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KAREN E. RUSHING
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SARASOTA COUNTY,FLORIDA
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2011067150

RECORDING REQUESTED BY
AND WHEN RECORDED, RETURN TO:

Stephen F. Katz, Esq.
Greenberg Traurig, P.A.
401 East Las Olas Boulevard
Suite 2000
Fort Lauderdale, Florida 33301

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 2 day of June, 2011, between JACARANDA COMMONS, LLC, a Florida limited liability company, whose address is 3629 Madaca Lane, Tampa, FL 33618, hereinafter referred to as "**Grantor**", and SF JACARANDA COMMONS LP, a Florida limited partnership, whose address is 2851 John Street, Ste. 1, Markham, Ontario, Canada L3R 5R7, hereinafter referred to as the "**Grantee**".

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all right, title and interest which Grantor has in and to that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described in the Exhibit A annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the right, title and interest of Grantor, if any, in and to the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

SUBJECT TO all matters listed in Exhibit B annexed hereto and by this reference made a part hereof, without intending to reimpose same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF THESE
WITNESSES:

JACARANDA COMMONS, LLC,
a Florida limited liability company

By: JACARANDA COMMONS HOLDINGS, LLC,
a Florida limited liability company,
its Manager

Scott G Rusel

Print Name: SCOTT G RUSSEL

By: _____
Richard L. Trzcinski, Manager

Carol Smiddy

Print Name: Carol Smiddy

STATE OF Florida)
)ss.:
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 31st day of May, 2011, by Richard L. Trzcinski, as Manager of JACARANDA COMMONS HOLDINGS, LLC, a Florida limited liability company, as Manager of JACARANDA COMMONS, LLC, a Florida limited liability company on behalf of the entity. He personally appeared before me, is personally known to me or produced _____ as identification.

Notary: Carol Smiddy
Print Name: Carol Smiddy
Notary Public, State of Florida
My Commission Expires: 8/13/2015

[NOTARIAL SEAL]

CAROL SMIDDY
Notary Public - State of Florida
My Comm. Expires Aug 13, 201
Commission # EE 90580
Bonded Through National Notary Ass

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1

Commence at the Northeast corner of the Southeast 1/4 of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence South 00° 44' 14" West along the East line of said Southeast 1/4 of Section 10, a distance of 460.35 feet to a point on a line lying 50.00 feet Northerly of and parallel with the centerline of Venice Avenue; thence North 89° 23' 28" West, along said line lying 50.00 feet Northerly of and parallel with the centerline of Venice Avenue, a distance of 25.51 feet to the Southeast corner of lands described in Official Records Book 1835, Page 1475, Public Records of Sarasota County, Florida; thence North 00° 34' 00" East along the Easterly line of said lands described in Official Records Book 1835, Page 1475, a distance of 30.01 feet to the Point of Beginning, same being the Northeast corner of lands described in Official Records Book 1835, Page 1475; thence South 89° 27' 57" West along the Northerly line of said lands described in Official Records Book 1835, Page 1475, a distance of 974.05 feet to a point on the Easterly boundary of lands described in Official Records Book 1488, Page 0028, Public Records of Sarasota County, Florida; thence North 03° 55' 19" East along said Easterly boundary, a distance of 292.77 feet to the Southwest corner of lands described in Official Records Book 1864, Page 2748, Public Records of Sarasota County, Florida; thence South 89° 21' 30" East along the Southerly line of said lands described in Official Records Book 1864, Page 2748, a distance of 667.76 feet to the centerline of a "Canal"; thence South 61° 59' 59" East along said centerline of a "Canal", same being along the boundary of said lands described in Official Records Book 1488, Page 28, a distance of 325.59 feet to a point on the Westerly right of way line of Jacaranda Boulevard (Official Records Book 1133, Page 588, Public Records of Sarasota County, Florida); thence South 00° 34' 00" West, along said Westerly right of way line, a distance of 122.67 feet to the Point of Beginning.

LESS THAT PART conveyed to Sarasota County by that certain Warranty Deed recorded November 25, 2008 in Official Records Instrument #2008153975, Public Records of Sarasota County, Florida.

