

This instrument prepared by:

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After Recording Return to:

Michael E Botos, Esq.  
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West Palm Beach, FL 33401

Tax Identification Parcel No.:

71750000402

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of this 19<sup>th</sup> day of June, 2012, by PB AND J XXV, LLC, an Illinois limited liability company, whose address is 4800 N Harlem Ave, Harwood Heights, IL 60706 (hereinafter called the "Grantor"), to CDC LAND INVESTMENTS, INC., a Florida corporation, whose address is 2550 Goodlette Rd #100, Naples, FL 34103 (hereinafter called the "Grantee").

**W I T N E S S E T H:**

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Collier County, Florida (the "Property"), described as follows:

TRACT I, SABAL BAY COMMERCIAL PLAT-PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 81-84, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but against none other; and that said land is free of all encumbrances, except real property

taxes accruing subsequent to June 19, 2012 and those exceptions identified on Exhibit A attached hereto and made a part hereof.

[The remainder of this page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Witness

By: [Signature]

Name: DEVAN DENEV

PB AND J XXV, LLC, an Illinois limited liability company

By: Parkway Bank and Trust Company, an Illinois banking corporation, its sole member

Witness

By: [Signature]

Name: JOHN BASSETT

By: [Signature]

Name: MARK A. SHEKERJIAN

Its: Authorized Signatory MARK A. SHEKERJIAN  
AUTHORIZED AGENT OF SOLE MEMBER

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that MARK SHEKERJIAN, personally known to me to be the Authorized Signatory of PARKWAY BANK AND TRUST COMPANY, an Illinois banking corporation, the sole member of PB AND J XXV, LLC, an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 15 day of June, 2012.

[Signature]  
Notary Public

SEND RECORDED DEED AND  
SUBSEQUENT TAX BILLS TO:  
CDC LAND INVESTMENTS, INC.  
2550 Goodlette Rd #100  
Naples, FL 34103



## EXHIBIT A

### SUBJECT TO:

1. Taxes and assessments for the year 2012 and subsequent years not yet due and payable.
2. Restrictions (deleting therefrom any restrictions, indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of Sabal Bay Commercial Plat – Phase One as recorded in Plat Book 38, pages 81-84, inclusive; as affected by Surveyor's Affidavit recorded in Official Records Book 3242, Page 2414.
3. Notice of Adoption of Development Order recorded January 6, 1987 in Official Records Book 1242, Page 1566; as amended May 22, 2002 in Official Records Book 3041, Page 2030 and together with Notice of Adoption of Preliminary Agreement recorded June 5, 2003 in Official Records Book 3309, Page 1115.
4. Utility Easement in favor of the Board of County Commissioners of Collier County, Florida, as the Governing Body of Collier County and as Ex-Officio the Governing Board of the Collier County Water-Sewer District recorded May 4, 1988 in Official Records Book 1346, Page 1693.
5. Oil, gas and mineral reservations contained in Deed recorded in Official Records Book 2962, Page 1357 and corrected in Official Records Book 2970, Page 24 and further corrected in Official Records Book 3078, Page 2643, as amended by that certain Waiver of Surface Exploration Rights recorded May 26, 2006 in Official Records Book 4044, Page 2671.
6. Drainage Easement and Maintenance Agreement recorded June 19, 2002 in Official Records Book 3058, Page 2302; as affected by Temporary Drainage and Maintenance Agreement recorded June 19, 2002 in Official Records Book 3058, Page 2313.
7. Covenants, conditions and restrictions (deleting therefrom any covenants or restrictions, if any, indicating any preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenants or restrictions are permitted by applicable law) as set forth in Declaration of Restrictions, Covenants and Grant of Easements for Sabal Bay Commercial Plat recorded August 26, 2002 in Official Records Book 3097, Page 795; as amended in Official Records Book 3952, Page 3499.
8. Terms and Conditions of contribution Agreement for Road Impact Fee Credits between Collier Land Development, Inc., Collier Development Corporation and the Board of County Commissioners of Collier County, Florida, recorded in Official Records Book

3138, Page 2357; as amended by Affidavit recorded in Official Records Book 3356, Page 1677 and further amended in Official Records Book 4580, Page 1977.

9. Use Restrictions contained in Section 5 in that certain Lease to Eckerd Corporation dated October 25, 2002 as set forth in Short Form Lease recorded January 16, 2003 in Official Records Book 3198, Page 689.

10. Instrument creating easement rights pertinent to the ownership, operation and maintenance of water and sewer facilities in favor of the Board of County Commissioners of Collier County, Florida, recorded July 14, 2003 in Official Records Book 3340, Page 1043.

11. Terms and conditions of Companion Agreement to Developer Contribution Agreement regarding the Lely Area Surface Water Drainage Improvements recorded October 17, 2003 in Official Records Book 3424, Page 337; as amended in Official Records Book 4218, Page 1451 and Official Records Book 4356, Page 714.

12. Ordinances 75-20 (water) and 75-21 (trees) and 75-24 (zoning) recorded in Official Records Book 619, Page 1177 through 1381, inclusive.

13. Unrecorded Collier County Ordinance No 90-87, establishing a Regional Sewer System and providing for impact fees.

14. Restrictions contained in Special Warranty Deed recorded May 26, 2006 in Official Records Book 4044, Page 2669.