

PREPARED and RETURN TO:
Kevin M. Kinney, Counsel
Benderson Development Company, LLC
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201

Consideration: \$1.00 & no more
Tax Parcel Identification Number:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on September 15, 2014, between **Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated December 29, 1995 known as the Ronald Benderson 1995 Trust as Trustee under Land Trust Agreement dated August 14, 2003**, as tenant in common with an undivided 85 % interest, having an address of 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTOR") and **95 FLRPT, LLC**, a Florida limited liability company, as tenant in common with an undivided 85 % interest, having an address of 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTEE"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE AND NO MORE DOLLARS (\$1.00)** and other valuable Considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", their successors and assigns forever, following described land:

See Exhibit "A" attached herein.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2013. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

WITNESSES:

**Randall Benderson and David H. Baldauf
as Trustees under a Trust Agreement
dated December 29, 1995 known as the
Ronald Benderson 1995 Trust**

Gina Holzer
Print Name: Gina Holzer

Tammy Sisk
Print Name: Tammy Sisk

By: David H. Baldauf
David H. Baldauf, Trustee *msw*

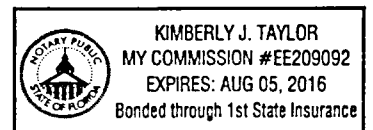
STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public of the County and State first above written, do hereby certify that David H. Baldauf, as Trustee of the Ronald Benderson 1995 Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22 day of May, 2014.

Kimberly J. Taylor
Notary Public: State of Florida

(SEAL)



Personally Known X (OR) Produced Identification _____
Type of identification produced _____

WITNESSES:

**Randall Benderson and David H. Baldauf
as Trustees under a Trust Agreement
dated December 29, 1995 known as the
Ronald Benderson 1995 Trust**

Gina Holzer
Print Name: Gina Holzer

Tammy Sisk
Print Name: Tammy Sisk

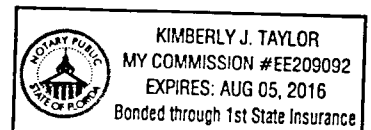
By: [Signature]
Randall Benderson, Trustee kmr

STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public of the County and State first above written, do hereby certify that Randall Benderson, as Trustee of the Ronald Benderson 1995 Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22 day of May, 2014.

[Signature]
Notary Public: State of Florida
(SEAL)



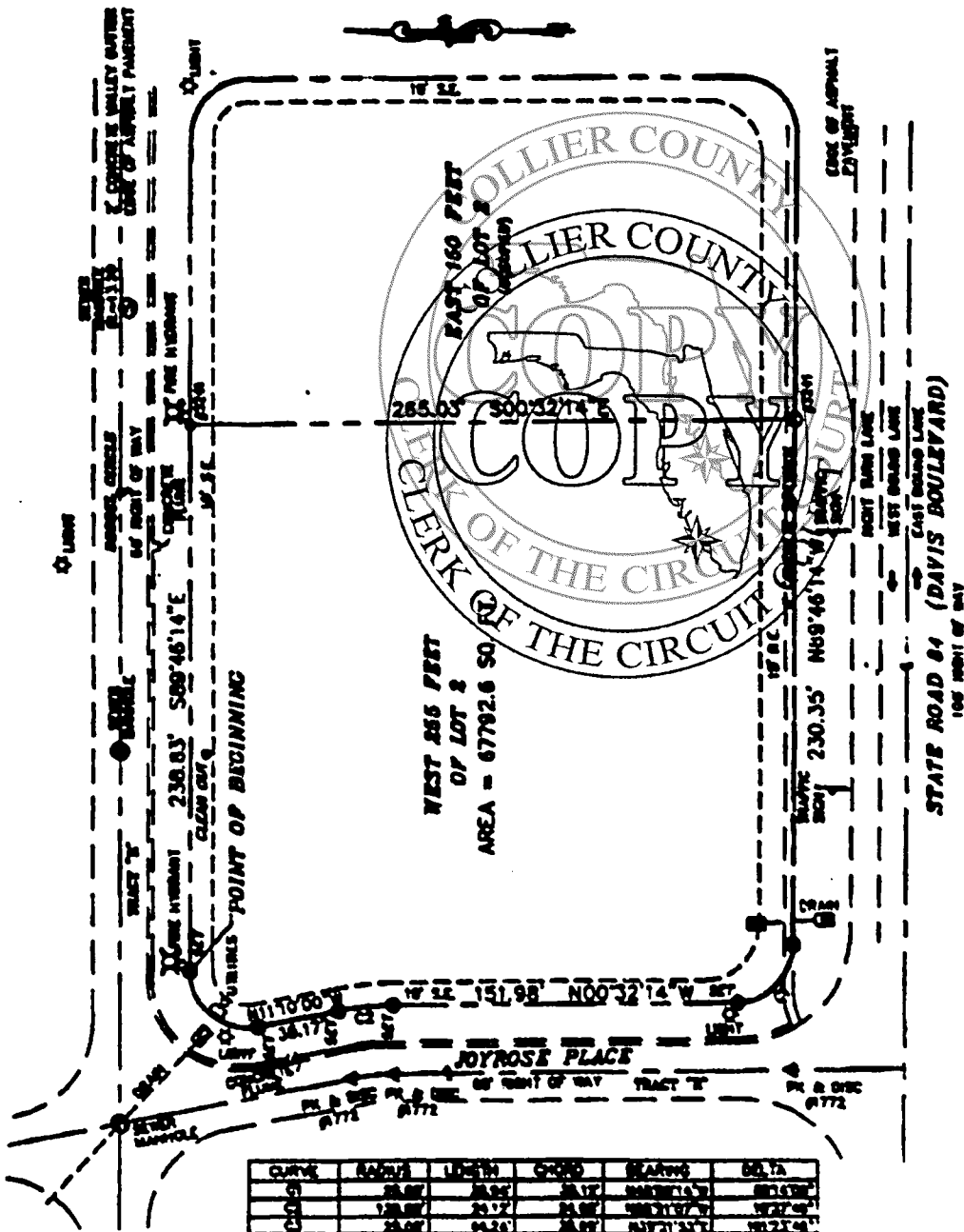
Personally Known X (OR) Produced Identification _____
Type of identification produced _____

