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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2004477

PREPARED BY:

Michael J. Virgadamo, Esq.
Carlton Fields Jordan Burt, P.A.
4221 West Boy Scout Blvd., Suite 1000
Tampa, FL 33607
Our File No.: 43123.27625

Doc Stamp-Deed: \$161,000.00

AND AFTER RECORDING RETURN TO:

Greenberg Traurig, P.A.
450 South Orange Avenue, Suite 650
Orlando, Florida 32801
Attn: Orlando L. Evora, Esq.

305786996

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8 day of July 2016, by 240 S PINEAPPLE OFFICE-SARASOTA LLC, a Delaware limited liability company ("Grantor"), whose address is c/o iStar Inc., 1114 Avenue of the Americas, 39th Floor, New York, NY 10036, to BELLE AMIE ANTHEM REALTY, LLC, a Delaware limited liability company ("Grantee"), whose address is 6 East 43rd Street, 22nd Floor, New York, NY 10017.

THAT Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the tract or parcel of land in Sarasota County, Florida, described in Exhibit A, attached hereto and incorporated herein by this reference, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all matters of record (provided that all such matters, other than the Permitted Exceptions, shall not limit the covenants and warranties provided hereunder) and to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (the matters on Exhibit B being hereinafter referred to collectively as the "Permitted Exceptions"), provided, however, the reference to such matters shall not serve to reimpose the same.

Grantee acknowledges that Grantee has independently and personally inspected the Property. Except as set forth herein, the Sale Agreement or any closing documents delivered pursuant to the Sale Agreement (as defined below), the Property is hereby conveyed to and accepted by Grantee in its present condition, "AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED." Except as set forth herein, in the Sale Agreement or any closing documents delivered pursuant to the Sale Agreement, notwithstanding anything contained herein to the contrary, it is understood and agreed that Grantor and Grantor's agents or employees have never made and are not now making, and they

specifically disclaim, any warranties, representations or guaranties of any kind or character, express or implied, oral or written, with respect to the Property, including, but not limited to, warranties, representations or guaranties as to (a) matters of title (other than Grantor's warranty of title set forth herein), (b) environmental matters relating to the Property or any portion thereof, including, without limitation, the presence of Hazardous Materials (as defined in the purchase and sale agreement, the "**Sale Agreement**" between Grantor and Grantee dated June 21, 2016) in, on, under or in the vicinity of the Property, (c) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water, and geologic faults and the resulting damage of past and/or future faulting, (d) whether, and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, wetlands, flood prone area, flood plain, floodway or special flood hazard, (e) drainage, (f) soil conditions, including the existence of instability, past soil repairs, soil additions or conditions of soil fill, or susceptibility to landslides, or the sufficiency of any undershoring, (g) the presence of endangered species or any environmentally sensitive or protected areas, (h) zoning or building entitlements to which the Property or any portion thereof may be subject, (i) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric, (j) usages of adjoining property, (k) access to the Property or any portion thereof, (l) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (m) the condition or use of the Property or compliance of the Property with any or all Regulation federal, state or local ordinances, rules, regulations or laws, building, fire or zoning ordinances, codes or other similar laws, (n) the existence or non-existence of underground storage tanks, surface impoundments, or landfills, (o) any other matter affecting the stability and integrity of the Property, (p) the potential for further development of the Property, (q) the merchantability of the Property or fitness of the Property for any particular purpose, (r) the truth, accuracy or completeness of the Property Documents (as defined in the Sale Agreement), (s) tax consequences, or (t) any other matter or thing with respect to the Property. EXCEPT AS EXPRESSLY SET FORTH HEREIN OR IN THE SALE AGREEMENT OR ANY CLOSING DOCUMENTS DELIVERED PURSUANT TO THE SALE AGREEMENT, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION OF THE PROPERTY, OR THEIR SUITABILITY FOR ANY PARTICULAR PURPOSE OR OF MERCHANTABILITY. EXCEPT AS EXPRESSLY SET FORTH HEREIN OR IN THE SALE AGREEMENT OR ANY CLOSING DOCUMENTS DELIVERED PURSUANT TO THE SALE AGREEMENT, GRANTEE IS RELYING ON ITS INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR EXECUTING THIS SPECIAL WARRANTY DEED, AND SHALL SURVIVE CLOSING.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights and appurtenances thereunto in anywise belonging or in any way appertaining to the Property, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

SIGNED, SEALED AND DELIVERED IN "Grantor"
THE PRESENCE OF:

[Signature]