PARCEL 2

(5 ACRE PARCEL)

Commence at the Southeast corner of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence North 89° 46' 10" West, along the South line of said Section 10, to the Westerly Right of Way of Jacaranda Boulevard as recorded in Road Plat Book 3, Page 27, Public Records of Sarasota County, Florida a distance of 840.76 feet; thence North 43° 05' 09" East, along the said Westerly Right of Way of Jacaranda Boulevard a distance of 722.24 feet to a point on a curve to the left which the radius lies North 46° 54' 51" West, said curve having a radius of 1357.39 feet, a central angle of 42° 20' 55", a chord bearing of North 21° 54' 42" East and a chord length of 980.60 feet; thence continuing

along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 1003.28 feet, thence continuing along said Westerly Right of Way of Jacaranda Boulevard North 00° 44' 14" East to the South Right of Way line of East Venice Avenue per Order of Taking in Official Records Book 1835, Page 1475, Public Records of Sarasota County, Florida; a distance of 629.73 feet, the following (3) calls are along the said South Right of Way line of East Venice Avenue, thence North 89° 22' 40" West a distance of 234.70 feet; thence North 00° 37' 20" East, a distance of 4.00 feet; thence North 89° 22' 40" West, a distance of 410.11 feet for a Point of Beginning; thence South 00° 45' 30" West a distance of 449.07 feet; thence North 89° 22' 41" West to the East line of lands described in Official Records Book 1833, Page 1331, Public Records of Sarasota County, Florida, a distance of 484.41 feet; thence North 00° 36' 23" East along said East line to the said South Right of Way line of East Venice Avenue a distance of 449.07 feet; thence South 89° 22' 40" East along said South Right of Way a distance of 485.60 feet to the Point of Beginning.

AND

(15 ACRE PARCEL)

Commence at the Southeast corner of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence North 89° 46' 10" West, along the South line of said Section 10, to the Westerly Right of Way of Jacaranda Boulevard as recorded in Road Plat Book 3, Page 27, Public Records of Sarasota County, Florida, a distance of 840.76 feet, thence North 43° 05' 09" East, along the said Westerly Right of Way of Jacaranda Boulevard a distance of 722.24 feet to a point on a curve to the left which the radius lies North 46° 54' 51" West, said curve having a radius of 1357.39 feet, a central angle of 25° 29' 45", a chord bearing of North 30° 20' 16" East and a chord length of 599.05 feet; thence continuing along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 604.02 feet for a Point of Beginning; thence North 89° 15' 05" West, a distance of 586.90 feet; thence North 00° 45' 30" East to the South Right of Way line of East Venice Avenue per Order of Taking in Official Records Book 1835, Page 1475, Public Records of Sarasota County, Florida; a distance of 1025.84 feet; the following (3) calls are along the said Southerly Right of Way line of East Venice Avenue, thence South 89° 22' 40" East, a distance of 410.11 feet; thence South 00° 37' 20" West, a distance of 4.00 feet; thence South 89° 22' 40" East to the said Westerly Right of Way of Jacaranda Boulevard a distance of 234.70 feet; thence South 00° 44' 14" West along said Westerly Right of Way of Jacaranda Boulevard a distance of 629.73 feet to a point on a curve to the right, which the radius lies North 89° 15' 46" West, said curve having a radius of 1357.39 feet, a central angle of 16° 51' 10", a chord bearing of South 09° 09' 49" West and a chord length of 397.82 feet; thence continuing along said Westerly Right of Way of Jacaranda Boulevard along the arc of said curve, an arc length of 399.26 feet to the Point of Beginning.

