Legal Description of Mall, Theatre, and roadway

Certification of Ownership

PARCEL 1:

A tract of land lying in Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, a portion of which is a portion of Tract 9, as shown on the Plat of SUBDIVISION OF THE SE 1/4 OF THE NW 1/4 & THE NORTH 1/4 OF THE SW 1/4 OF SECTION 27, as recorded in Plat Book 16, Page 101, of the Public Records of Pinellas County, Florida, and being that certain property described in Official Records Book 7525, Pages 924 and 925, LESS AND EXCEPT any portion lying within that certain property described in Official Records Book 7943, Page 887, of the Public Records of Pinellas County, Florida, and being more particularly described as follows:

Commence at the West 1/4 of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida; thence South 88°10'19" East, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 27, for 60.02 feet to the POINT OF BEGINNING; thence North 00°10'41" East, along the East right-of-way line of 113th Street North, also being a line 60.00 feet East of and parallel with the West line of the Northwest 1/4 of said Section 27, (said West line being the basis of bearings for this description), for 585.68 feet to the intersection with the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace; thence South 88°08'54" East, along said Westerly extension, same being the Southerly line of those certain properties described in Official Records Book 7823, Page 2211, of the Public Records of Pinellas County, Florida, for 405.00 feet; thence North 00°10'41" East, along the Easterly line of said described property, for 124.35 feet to the intersection with the Southerly line of that certain roadway parcel described in Official Records Book 7943, Page 887, of the Public Records of Pinellas County, Florida; thence along said Southerly line the following four (4) courses: (1) thence South 88°08'54" East, for 420.12 feet; (2) thence South 57°52'49" East, for 29.85 feet; (3) South 88°11'30" East, for 86.56 feet; (4) thence South 89°51'42" East, for 20.69 feet to the Northwest corner of that certain property described in Official Records Book 7893, Page 1362, of the Public Records of Pinellas County, Florida; thence along the West and South lines of said property the following two (2) courses: (1) thence South 00°06'30" West, for 175.00 feet; (2) thence South 88°08'54" East, for 280.00 feet to an intersection with the West line of aforesaid roadway parcel; thence along said West line the following three (3) courses: (1) thence South 00°50'28" West, for 70.85 feet; (2) thence South 00°08'06" West, for 862.24 feet; (3) thence South 24°35'44" West, for 13.14 feet to an intersection with the Northerly line of that certain property known as Johnson Boulevard and described in Official Records Book 7517, Page 134, of the Public Records of Pinellas County, Florida; thence along said Northerly line the following three (3) courses: (1) thence North 88°21'57" West, for 141.65 feet to a point of curvature of a curve concave to the Southeast; (2) thence Southwesterly along the arc of said curve, having a radius of 435.00 feet, a central angle of 52°00'36", an arc length of 394.87 feet and a chord bearing South 65°37'45" West, for 381.45 feet to the point of tangency; (3) thence South 39°37'27" West, for 434.90 feet to the Northeasterly right-of-way line of Park Boulevard, (State Road 694); thence along said right-of-way line the following four (4) courses: (1) thence North 50°22'33" West, for 478.62 feet; (2) thence North 39°37'27" East, for 8.00 feet; (3) thence North 50°22'14" West, for 100.00 feet to a point of curvature of a curve concave to the Northeast; (4) thence Northwesterly along the arc of said curve, having a radius of 77.25 feet, a central angle of 50°53'10", an arc length of 68.61 feet and a chord bearing North 24°55'58" West, for 66.37 feet to the point of tangency; thence North 00°30'37" East, along the East right-of-way line of 113th Street

North, also being a line 60.00 feet East of and parallel with the West line of the Southwest 1/4 of Section 27, for 517.36 feet to the POINT OF BEGINNING.