(Signature)

Bobby Parillo
(Printed Name)

240 S PINEAPPLE OFFICE-SARASOTA
LLC, a Delaware limited liability company

By: [Signature]

Name: Gregory F. Camia
Title: Senior Vice President

[Signature]

(Signature)

Grayson Jacobs
(Printed Name)

STATE OF Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me this 1st day of July, 2016, by Gregory F. Camia as Senior Vice President of 240 S PINEAPPLE OFFICE- SARASOTA LLC, a Delaware limited liability company, being known to me to be the person who executed the foregoing instrument, and who acknowledged to me that he executed the same as his free act and deed for the uses and purposes therein set forth. He is personally known to me or produced as identification _____ driver's license No. _____.

My Commission Expires: 11/19/16

(AFFIX NOTARY SEAL)

[Signature]
(Signature)

Name: Kimberly Tewksbury
(Legibly Printed)

Notary Public

N/A
(Commission Number, if any)

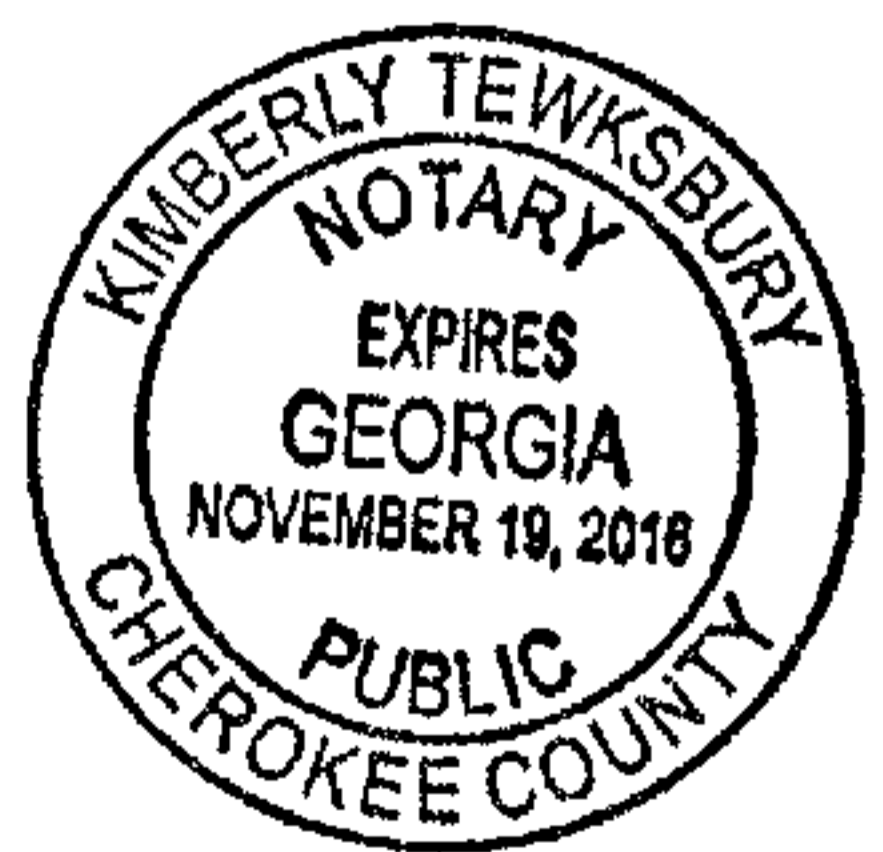


EXHIBIT A to Special Warranty Deed

Description of the Property

PARCEL 1: (FEE SIMPLE ESTATE)

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" & "D" OF PLAT OF SARASOTA, RECORDED IN PLAT BOOK 1, PAGE 11 A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALSO LYING IN LOTS 16 & 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 S.37°45'01" E. 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 S.37°45'01"E. FOR 34.47 FEET TO A POINT OF INTERSECTION WITH THE FORMER RIGHT-OF-WAY OF SAID S.A.L. RAILROAD; THENCE S.30°30'00"E. 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 S.61°30'00"W. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD FOR 151.98 FEET; THENCE N.28°30'00"W. FOR 85.00 FEET; THENCE S.61°30'00"W. FOR 17.41 FEET; THENCE N.28°30'00"W. FOR 140.58 FEET; THENCE N.61°30'00"E. 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 2: (FEE SIMPLE ESTATE)