LESS THAT PART OF PARCEL 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of those lands described in Official Records Instrument No. 2004002681, of the Public Records of Sarasota County, Florida, lying and being in Section 10, Township 39 South, Range 19 East, being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 39 South, Range 19 East, Sarasota County, Florida; thence N. 89 degrees 46 minutes 10 seconds W., along the South line of said Section 10, a distance of 840.76 feet, to the Westerly right of way line of Jacaranda Boulevard (a 150' wide Public R/W) as recorded in Road Plat Book 3, Page 27, Public Records of Sarasota County, Florida; thence N. 43 degrees 05 minutes 09 seconds E., along said Westerly right of way line of Jacaranda Boulevard, a distance of 722.24 feet, to a point of curvature of a curve to the left, which the radius point lies N. 46 degrees 54 minutes 51 seconds W., said curve having a radius of 1357.39 feet, a central angle of 42 degrees 21 minutes 10 seconds, a chord bearing of N. 21 degrees 54 minutes 34 seconds E., and a chord distance of 980.69 feet; thence Northerly along the arc of said curve, a distance of 1003.38 feet, to the point of tangency; thence N. 00 degrees 44 minutes 14 seconds E., 161.74 feet, for a Point of Beginning; thence leaving said right of way line, N. 89 degrees 14 minutes 30 seconds W., 191.03 feet; thence N. 00 degrees 45 minutes 30 seconds E., 244.51 feet; thence S. 89 degrees 18 minutes 17 seconds E., 190.94 feet, to the Westerly right of way line of said Jacaranda Boulevard; thence along said right of way line, S. 00 degrees 44 minutes 14 seconds W., 244.72 feet to the Point of Beginning.

AND LESS THAT PART OF PARCEL 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot 7, Jacaranda Commons: A portion of those lands described in Official Records Instrument No. 2004002681, of the Public Records of Sarasota County, Florida, lying and being in Section 10, Township 39 South, Range 19 East, being more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of Venice Avenue East, as recorded in Official Records Book 1835, Page 1475 and Road Plat Book 3, Page 3-3F, of said Public Records, and the Westerly right-of-way line of Jacaranda Boulevard (150' wide Public right-of-way) as recorded in Official Records Book 1541, Page 1956 and Road Plat Book 3, Page 27, of said Public Records; thence on said Southerly right-of-way line of Venice Avenue East for the following three (3) calls: N. 89°22'40" W., 234.70 feet; thence N. 00°37'20" E., 4.00 feet; thence N. 89°22'40" W., 255.61 feet, for a Point of Beginning; thence leaving said right-of-way line, S. 00°45'30" W., 244.11 feet; thence N. 89°14'30" W., 135.57 feet; thence N. 00°45'30" E., 243.79 feet, returning to said Southerly right-of-way line of Venice Avenue East; thence S. 89°22'40" E., on said Southerly right-of-way line, a distance of 135.57 feet, to the Point of Beginning.

AND LESS THAT PART conveyed to Sarasota County by that certain Warranty Deed recorded November 25, 2008 in Official Records Instrument #2008153975, Public Records of Sarasota County, Florida.

TOGETHER WITH INGRESS AND EGRESS EASEMENT set forth in that certain Road and Access Easement given by Sunrise Village Investments, L.L.C., to Jacaranda Commons, LLC, dated December 30, 2003 and recorded in Official Records Instrument No. 2004002682, in the Public Records of Sarasota County, Florida, more particularly described as follows:

A Parcel of land lying in SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota

County Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of SECTION 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, Sarasota County, Florida; thence N.89°45'49"W. along the south line of said Section 10 to the westerly right-of-way of Jacaranda Boulevard as recorded in Road Plat Book 3, Page 27, of the Public Records of Sarasota County, Florida, a distance of 840.73 feet; thence N.43°05'08"E. along said westerly right-of-way of Jacaranda Boulevard a distance of 721.96 feet to a point of curvature, concave westerly, having a radius of 1,357.39 feet and a central angle of 18°30'39"; thence northerly along the arc of said curve a distance of 438.54 feet, said curve being subtended by a chord which bears N. 33°49'44"E. a distance of 436.63 feet to the POINT OF BEGINNING; thence N.66°11'38"W. a distance of 137.42 feet to a point of curvature, concave south, having a radius of 285.69 feet, and a central angle of 23°49'08"; thence westerly along the arc of said curve a distance of 118.77 feet, said curve being subtended by a chord which bears N.78°06'13"W. a distance of 117.91 feet; thence N.00°00'00"W. a distance of 19.42 feet; thence N.00°00'00"E. a distance of 78.93 feet; thence S.89°12'52"E. a distance of 72.73 feet to a point of curvature of a non-tangential curve, concave northeast, of which the radius point lies N.34°34'04"E. a radial distance of 23.00 feet; thence southeasterly along the arc of said curve, through a central angle of 04°15'06" a distance of 1.71 feet, said curve being subtended by a chord which bears S.67°33'28"E. a distance of 1.71 feet to a point of curvature of a non-tangential curve, concave south, of which the radius point lies S.05°02'23"W. a radial distance of 325.00 feet; thence easterly along the arc of said curve, through a central angle of 18°45'12" a distance of 106.38 feet, said curve being subtended by a chord which bears S.75°35'00"E. a distance of 105.90 feet; thence S.66°12'24"E. to said westerly right-of-way of Jacaranda Boulevard a distance of 127.76 feet to a point of curvature of a non-tangential curve, concave northwest, of which the radius point lies N.69°02'16"W. a radial distance of 1,357.39 feet; Thence southwesterly along the arc of said curve through a central angle of 03°36'41" a distance of 85.56 feet, said curve being subtended by a chord which bears S.22°46'04"W. a distance of 85.54 feet to the point of beginning.

