing instrument was acknowledged before me this 1st day of October, 2001, by Milton K Harsh, as Vice President of McJax Manager, Inc , an Alabama corporation, on behalf of such corporation, which corporation is Co-Manager of Jacksonville Tower Associates, LLC, a Delaware limited liability company, on behalf of such limited liability company He is personally known to me or produced a valid driver's license as identification



Notary Public, State of Alabama



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1st day of October 2001, by Andrew R Weiss, as Vice President of TPC Nations, Inc , a Florida corporation, on behalf of such corporation, which corporation is general partner of TPC Nations, Ltd , a Florida limited partnership, on behalf of such limited partnership, which limited partnership is Co-Manager of Jacksonville Tower Associates, LLC, a Delaware limited liability company, on behalf of such limited liability company He is personally known to me or produced a valid driver's license as identification.



Notary Public, State of Florida

My commission expires

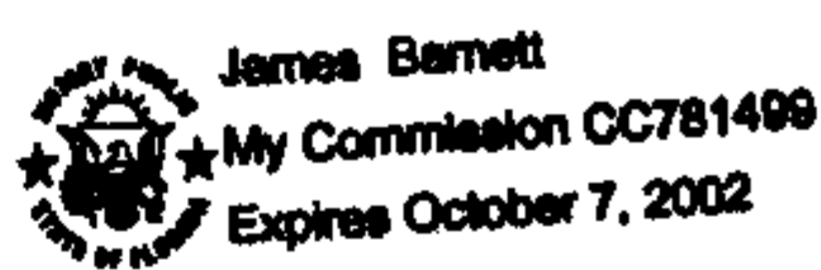


Exhibit "A"

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, BLOCK 43, GULF VIEW SECTION OF VENICE, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTH ONE-HALF (1/2) OF THE VACATED ALLEY ABUTTING LOTS 1 THROUGH 7, INCLUSIVE, ON THE SOUTH, AND THE SOUTH ONE-HALF (1/2) OF THE VACATED ALLEY ABUTTING LOTS 21 THROUGH 37, INCLUSIVE, ON THE NORTH

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF NORTH NASSAU STREET, A DISTANCE OF 250 00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37, THENCE N 89°58'49"W ALONG THE NORTH RIGHT OF WAY LINE OF WEST VENICE AVENUE, A DISTANCE OF 425 00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 125 00 FEET TO A POINT ON THE CENTERLINE OF THAT CERTAIN CLOSED ALLEY, VACATED BY RESOLUTION NO 221-70, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 251 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S 89°58'49"E. ALONG SAID CENTERLINE, A DISTANCE OF 45 00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 125 00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, THENCE S 89°58'49"E ALONG THE SOUTH RIGHT OF WAY LINE OF WEST TAMPA AVENUE, A DISTANCE OF 380 00 FEET TO THE POINT OF BEGINNING

END OF LEGAL DESCRIPTION