

15.50
29,050.00 ✓

RETURN TO
Chicago Title Insurance Co.
5426 Beaumont Center Blvd., Ste. 320
Tampa, Florida 33634
800105088

This instrument was prepared by
and returned to:
Timothy A. Johnson, Jr., Esquire
Johnson, Blakely, Pope, Bokor,
Ruppel & Burns, P.A.
P. O. Box 1388
Clearwater, FL 33757-1388

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA

70231219 11-22-2002 14:00:55 YNW
51 DED-SPN TECH LLC
000000
IR:02439466 BK:12366 SPG:1257 EPG:1260
RECORDING 004 PAGES 1 \$19.50
DOC STAMP - DR219 3 \$29,050.00

TOTAL: \$29,069.50
CHECK AMT. TENDERED: \$29,069.50
CHANGE: \$.00
BY *[Signature]* DEPUTY CLERK

02-499466 NOV-22-2002 1:59pm
PINELLAS CO BK 12366 PG 1257

No: BNDP

SPECIAL WARRANTY DEED

THIS INDENTURE is made on November 22, 2002, between SPN TECH LLC, a Florida limited liability company, ("Grantor"), and ST. PETERSBURG COLLEGE, a political subdivision of the State of Florida ("Grantee"), whose post office address is P.O. Box 13489, St. Petersburg, Florida 33733.

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land situated in Pinellas County, Florida:

4
1950
29050.00

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT to taxes for the year 2003 and to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

[Signature] 29050.50

TOGETHER WITH all development rights applicable to the property as authorized by, and subject to the provisions of City of Largo Ordinance No. 2002-78, as amended by Ordinance No. 2002-79, the Development Order for ICOT Center DRI, including, without limitation the right to construct a facility for 1,280 full time equivalent college students.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

The tax parcel number for the aforescribed property is 04/30/16/77515/000/0300. The tax identification number for the Grantee is 59-1211489.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

SPN TECH LLC,
a Florida limited liability company

Sam E. Thomas
Signature

By: Prem Anand
Prem Anand, Manager

SAM E. THOMAS
Print name

(Corporate Seal)

James E Short
Signature

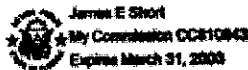
Address: 13805-58th Street North
Clearwater, FL 33760

JAMES E SHORT
Print name

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this November 22, 2002, by Prem Anand, as Manager of SPN TECH LLC, a Florida limited liability company, on behalf of the company. He [is personally known to me] [has produced GA Drivers License as identification].



James E Short
Notary Public
Print name: _____

My Commission Expires:

11/22/02 09:07 AM d-1
42874.104656
#279913 v1 - SPC/SPN/Spec WD

Exhibit "A"

PARCEL 1:

Lot 3, RUBIN ICOT CENTER, as shown on the plat recorded in Plat Book 88, Page 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, LESS the following described parcel:

Begin at the Southwest corner of said Lot 3; thence North 00° 16'17" West, along the West line of said Lot 3, 87.01 feet; thence North 89° 43'43" East, leaving said West line, 274.75 feet; thence North 00° 16'17" West, 23.00 feet; thence North 89° 43'43" East, 143.13 feet to the West line of a drainage easement as shown on said plat; thence continue North 89° 43'43" East, 549.69 feet to the East line of said Lot 3; thence along said line South 31° 06'19" West, 128.85 feet to the Southeast corner of said Lot 3; thence South 89° 43'43" West, along the South line of said lot, 900.47 feet to the Point of Beginning.

AND

Lot 4, RUBIN ICOT CENTER, as shown on the plat recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida, LESS the North 55 feet thereof.

PARCEL 2:

TOGETHER WITH that certain non-exclusive easement for ingress and egress over the South 15 feet of the North 55 feet of Lot 4, RUBIN ICOT CENTER, according to the plat thereof recorded in Plat Book 88, Pages 79 through 85 inclusive, Public Records of Pinellas County, Florida, as created by that certain Easement Deed and Reciprocal Easement Agreement by and among ICOT LAND, LTD., a Florida limited partnership, MELITTA NORTH AMERICA, INC., a New Jersey corporation, and REGISTER LAND COMPANY, INC., a Florida corporation, recorded in Official Records Book 8838, Page 1904, Public Records of Pinellas County, Florida.