TOGETHER WITH TEMPORARY LIFT STATION EASEMENT as set forth in that certain Temporary Lift Station Easement from Sunrise Village Investments, L.L.C., a Florida limited liability company to Jacaranda Commons, LLC, a Florida limited liability company recorded January 6, 2004 in Official Records Instrument No. 2004002683 of the Public Records of Sarasota County Florida.

PARCEL 3

A portion of those lands described in Official Records Instrument #2002040115, as recorded in Public Records of Sarasota County, Florida, all lying and being in Section 10, Township 39 South, Range 19 East, more particularly described as follows:

Commence at the intersection of the Westerly right-of-way line of Jacaranda Boulevard (150-foot public R/W) and the Southerly right-of-way line of Venice Avenue (width varies), also the Northeast corner of those lands described in Official Records Instrument #2004002681; thence along said Southerly right-of-way line for the next 3 calls: North 89 degrees 22 minutes 35 seconds West, 234.27 feet; thence North 00 degrees 07 minutes 44 seconds East, 4.00 feet; thence North 89 degrees 21 minutes 23 seconds West, 896.07 feet for a Point of Beginning; thence South 00 degrees 38 minutes 37 seconds West, 369.50 feet; thence North 89 degrees 25 minutes 23 seconds West, 194.97 feet; thence North 00 degrees 32 minutes 08 seconds East, 369.73 feet; thence South 89 degrees 21 minutes 23 seconds East, 195.67 feet to the Point of Beginning.

TOGETHER WITH those easements which benefit the insured property as created by and set forth in that certain Declaration of Covenants, Restrictions and Easements recorded May 19, 2009 in Official Records Instrument No. 2009059573, Public Records of Sarasota county, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2011 and subsequent years, which are not yet due and payable.

2. Easements granted to Florida Power and Light Company as set forth in Official Records Book 1835, Page 305, as subordinated by Subordination of Utility Interests recorded April 30, 2010 in Official Records Instrument No. 201005333. (as to Parcel 2)

3. Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code as set forth in Official Records Book 2367, Page 2304 and Official Records Book 2367, Page 2307. (as to Parcel 2)

4. Covenants, conditions and restrictions set forth in Notice of Stipulations and Limitations Encumbering Real Property Pursuant to the Sarasota County Zoning Code recorded December 1, 2003 in Official Records Instrument No. 2003239104. (as to Parcel 2)

5. Covenants, conditions, restrictions and easements set forth in Sunrise Village Declaration of Covenants recorded December 15, 2003 in Official Records Instrument No. 2003248966, as amended by Modification of Sunrise Village Declaration of Covenants recorded January 6, 2004 in Official Records Instrument No. 2004002680; Second Modification recorded in Official Records Instrument No. 2007058376; First Amendment to Second Modification recorded in Official Records Instrument No. 2007128517 and Third Modification of Sunrise Village Declaration of Covenants recorded in Official Records Instrument No. 2010070951. (as to Parcel 2)

6. Covenants conditions and easements set forth in Road and Access Easement given by Sunrise Village Investments, L.L.C., to Jacaranda Commons, LLC, dated December 30, 2003 and recorded in Official Records Instrument No.2004002682. (as to Parcel 2)