PARCEL 2: (THEATER SITE)

From the West 1/4 corner of Section 27, Township 30 South, Range 15 East, run South 88°08'40" East, along the East/West centerline of said Section 27, 60.02 feet to a point on the Easterly right-of-way line of 113th Street North; thence run North 00°10'41" East, along said right-of-way line (said line being 60 feet East of and parallel to the West line of the Northwest 1/4 of said Section 27, 585.47 feet; thence run South 88°09'15" East, along the Westerly extension of the Southerly right-of-way line of Valencia Terrace (per Plat of CAMPBELL GROVES ESTATES, recorded in Plat Book 37, Page 35, of the Public Records of Pinellas County, Florida), 405.00 feet; run thence North 00°10'41" East, 109.98 feet; run thence South 88°09'15" East, 552.72 feet to the POINT OF BEGINNING; thence continue South 88°09'15" East, 280.00 feet; thence South 00°06'30" West, 175.00 feet; thence North 88°09'15" West, 280.00 feet; thence North 00°06'30" East, 175.00 feet to the POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH a non-exclusive easement for ingress and egress created in a Grant of Easement dated October 4, 1969, by and between Ridge Seminole, Inc., a Florida corporation, and Seminole Center, Inc., a Florida corporation, recorded October 28, 1969, in Official Records Book 3192, page 515, of the public records of Pinellas County, Florida, over the property described therein.

PARCEL 4: (SEMINOLE MALL ROADWAY PARCEL)

A parcel of land lying within the Northwest and Southwest quarters of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the West 1/4 corner of said Section 27; thence North 00°10'41" East, along the West line of the Northwest 1/4 of said Section 27, also being the centerline of 113th Street North, (and the basis of bearings for this description), for 725.76 feet; thence South 88°08'54" East, along a line 140 feet North of and parallel to the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace, for 60.02 feet to a point on the East right-of-way line of 113th Street North, also being the POINT OF BEGINNING; thence continue South 88°08'54" East, along said parallel line, for 1267.78 feet to an intersection with the East line of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 27; thence South 00°04'22" West, along said East line, for 725.25 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence South 00°17'54" West, along said East line of the Northwest 1/4 of the Southwest 1/4 of said Section 27, for 424.92 feet to the North line of Johnson Boulevard, (also being property described in Official Records Book 7517, Page 136, of the Public Records of Pinellas County, Florida); thence North 88°21'57" West, along said North line, for 35.90 feet; thence North 24°35'44" East, for 13.14 feet; thence North 00°08'06" East, for 862.24 feet; thence North 00°50'28" East, for 70.85 feet to the Southeast corner of the Theater Parcel; thence along the East and North line of said parcel the following two (2) courses: (1) thence North 00°06'30" East, for 175.00 feet; (2) thence North 88°08'54" West, for 280.00 feet; thence North 89°51'42" West, for 20.69 feet; thence North 88°11'30" West, for 86.56 feet; thence

North 57°52'49" West, for 29.85 feet; thence North 88°08'54" West, along a line 124.29 feet North of and parallel to the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace, for 746.03 feet; thence South 84°46'51" West, for 63.82 feet; thence South 75°42'01" West, for 16.04 feet to the East right-of-way line of 113th Street North; thence North 00°10'41" East, along said East right-of-way line and along a line 60.00 feet East of and parallel to the West line of the Northwest 1/4 of said Section 27, for 28.04 feet to the POINT OF BEGINNING.

PARCEL 5:

TOGETHER WITH a beneficial easement for ingress, egress and parking recorded in Official Records Book 7943, page 875, of the public records of Pinellas County, Florida.

PARCEL 6:

ALSO TOGETHER WITH beneficial easements as described in Declaration of Easements recorded in Official Records Book 3065, page 322, of the public records of Pinellas County, Florida.