A PARCEL OF LAND BEING BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PALM AVENUE, AND ON THE 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" & "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 S.54°07'46"W. 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 S.28°30'00"E. FOR 132.50 FEET; THENCE N.61°30'00"E. FOR 218.00 FEET; THENCE S.28°30'00"E. FOR 81.16 FEET; THENCE N.61°30'00"E. FOR 17.41 FEET; THENCE S.28°30'00"E. FOR 85.00 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD;

THENCE S.61°30'00"W. 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 N.30°37'13"W. 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 N.32°35'36"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.22 FEET TO THE NORTHWEST CORNER OF LOT 21; THENCE N.34°15'26"W. ALONG SAID RIGHT-OF-WAY OF PALM AVENUE FOR 53.09 FEET TO THE NORTHWEST CORNER OF LOT 19; THENCE N.36°12'08"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.13 FEET TO THE NORTHWEST CORNER OF LOT 17; THENCE N.38°16'14"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.19 FEET TO THE NORTHWEST CORNER OF LOT 15; THENCE N.54°07'46"E. 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.

LESS AND EXCEPT FROM SAID PARCEL 2 ABOVE, THE FOLLOWING PARCELS CONVEYED TO SFI ONE PALM PARTNER LLC, A DELAWARE LIMITED LIABILITY COMPANY IN CORRECTIVE SPECIAL WARRANTY DEED RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069443, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

(ONE PALM PARCELS):

A PARCEL OF LAND BEING BOUNDED ON THE SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PALM AVENUE, AND ON THE 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 VACATED) ACCORDING TO THE PLAT OF GILLESPIE PLACE, A RESUBDIVISION OF BLOCKS "C" & "D" OF PLAT OF SARASOTA, RECORDED IN PLAT BOOK 1, PAGE 11 A, 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 S.54°07'46"W. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF MCANSH SQUARE FOR 358.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.28°30'00"E. FOR 11.19 FEET; THENCE S.60°58'33"W. FOR 16.62 FEET; THENCE S.28°32'23"E. FOR 8.60 FEET; THENCE S.61°27'37"W. FOR 2.30 FEET; THENCE S.28°32'23"E. FOR 92.00 FEET; THENCE N.61°27'37"E. FOR 18.86 FEET; THENCE S.28°30'00"E. FOR 20.57 FEET; THENCE N.61°30'00"E. FOR 193.96 FEET; THENCE S.29°01'02"E., 19.42 FEET; THENCE N.60°58'58"E., 23.87 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A SERVICE LANE PARCEL; THENCE ALONG SAID WESTERLY LINE OF SAID SERVICE LANE, S.28°30'00"E FOR 146.95 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD; THENCE S.61°30'00"W. ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RINGLING BOULEVARD FOR 230.61 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 N.30°37'13"W. 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 N.32°35'36"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.22 FEET TO THE NORTHWEST CORNER OF LOT 21; THENCE N.34°15'26"W. ALONG SAID RIGHT-OF-WAY OF PALM AVENUE FOR 53.09 FEET TO THE NORTHWEST CORNER OF LOT 19; THENCE N.36°12'08"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.13 FEET TO THE NORTHWEST CORNER OF LOT 17; THENCE N.38°16'14"W. ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE FOR 53.19 FEET TO THE NORTHWEST

CORNER OF LOT 15; THENCE N.54°07'46"E. 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.

AND ALSO LESS AND EXCEPT THE FOLLOWING:

(RETAIL AREA PARCEL)

A PARCEL OF LAND UP TO AND INCLUDING THE VERTICAL LIMITS DESCRIBED BELOW, BEING BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE, AND LYING IN LOTS 15, 17, AND 19 OF BLOCK "E", ACCORDING TO THE PLAT OF GILLESPIE PLACE, A RESUBDIVISION OF BLOCKS "C" & "D" OF PLAT OF SARASOTA, RECORDED IN PLAT BOOK 1, PAGE 11 A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 1 OF 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 S.54°07'46"W. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE FOR 358.74 FEET; THENCE, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, S.28°30'00"E. FOR 11.19 FEET THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S.28°30'00"E. FOR 100.74 FEET; THENCE S.61°27'37"W. FOR 18.86 FEET; THENCE N.28°32'23"W. FOR 92.00 FEET; THENCE N.61°27'37"E. FOR 2.30 FEET; THENCE N.28°32'23"W. FOR 8.60 FEET; THENCE N.60°58'33"E. FOR 16.62 FEET TO THE POINT OF BEGINNING.