7. Terms and conditions of that certain Temporary Lift Station Easement given by Sunrise Village Investments, L.L.C., to Jacaranda Commons, LLC, dated December 30, 2003 and recorded in Official Records Instrument No. 2004002683. (as to Parcel 2)

8. Easement in favor of Florida Power & Light Company recorded in Official Records Book 1854, Page 2549. (as to Parcel 1)

9. Taking of 15 foot wide Easement Parcel No. 52.02-B by Sarasota County as described in Order of Taking recorded June 20, 1986 in Official Records Book 1864, Page 2748. (as to Parcel 1)

10. Right-of-Way Agreement recorded in Official Records Book 966, Page 181, and Memorandum of Right-of-Way Consent Agreement recorded February 12, 2007, in Official Records Instrument No. 2007022946. (as to Parcel 3)

11. Covenants, terms, conditions and restrictions set forth in unrecorded Lease dated August 10, 2007, between Jacaranda Commons, LLC, and Publix Super Markets, Inc. as evidenced by Memorandum of Lease recorded in Official Records Instrument No.

2007132236; as affected by Subordination, Non-Disturbance and Attornment Agreement recorded March 3, 2008, in Official Records Instrument No. 2008029398.

12. Covenants, terms, conditions and restriction set forth in Lease dated September 13, 2007, between Jacaranda Commons LLC and Holiday CVS, LLC, as evidenced by Short Form Memorandum Notice of Lease recorded in Official Records Instrument No. 2007176481; Subordination, Non-Disturbance and Attornment Agreement recorded March 3, 2008, in Official Records Instrument No. 2008029399.

13. Permanent Utility Easement recorded in Official Records Instrument No. 2007125424.

14. Development Agreement for Jacaranda Boulevard and Venice Avenue Intersection, Sarasota County, Florida, recorded February 15, 2008 in Official Records Instrument No. 2008022063.

15. Permanent Stormwater Flowage, Management, and Floodplain Compensation Easement Agreement recorded March 13, 2008 in Official Records Instrument No. 2008034928 (as to Parcel 1).

16. Communication Easement Agreement in favor of Verizon Florida LLC, a Florida limited liability company recorded August 27, 2008 in Official Records Instrument No. 2008116624 (as to Parcel 2).

17. Easement in favor of Florida Power & Light Company recorded September 30, 2008 in Official Records Instrument No. 2008131270 and corrected by Corrective Easement recorded in Official Records Instrument No. 2009006016 (as to Parcel 2).

18. Non-Exclusive Ingress/Egress Easement in favor of Sarasota County recorded February 4, 2009 in Official Records Instrument No. 2009013998 (as to Parcel 2).

19. Permanent Utility Easement in favor of Sarasota County recorded February 10, 2009 in Official Records Instrument No. 2009016081 (as to Parcel 2).

20. Impact Fee Credit Agreement between Sarasota County and Jacaranda Commons, LLC, a Florida limited liability company recorded June 16, 2009 in Official Records Instrument No. 2009072739 (as to Parcel 2).

21. Title to that portion of the subject property lying below the mean/ordinary high water mark of Blackburn Canal and/or riparian rights. (as to Parcel 1)

22. Rights of others to use the waters of any water body extending from the subject property onto other lands. (as to Parcel 1)

23. Drainage & Slope Easement in favor of Sarasota County recorded November 25, 2008 in Official Records Instrument No. 2008153976 (as to Parcel 2).

24. Conversation Easement in favor of Sarasota County recorded April 28, 2009 in Official Records Instrument No. 2009050595 (as to Parcel 1).

25. Permanent Drainage Easement in favor of Sarasota County recorded April 28, 2009 in Official Records Instrument No. 2009050597 (as to Parcel 1).

26. Declaration of covenants, Restrictions and Easement for Jacaranda Commons recorded May 19, 2009 in Official Records Instrument No. 2009059573 (as to Parcels 1, 2 and 3).

27. Grant of Non-Exclusive Utility Easement in favor of Peoples Gas System, a division of Tampa Electric Company recorded October 14, 2010 in Official Records Instrument No. 2010125796 (as to Parcel 1).

28. Tenants pursuant to written leases.

NOTE: All recording references in this Exhibit "B" shall refer to the public records of Sarasota County, Florida, unless otherwise noted.