CVTL 4/18/88

EXHIBIT "B"

1. Terms, provisions, conditions, easements, assessments, and restrictions created by and set forth in the declaration recorded August 13, 1984 in O. R. Book 5821, Page 2146, refiled in O.R. Book 5831, Page 1697, and declarant's rights have been assigned by O.R. Book 8863, Page 304, of the Public Records of Pinellas County, Florida.
2. Easement in favor of Pinellas Water Company recorded in Deed Book 1465, Page 145, and assigned to City of St. Petersburg in Deed Book 1465, Page 147 and an Easement in favor of Pinellas Water Company recorded in Deed Book 1465, Page 153, and assigned to the City of St. Petersburg in Deed Book 1465, Page 154 and an Easement in favor of Pinellas Water Company recorded in Deed Book 1465, Page 151 and assigned to the City of St. Petersburg in Deed book 1465, Page 152, all of the Public Records of Pinellas County, Florida.
3. Easement and Right-of-Way in favor of Florida Power Corporation recorded in Deed Book 1514, age 135, of the Public Records of Pinellas County, Florida.
4. Distribution Easement in favor of Florida Power Corporation recorded in O.R. Book 5737, Page 144 and O.R. Book 5838, Page 1170, of the Public Records of Pinellas County, Florida.
5. Easements and Preservation Areas as shown on Plat of RUBIN ICOT CENTER recorded in Plat Book 88, Pages 79 through 85 inclusive, of the Public Records of Pinellas County, Florida.
6. Terms and conditions contained in that certain Easement Agreement by and among ICOT Land, Ltd., a Florida limited partnership, Melitta North America, Inc., a New Jersey corporation, and Register Land Company, Inc., recorded November 14, 1994, in O.R. Book 8838, Page 1904, as affected by O.R. Book 8920, Page 1575, of the Public Records of Pinellas County, Florida.
7. Easement in favor of the City of Largo, recorded in O. R. Book 5300, Page 76, Public Records of Pinellas County, Florida.

INST # 96-355620
DEC 31, 1996 4:29PM

PINELLAS COUNTY FLA.
OFF. REC. BK 9568 PG 115

INST # 97-029701
FEB 3, 1997 3:42PM

PINELLAS COUNTY FLA.
OFF. REC. BK 9597 PG 1597

RECORDING
REC 79.50
NS 11,550.00
INST
FPHS
MTF
RC
REV 4.50

This instrument was prepared by
and should be returned to:

Thomas W. Black
Hill, Ward & Henderson, P.A.
101 East Kennedy Boulevard
Suite 3700
Tampa, Florida 33602

1C066359 SJM 12-31-1996 16:04:21
01 DEB-GARCIA ENTERPRISES
RECORDING 1 \$19.50
DOC STAMP - DR219 3 \$11,550.00
REVENUE 13 \$4.50
TOTAL: \$11,574.00
CHECK AMT. TENDERED: \$11,574.00
CHANGE: \$0.00

RECORDING
REC 24.00
DS
INT
FEES
MTF
P/C
REV
TOTAL 24.00

TOTAL 11,574.00

Parcel Identification No. 04/30/16/77515/000/0101

JB

SPECIAL WARRANTY DEED

So. BNPAY

THIS INDENTURE, made this 23rd day of December, 1996, between CROWN LIFE INSURANCE COMPANY, a Canadian corporation, Grantor, and GARCIA ENTERPRISES OF TAMPA, INC., a Florida corporation, Grantee, whose address is 15950 Bay Vista Drive, Suite 250, Clearwater, Florida 34620;

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the land lying in Pinellas County, Florida, legally described in Exhibit A attached hereto and made a part hereof by this reference, together with all improvements located thereon (collectively, the "Property").

Grantor conveys title to the Property to Grantee subject to all matters set forth in Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"). Grantor, subject to the Permitted Exceptions, does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever lawfully claiming by, through or under Grantor, but against none other.

For the same consideration, Grantor hereby remises, releases and quitclaims to Grantee, its successors and assigns, forever, without warranty, all right, title and interest of Grantor in and to all easements appurtenant to or otherwise benefitting the

THIS DEED IS BEING RE-RECORDED TO CORRECT A SCRIVENER'S ERROR IN FAILING TO ATTACH THE LEGAL DESCRIPTION AS EXHIBIT "A" HERETO WHEN THIS DEED WAS INITIALLY RECORDED. AS A RESULT, NO DOCUMENTARY STAMPS ARE DUE HEREON.

Documentary Tax Pd. \$ 11,550.00
Pinellas County Tax Pd.
Karlson F. DeBorja, Clerk, Pinellas County
By _____ Deputy Clerk

Return to: Strock & Strock
200 So. Biscayne Blvd.
Miami, Fl 33131

PINELLAS COUNTY FLA.
~~OFF.REC.BK 9566 PG 1154~~

PINELLAS COUNTY FLA.
OFF.REC.BK 9597 PG 1598

Property, and all right, title and interest of Grantor in and to any streets, roadways, alleys and sidewalks, both public and private, adjacent to the Property.