(VERTICAL LIMITS)

THE UPPER BOUNDARY (VERTICAL LIMIT) OF SAID RETAIL AREA PARCEL IS DEFINED BY THE UNDERSIDE OF AN EXISTING CONCRETE OVERHEAD PARKING GARAGE SLAB WHICH LIES BETWEEN ELEVATIONS 28.34' AND 28.96', MORE OR LESS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).

LESS FROM SAID RETAIL AREA PARCEL:

ANY "AIR RIGHTS" ABOVE THE STATED UPPER VERTICAL LIMITS.

THE ABOVE DESCRIBED PARCEL OF LAND SITUATE, LYING, AND BEING IN THE CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA.

PARCEL 3: (FEE SIMPLE ESTATE)

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" & "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 S.37°45'01"E. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PINEAPPLE AVENUE FOR 120.67 FEET; THENCE S.61°30'00"W. FOR 157.16 FEET; THENCE N.28°30'00"W. FOR 101.28 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE;

THENCE N.54°07'46"E. 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 4: (FEE SIMPLE ESTATE)

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" & "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 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 S.54°07'46"W. 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 S.28°30'00"E. FOR 160.70 FEET; THENCE S.61°30'00"W. FOR 218.00 FEET; THENCE N.28°30'00"W. FOR 132.50 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE; THENCE N.54°07'46"E. 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.

ALSO LESS AND EXCEPT FROM PARCELS 2 AND 4 ABOVE, THAT CERTAIN "AIR PARCEL" CONVEYED TO ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY IN THAT CORRECTIVE SPECIAL WARRANTY DEED RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 201406944, DESCRIBED THEREIN AS PARCEL 5 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ONE PALM AIR PARCEL:

THE AIR RIGHTS WITHIN THE HORIZONTAL PLANE OF A PARCEL OF LAND (AS DESCRIBED BELOW) ABOVE THE VERTICAL PLANE (AS DESCRIBED BELOW) 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" & "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:

(HORIZONTAL PLANE) COMMENCE AT THE NORTHEASTERLY CORNER OF LOT 1 OF 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 S.54°07'46"W. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE FOR 138.92 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A "SERVICE LANE PARCEL" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG SAID WESTERLY LINE, S.28°30'00"E. FOR 179.91 FEET; THENCE LEAVING SAID WESTERLY LINE, S.60°58'58"W., 23.87 FEET; THENCE N.29°01'02"W, 19.42 FEET; THENCE S.61°30'00"W., FOR 193.96 FEET; THENCE N.28°30'00"W FOR 20.57 FEET; THENCE S.61°27'37"W. FOR 18.86 FEET; THENCE N.28°32'23"W. FOR 92.00 FEET; THENCE N.61°27'37"E. FOR 2.30 FEET; THENCE N.28°32'23"W. FOR 8.60 FEET; THENCE N.60°58'33"E. FOR 16.62 FEET; THENCE N.28°30'00"W. FOR 11.19 FEET TO ITS INTERSECTION WITH THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF MCANSH SQUARE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N.54°07'46"E. FOR 219.82 FEET TO THE POINT OF BEGINNING.

DESCRIPTION (VERTICAL PLANE) SAID PARCEL CONSISTS OF THE AIR-RIGHTS ABOVE AN EXISTING MASONRY MULTILEVEL PARKING GARAGE DECK AND ACCESS (INGRESS/EGRESS) RAMPS. SAID PARCEL IS TO BEGIN AT A POINT SEVEN FEET (7') ABOVE AND PARALLEL WITH THE EXISTING SURFACE OF THE UPPER LEVEL PARKING DECK, SAID UPPER LEVEL PARKING DECK LYING AT AN ELEVATION OF 78.50', MORE OR LESS, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29), EXCLUDING THE AIR SPACE CONTAINING IMPROVEMENTS IN EXISTENCE ON THE DATE HEREOF CONSISTING OF AN ELEVATOR TOWER WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE PARCEL AND THE STAIRWELL TOWER IN THE NORTHWEST CORNER OF THE PARCEL.