Legal Description of two office sites

PARCEL 1:

(SEMINOLE OFFICE CENTER PROPERTY)

A tract of land lying within Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, and being that certain property described in Official Records Book 7823, on Page 2213 in the Public Records of Pinellas County, Florida, LESS AND EXCEPT any portion lying within that certain property described in Official Records Book 7943, starting on Page 887 in the Public Records of Pinellas County, Florida and being more particularly described as follows:

Commence at the West 1/4 corner of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, thence South 88°10'19" East, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 27, for 60.02 feet; thence North 00°10'41" East, along the East right-of-way line of 113th Street North, also being a line 60.00 feet East of and parallel with the West line of the Northwest 1/4 of said Section 27, (said West line being the basis of bearings for this description), for 585.68 feet to the intersection with the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace; thence South 88°08'54" East, along said Westerly extension, same being the Southerly line of those certain properties described in Official Records Book 7823, starting on Page 2211 in the Public Records of Pinellas County, Florida, for 150.00 feet to the POINT OF BEGINNING; thence North 00°10'41" East, along the West line of that certain property described in Official Records Book 7823, on Page 2213 in the Public Records of Pinellas County, Florida, for 124.35 feet to the South line of that certain roadway parcel described in Official Records Book 7943, starting on Page 887 in the Public Records of Pinellas County, Florida; thence South 88°08'54" East, along said South line, for 255.00 feet; thence South 00°10'41" West, along the Easterly line of that certain property described in Official Records Book 7823, Page 2213, for 124.35 feet to the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace; thence North 88°08'54" West, along said Westerly extension, for 255.00 feet to the POINT OF BEGINNING.

PARCEL 2:

(SEMINOLE OFFICE CENTER-BANK SITE)

From the West 1/4 corner of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, run North 0°10'41" East, 585.46 feet; run thence South 88°09'15" East, 60.02 feet for a POINT OF BEGINNING; run thence North 0°10'41" East, 125 feet; run thence South 88°09'15" East, along a line parallel to and 125 feet Northerly of an extension of the Southerly right-of-way line of Valencia Terrace in the Plat of CAMPBELL GROVES ESTATES 150 feet; run thence South 0°10'41" West, 125 feet; run thence North 88°09'15" West, 150 feet to the POINT OF BEGINNING.

LESS AND EXCEPT ANY RIGHTS-OF-WAY OF RECORD

AND LESS AND EXCEPT (ROADWAY PARCEL):

A parcel of land lying within the Northwest and Southwest Quarters of Section 27, Township 30 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the West 1/4 of said Section 27; thence North 00°10'41" East along the West line of the Northwest 1/4 of said Section 27, also being the centerline of 113th Street North, (and the basis of bearings for this description) for 725.76 feet; thence South 88°08'54" East, along a line 140 feet North of and parallel to the Westerly extension of the Southerly right-of-way line, (as occupied), of Valencia Terrace for 60.02 feet to a point on the East right-of-way line of 113th Street North, also being the POINT OF BEGINNING; thence continue South 88°08'54" East, along said parallel line for 1267.78 feet to an intersection with the East line of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 27; thence South 00°04'22" West, along said East line, for 725.25 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence South 00°17'54" West, along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 27, for 424.92 feet to the North line of Johnson Boulevard, (also being that certain property described in Official Records Book 7517, on Page 136 in the Public Records of Pinellas County, Florida); thence North 88°21'57" West, along said North line for 35.90 feet; thence North 24°35'44" East for 13.14 feet; thence North 00°08'06" East, for 862.24 feet; thence North 00°50'28" East, for 70.85 feet to the Southeast corner of the Theater parcel; thence along the East and North lines of said parcel the following two (2) courses; (1) thence North 00°06'30" East, for 175.00 feet; (2) thence North 88°08'54" West for 280.00 feet; thence North 89°51'42" West, for 20.69 feet; thence North 88°11'30" West, for 86.56 feet; thence North 57°52'49" West, for 29.85 feet; thence North 88°08'54" West, along a line 124.29 feet North of and parallel to the Westerly extension of the Southerly right-of-way line (as occupied) of Valencia Terrace, for 746.03 feet; thence South 84°46'51" West, for 63.82 feet; thence South 75°42'01" West, for 16.04 feet to the East right-of-way line of 113th Street North; thence North 00°10'41" East, along said East right-of-way line and along a line 60.00 feet East of and parallel to the West line of the Northwest 1/4 of Section 27, for 28.04 feet to the POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH a non-exclusive easement for ingress and egress created by and set forth in that certain Grant of Easement dated October 4, 1969 by and between Ridge Seminole, Inc., a Florida corporation, and Seminole Center, Inc., a Florida corporation, recorded on October 28, 1969 in Official Records Book 3192, Page 515, Public Records of Pinellas County, Florida, over the property described therein.