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

CROWN LIFE INSURANCE COMPANY,
a Canadian corporation

WITNESSES:

C. J. Connor
Name: *C. J. Connor*
(Type or Print Name)

Kathy Tysdal
Name: *Kathy Tysdal*
(Type or Print Name)

C. J. Connor
Name: *C. J. Connor*
(Type or Print Name)

Kathy Tysdal
Name: *Kathy Tysdal*
(Type or Print Name)

By: *[Signature]*
Name: _____
Title: *MANAGER*
ASSOCIATED VICE PRESIDENT
REAL ESTATE

By: *[Signature]*
Name: *LEE MILLER*
Title: *DIRECTOR, LEASING*
REAL ESTATE

Address:
175 Bloor Street East
South Tower, Third Floor
Toronto, Ontario M4W 3R8

50073733 MAK 02-03-1997 14:52:44
01 DEB-GARCIA
RECORDING 1 \$24.00
TOTAL: \$24.00
CHECK AMT. TENDERED: \$24.00
CHANGE: 0.00

PINELLAS COUNTY FLA.
~~OFF. REC. BK 9568 PG 1155~~

PINELLAS COUNTY FLA.
OFF. REC. BK 9597 PG 1599

CANADA
PROVINCE OF SASK.
CITY OF REGINA.

The foregoing instrument was acknowledged before me this 23rd.
day of December, 1996, by Robert Fraser and
Les Miller, as Assistant Vice President Real Estate and
Director, Leasing Real Estate, respectively, of Crown Life Insurance
Company, a Canadian corporation, on behalf of the corporation.
They are personally known to me or produced
as identification. ✓ D

Muesam Dawson
Notary Public
My commission expires: _____
(Type, Print or Stamp Name)

(NOTARY SEAL)

EXHIBIT A

Legal Description

A portion of Lots 1 and 2, of RUBIN ICOT CENTER, as recorded in Plat Book 88, pages 79 through 85, of the public records of Pinellas County, Florida, lying in Section 5, Township 30 South, Range 16 East, and being more fully described as follows:

Beginning at the Southeast corner of Lot 1 of said RUBIN ICOT CENTER; thence N. 89° 45' 12" W., and along the South line of said Lot 1 and the North right-of-way line of Ulmerton Road (State Road 688) 157.95 feet; thence N. 48° 18' 20" W., 224.45 feet to a point of beginning; thence continue N. 48° 18' 20" W., 318.15 feet to a point on the East right-of-way line of 58th Street North; thence N. 15° 35' 30" E., and along said right-of-way 124.10 feet; thence along the arc of a curve to the left, 143.14 feet, said curve having a radius of 517.00 feet, delta of 15° 51' 48", a chord bearing of N. 07° 39' 36" E., and a chord of 142.68 feet; thence N. 00° 16' 17" W., 140.42 feet; thence leaving said right-of-way line N. 89° 43' 43" E., 223.11 feet; thence S. 00° 16' 17" E., 12.00 feet; thence N. 89° 43' 43" E., 143.60 feet; thence S. 24° 30' 19" W., 49.64 feet; thence S. 42° 29' 38" W., 132.23 feet; thence S. 15° 03' 34" W., 70.37 feet; thence S. 13° 55' 03" W., 11.57 feet; thence S. 13° 08' 59" E., 105.26 feet; thence S. 38° 58' 05" W., 168.19 feet; thence S. 48° 18' 20" E., 122.00 feet; thence S. 41° 41' 40" W., 89.00 feet to the Point of Beginning.

Said parcel containing 3.21 acres more or less.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes and assessments for 1997 and subsequent years.
2. Office Suites Master Lease Agreement dated November 29, 1994, between Seller and Suite Partners, Inc., as amended by the First Amendment of Office Suites Master Lease Agreement dated July 18, 1995, between said parties (the "Lease").
3. Possessory rights of the Master Tenant under the Lease and of subtenants under subleases.
4. Covenants, restrictions, easements and other limitations in the instrument recorded in O.R. Book 5821, page 2146, as re-recorded in O.R. Book 5831, page 1697.
5. Easement to Florida Power Corporation recorded in O.R. Book 5838, page 1170.
6. Easement to Florida Power Corporation recorded in O.R. Book 1387, page 315.
7. Easement to Florida Power Corporation recorded in O.R. Book 4020, page 925.
8. Notice recorded in O.R. Book 8178, page 2134, as re-recorded in O.R. Book 8191, page 675.
9. Matters shown on the plat of Rubin Icot Center recorded in Plat Book 88, page 79.
10. Deed of Conveyance of Pipelines and Appurtenances recorded in O.R. Book 6139, page 1868.

All of the recorded documents referred to above have been recorded in the public records of Pinellas County, Florida.