THE ABOVE DESCRIBED AIR SPACE PARCEL SITUATE, LYING, AND BEING IN THE CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH

THE EASEMENTS BENEFITING THE ABOVE-DESCRIBED PROPERTY (PARCELS 1, 2, 3 AND 4), AS SET FORTH IN THE FOLLOWING:

(A) DECLARATION AND GRANT OF GARAGE PROPERTY EASEMENTS BY AND BETWEEN ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 240 SOUTH PINEAPPLE OFFICE-SARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED AS INSTRUMENT NO. 2014002552, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069445, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND

(B) DECLARATION AND GRANT OF UTILITY AND DRAINAGE EASEMENTS BY AND BETWEEN ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 240 SOUTH PINEAPPLE OFFICE-SARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED AS INSTRUMENT NO. 2014002550, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069445, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND

(C) DECLARATION AND GRANT OF PARKING EASEMENTS BY AND BETWEEN ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 240 SOUTH PINEAPPLE OFFICE-SARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED AS INSTRUMENT NO. 2014002549, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069445, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND

(D) DECLARATION AND GRANT OF SERVICE LANE EASEMENTS BY AND BETWEEN ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 240 SOUTH PINEAPPLE OFFICE-SARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED AS INSTRUMENT NO. 2014002548, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069445, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND

(E) MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR ONE PALM PLAZA BY AND BETWEEN ONE PALM LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND 240 SOUTH PINEAPPLE OFFICE-SARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RECORDED AS INSTRUMENT NO. 2014002707, AS AMENDED BY AMENDMENT NO. 1 THERETO, RECORDED JUNE 5, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014066182 AND AMENDMENT NO. 2 THERETO RECORDED JUNE 13, 2014 IN OFFICIAL RECORDS INSTRUMENT NO. 2014069446, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

EXHIBIT B to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Easement in favor of The City of Sarasota, recorded March 1, 1985 in Official Records Book 1756, Page 1847.
3. Easement in favor of Florida Power and Light Company, recorded May 15, 1986 in Official Records Book 1855, Page 1758.
4. Easement in favor of The City of Sarasota, recorded May 5, 1989 in Official Records Book 2119, Page 2073, as affected by Agreement for Maintenance and Operation of Utility Facilities recorded May 7, 2014 in Official Records Instrument No. 2014053244.
5. Easement in favor of The City of Sarasota, recorded July 24, 1989 in Official Records Book 2138, Page 2040, as affected by Agreement for Maintenance and Operation of Utility Facilities recorded May 7, 2014 in Official Records Instrument No. 2014053244.
6. Easement grant in favor of Storer Cable TV of Florida Inc., recorded November 6, 1989 in Official Records Book 2164, Page 598.
7. Declaration and Grant of Service Lane Easements by 240 S Pineapple Office - Sarasota LLC, a Delaware limited liability company in favor of One Palm LLC, a Delaware limited liability company, recorded January 8, 2014 in Official Records Instrument No. 2014002548, as amended by Amendment No. 1 thereto recorded June 13, 2014 in Official Records Instrument No. 2014069445.
8. Declaration and Grant of Parking Easements by 240 S Pineapple Office - Sarasota LLC, a Delaware limited liability company in favor of One Palm LLC, a Delaware limited liability company, recorded January 8, 2014 in Official Records Instrument No. 2014002549, as amended by Amendment No. 1 thereto recorded June 13, 2014 in Official Records Instrument No. 2014069445.
9. Declaration and Grant of Utility and Drainage Easements by 240 S Pineapple Office - Sarasota LLC, a Delaware limited liability company and One Palm LLC, a Delaware limited liability company, recorded January 8, 2014 in Official Records Instrument No. 2014002550, as amended by Amendment No. 1 thereto recorded June 13, 2014 in Official Records Instrument No. 2014069445.
10. Intentionally deleted.
11. Declaration and Grant of Garage Property Easements by 240 S Pineapple Office - Sarasota LLC, a Delaware limited liability company in favor of One Palm LLC, a Delaware limited liability company, recorded January 8, 2014 in Official Records Instrument No. 2014002552, as amended by Amendment No. 1 thereto recorded June 13, 2014 in Official Records Instrument No. 2014069445.

12. Master Declaration of Covenants, Restrictions and Easements for One Palm Plaza, which include provisions for private charges or assessments, recorded January 9, 2014 in Official Records Instrument No. 2014002707, as amended by Amendment No. 1 thereto recorded June 5, 2014 in Official Records Instrument No. 2014066182 and as amended by Amendment No. 2 thereto recorded June 13, 2014 in Official Records Instrument No. 2014069446.
13. Rights of tenants under unrecorded leases and rights of those claiming by, through or under them.
14. The following survey matters as shown on survey by George F. Young, Inc., Job No. 0878002807 dated May 17, 2016

Encroachment of concrete walks originating onsite but extending offsite into the right of way for Pineapple Avenue, along the East side of Parcel 1.

NOTE: All recording references in this commitment/policy shall refer to the public records of Sarasota County, Florida, unless otherwise noted.