Exhibit A

LEGAL DESCRIPTION

BEING A PART OF LOT 2, 961 COMMERCE CENTER, RECORDED IN PLAT BOOK 17, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, 961 COMMERCE CENTER, RECORDED IN PLAT BOOK 17, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND RUN S 88°46'14" E FOR 238.83 FEET; THENCE RUN S 00°32'14" E FOR 255.03 FEET; THENCE RUN N 88°46'14" W FOR 230.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH EAST; THENCE RUN 38.84 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 88°14'00", A CHORD OF 35.12 FEET AND A CHORD BEARING OF N45°08'14" W TO A POINT OF TANGENCY; THENCE RUN N 00°32'14" W FOR 151.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN 24.12 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 130.0 FEET, A CENTRAL ANGLE OF 10°37'46", A CHORD OF 24.08 FEET AND A CHORD BEARING OF N 00°51'07" W TO A POINT OF TANGENCY; THENCE RUN N 11°10'00" W FOR 35.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN 44.24 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 101°23'46", A CHORD OF 38.88 FEET AND A CHORD BEARING OF N 38°31'58" E TO THE POINT OF BEGINNING.



PREPARED and RETURN TO:
Benderson Development Company, LLC
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201
Attn: Legal Department

Consideration: \$1.00 & no more
Tax Parcel Identification Number:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on September 15, 2014, between **Ronald Benderson and David H. Baldauf as Trustees under a Trust Agreement dated September 22, 1993 known as the Randall Benderson 1993-1 Trust**, as a tenant in common with an undivided 85 % interest, having an address at: 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTOR") and **93 FLRPT, LLC**, a Florida limited liability company, as a tenant in common with an undivided 85 % interest having an address of 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTEE"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE AND NO MORE DOLLARS (\$1.00)** and other valuable Considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", their successors and assigns forever, following described property:

See Exhibit "A" attached herein.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said property in fee simple; that it has good right and lawful authority to sell and convey said property; and that said property is free of all encumbrances except taxes accruing subsequent to 2013. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

WITNESSES:

**Ronald Benderson and David H. Baldauf
as Trustees under a Trust Agreement
dated September 22, 1993 known as the
Randall Benderson 1993-1 Trust**

John C. Chmura
Print Name: John C. Chmura

David L. Colwell
Print Name: DAVID L. COLWELL

By: *Ronald Benderson*
Ronald Benderson, Trustee

STATE OF New York
COUNTY OF Erie

I, a Notary Public of the County and State first above written, do hereby certify that Ronald Benderson, as Trustee of the Randall Benderson 1993-1 Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 25th day of May, 2014.

SHEILA M. HOCH
Notary Public, State of New York
Qualified in Erie County
Commission Expires May 28, 2018

Sheila M. Hoch
Notary Public: State of

(SEAL)

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

WITNESSES:

Maria Holzer
Print Name: Gina Holzer
Tammy Sisk
Print Name: Tammy Sisk

Randall Benderson 1993-1 Trust

By: David H. Baldauf
David H. Baldauf, Trustee *lmu*

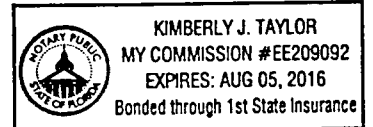
STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public of the County and State first above written, do hereby certify that David H. Baldauf, as Trustee of the Randall Benderson 1993-1 Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22 day of may, 2014.

Kimberly J. Taylor
Notary Public, State of Florida

(SEAL)



Personally Known X (OR) Produced Identification _____
Type of identification produced _____

WITNESSES:

EXHIBIT A

Lots 3,4,5,6 and Tract P-1, 951 COMMERCE CENTER, in accordance with and subject to the plat thereof as recorded in Plat Book 17, Pages 1 and 2 of the Public Records of Collier County, Florida, less the lands conveyed by Warranty Deed recorded in Official Records Book 2011, Page 2377, Public Records of Collier County, Florida.

