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2008 NOV 20 11:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

HJAMES Receipt#1109202

Doc Stamp-Deed:

0.70

Closetline

This Instrument Prepared by and

After Recording, Return to:

Lisa J. Lenderman, Esq.

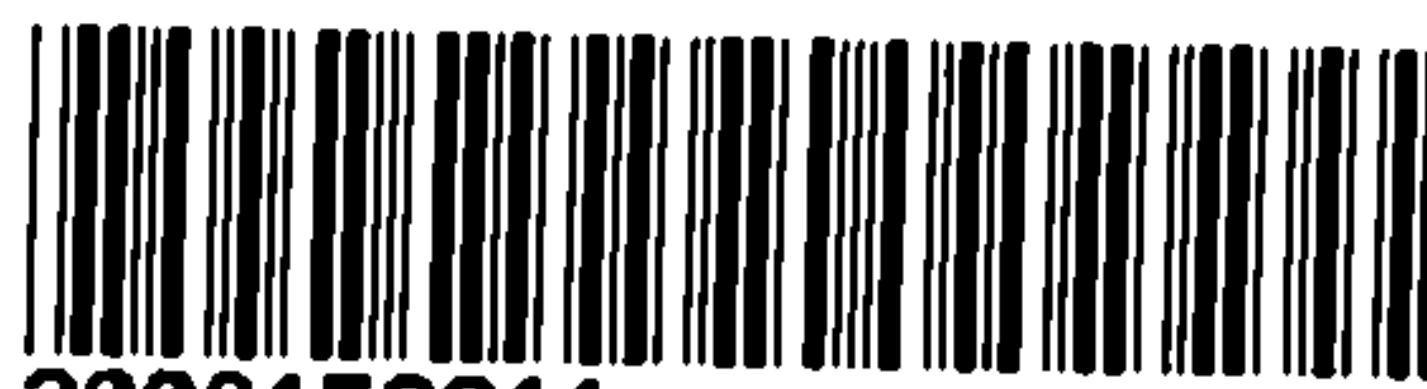
c/o CapitalSource

4445 Willard Avenue, 12th Floor

Chevy Chase, MD 20815

*- 1300 Piccard Dr. #6105
Rockville, MD 20850*

Property Appraisal Parcel Identification No.: 2035-05-0052



2008152211

The transfer of Property evidenced by this Warranty Deed is a contribution by Grantor to the capital of Grantee. Grantor owns 100% of Grantee, is the sole member of Grantee, and has received no consideration for the contribution except for the nominal consideration expressly set forth herein. Accordingly, the transfer of the Property is exempt from Florida documentary stamp tax, except minimal tax.

WARRANTY DEED

THIS WARRANTY DEED, made this 13th day of November, 2008, by and between WKTM-FLORIDA, LLC, a Delaware limited liability company ("Grantor"), and CHR SARASOTA LLC, a Delaware limited liability company ("Grantee"), whose address is 4445 Willard Avenue, 12th Floor, Chevy Chase, MD 20815;

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, the land lying in Sarasota County, Florida, legally described in Exhibit A attached hereto and incorporated herein by reference for all purposes, together with all the tenements, rights, privileges, interests, easements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, including any improvements now or hereafter located thereon (collectively, the "Property"), to have and to hold the same in fee simple forever.

Grantor conveys title to the Property to Grantee subject to taxes and assessments for 2008 and subsequent years; zoning and land use ordinances and regulations affecting the Property: and any and all matters set forth in Exhibit B attached hereto and incorporated herein. Grantor, subject to such matters, does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of the date stated above.

EXECUTED IN THE PRESENCE OF:

Suzanne Kirchner
(Signature)

Suzanne Kirchner
(Printed Name)

[Signature]
(Signature)

Lisa Lenderman
(Printed Name)

WKTM-FLORIDA, LLC,
a Delaware limited liability company

By: *[Signature]*

Name: Keith D. Reuben
Title: Senior Vice President

Post Office Address:
4445 Willard Avenue, 12th Floor
Chevy Chase, MD 20815

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STATE OF MARYLAND
COUNTY OF FREDERICK

The foregoing instrument was acknowledged before me this 12 day of November, 2008, by Keith D. Reuben as Senior Vice President of WKTM-Florida, LLC, a Delaware limited liability company, who is personally known to me or has produced a Maryland state driver's license as identification.

My Commission Expires: **1/7/12**

(AFFIX NOTARY SEAL)

Mary B. Leino
Notary Public (Signature)
Mary B. Leino

(Printed Name)

Mary B. Leino
NOTARY PUBLIC
Frederick County, Maryland
My Commission Expires 1/7/2012

EXHIBIT A

LEGAL DESCRIPTION

Lots 8, 9, 10, 11, 12, 15, 16, 17, 18 and 19, Block "D", LIDDELL ESTATES, according to the plat thereof, as recorded in Plat Book 1, Page 46, of the Public Records of Sarasota County, Florida.

EXHIBIT B

TITLE MATTERS

1. Easement in favor of Florida Power & Light Company, as set forth in Official Records Book 1151, Page 726.
2. City of Sarasota Resolution recorded in Official Records Book 1576, Page 1232.
3. Matters as shown on the survey by International Land Services, Inc., dated June 9, 2003, last revised July 15, 2003, Job #03-06-022:009, as follows:
 - a) Parking spaces encroach over the West property line, evidencing possible parking rights of others;
 - b) Access rights of others, if any, as evidenced by asphalt drives leading onto the West adjoining property;
 - c) 6 foot wire fence encroaches over the South boundary line;
 - d) Concrete curb running into subject property in the Northeast corner;
 - e) Concrete walk lying on the West boundary line.