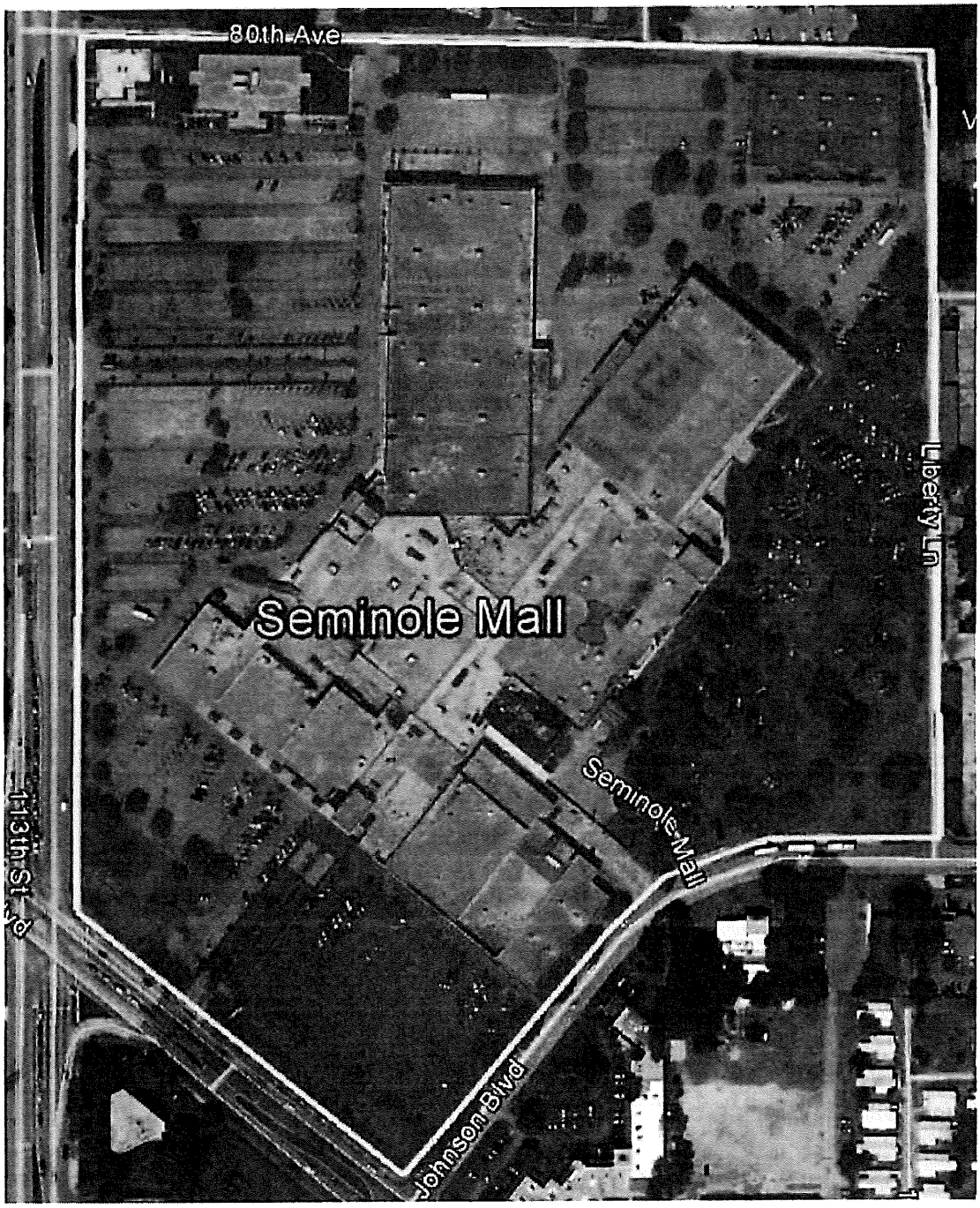
PARCEL 4:

TOGETHER WITH a non-exclusive easement for ingress and egress and cross parking created by and set forth in that certain Declaration of Restrictions and Non-Exclusive Easements for Ingress, Egress and Parking dated April 28, 1992 by and between Seminole Center Limited Partnership, a Florida limited partnership, and Seminole Office Center, a Florida general partnership, recorded in Official Records Book 7943, Page 875, Public Records of Pinellas County, Florida.

