

Corporate Warranty Deed

This Indenture, made , August 8th, 2008 A.D.

Between Plantation Pointe Partners, LLC, a Florida limited liability company whose post office address is: 10365 Hood Road S. Suite 205, Jacksonville, FL 32256-3261, Grantor and Village Square Parkway, LLC a Florida limited liability company whose post office address is: 4181 Southpoint Drive East, Jacksonville, FL 32216, Grantee,

The consideration paid by Grantor to Grantee hereunder is \$581,000.00. Accordingly, documentary stamp taxes in the amount of \$4,067.00 have been paid in connection with the recording of this instrument.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to wit:

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TOWN CENTER BOULEVARD WITH THE CENTERLINE OF VILLAGE SQUARE PARKWAY (BOTH BEING 100 FOOT RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF FLEMING PLANTATION - FIRST ROADWAY PLAT AS RECORDED IN PLAT BOOK 34, PAGES 1 THROUGH 9, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AN RUN SOUTH 39° 04' 24" EAST, ALONG SAID CENTERLINE OF VILLAGE SQUARE PARKWAY, A DISTANCE OF 492.83 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID CENTERLINE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,000.00 FEET, AN ARC DISTANCE OF 819.80 FEET TO A POINT OF REVERSE CURVE, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 50°48' 58" EAST, 814.07 FEET; RUN THENCE SOUTH 27° 26' 28" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 50.00 FEET TO A POINT OF REVERSE CURVE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID VILLAGE SQUARE BOULEVARD; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF VILLAGE SQUARE BOULEVARD, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 900.00 FEET, AN ARC DISTANCE OF 356.11 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 51° 13' 24" EAST, 353.79 FEET; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF VILLAGE SQUARE BOULEVARD, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 900.00 FEET, AN ARC DISTANCE OF 365.80 FEET A POINT, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 28°14' 39" EAST, 363.28 FEET; RUN THENCE SOUTH 80° 46' 32" WEST, A DISTANCE OF 396.23 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 46.98 FEET TO A POINT SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 76° 17' 19" WEST, 46.94 FEET; RUN THENCE NORTH 33° 51' 28" EAST, A DISTANCE OF 475.27 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: A PORTION 09-05-26-014266-031-00

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

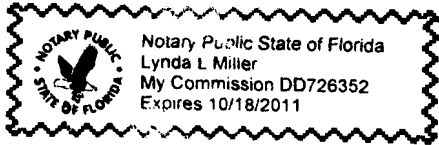
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Plantation Pointe Partners, LLC
By: Michael Bagdonas, Managing Member
By: Moises Solano, Managing Member

Signed, Sealed and Delivered in our presence :
Witness Print Name: Maria M. Wright
Witness Print Name: Kenneth L. Carter

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 8th day of August, 2008 by Michael Baadonas and Moises Saldana as managing members of Plantation Pointe Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She is personally known to me or has produced a _____ as identification.



Lynda L. Miller (Seal)
Notary Public
Notary Printed Name: Lynda L. Miller
My Commission Expires: 10/18/2011

Prepared by:
Terri Francis
Preferred Title Agency, LLC,
4181 Southpoint Drive East, Suite 400
Jacksonville, Florida 32216
File Number: 08-048