PARCEL 5:

TOGETHER WITH a non-exclusive easement for ingress and egress created by and set forth in that certain Quit Claim Deed dated April 30, 1992 by Seminole Center Limited Partnership, a Florida limited partnership, Seminole Office Center, a Florida general partnership, and Seminole Center, Inc. in favor of Johnson Boulevard Corporation recorded in Official Records Book 7943, Page 887, Public Records of Pinellas County, Florida.

Seminole Mall



ATTORNEY'S CERTIFICATION OF TITLE

I, E.D. Armstrong III, a license attorney-at-law, hereby confirm that:

1. Apparent record title to the Land described in Exhibit A is vested in Seminole Office LP, a Delaware limited partnership. This representation is based upon the attached vesting deed and a review of the Pinellas County Property Appraiser records (Exhibit A-1).

2. Apparent record title to the lands described in Exhibit B is vested in Seminole Mall LP, a Delaware limited partnership. This representation is based upon the Owner's Title Insurance Policy, a copy of which is attached hereto as Exhibit B-1.

WITNESS my hand and official seal at Pinellas County, Florida, this 10th day of July, 2015.

E.D. Armstrong III
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, FL 33755

Exhibit "A"

I#: 2013344595 BK: 18203 PG: 793, 10/23/2013 at 05:01 PM, RECORDING 5 PAGES
$44.00 D DOC STAMP COLLECTION $13839.70 KEN BURKE, CLERK OF COURT AND
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDMC4

Prepared by (and return to):

David R. Brittain, Esq.
Law Firm of Trenam Kemker
2700 Bank of America Plaza
101 East Kennedy Boulevard, Suite 2700
Tampa, Florida 33601

Parcel Identification Number(s): 27-30-15-00000-230-1100 and 27-30-15-00000-230-1200

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 23rd day of October, 2013, by and between SEMINOLE MALL OFFICE CENTER, INC., a Florida corporation ("Grantor"), whose mailing address is 3001 Executive Drive, Suite 250, Clearwater, FL 33762-5324 and SEMINOLE OFFICE LP, a Delaware limited partnership, ("Grantee"), whose mailing address is 400 Clematis Street, Suite 201, Palm Beach, FL 33401.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Pinellas, State of Florida, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions, nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby warrant the title to the Property, subject to and except for the Permitted Exceptions, and will defend the same, subject to and except for the Permitted Exceptions, against the lawful claims, of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

Exhibit "B"

Chicago Title Insurance Company

POLICY OF TITLE INSURANCE
SCHEDULE A
Chicago Title Insurance Company

Hill, Ward & Henderson, P.A.
101 East Kennedy Boulevard, Suite 3700
Tampa, FL 33602

Policy Number: 7230609-87899316

Order Number: 4047523
Customer Reference: 69215-325
Amount of Insurance: $14,600,000.00
Premium: $35,525.00

Address Reference: Pinellas County, FL
(for informational purposes only)

Date of Policy: October 25, 2012 at 1:50 PM

1. Name of Insured:

   SEMINOLE MALL LP, a Delaware limited partnership

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple and Easement

3. Title is vested in:

   SEMINOLE MALL LP, a Delaware limited partnership, by virtue of Special Warranty Deed recorded October 25, 2012, in Official Records Book 17763, Page 284, Public Records of Pinellas County, Florida.

4. The land referred to in this policy is described in Exhibit "A" attached hereto and made part hereof.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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AMERICAN LAND TITLE ASSOCIATION