

Prepared by and Return to:
JOHN F. HOTTE, ESQ.
Krinzman Huss & Lubetsky
110 SE 6 Street - Floor 20
Fort Lauderdale, Florida 33301
954-761-3454

Tax Folio Numbers:

WARRANTY DEED

THIS WARRANTY DEED (this "**Deed**"), executed as of the 16th day of December, 2016, by Twin Cities Investors, Inc., a Florida Corporation (the "**Grantor**"), whose mailing address is c/o Samuel J. Cantor, P.A., 426 S. Military Trail Deerfield Beach, FL 33442 to Northlake Promenade Shoppes LLC, a Florida limited liability company, whose mailing address is 2240 N.W. 19th Street, Suite 801, Boca Raton, Florida 33431 (the "**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold and by these presents does grant, bargain and sell to Grantee and Grantee's heirs and assigns forever, the real property situate, lying, and being in Palm Beach County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "**Property**").

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

And Grantor covenants with Grantee that, except as limited by the next sentence, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby warrants the title to the Property and will defend it against the lawful claims and demands of all persons whomsoever.

SUBJECT TO the matters set forth in Exhibit "B" attached to this Deed (it being understood and agreed that reference to such matters shall not serve to reimpose any such Permitted Exceptions) and taxes for the year 2017 and the years subsequent thereto. IN

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name and its corporate seal hereunto affixed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

**Twin Cities Investors, Inc., a Florida
Corporation**

Ferdie Laenens
Signature of Witness 1

FERDY LAENENS
Print name of Witness 1

Nella Colomb
Signature of Witness 2

NELLA COLOMB
Print name of Witness 2

By: [Signature]
Name: Robert Blatt, President
Title: President

Date: December 2, 2016

COUNTRY OF CANADA

PROVINCE OF QUEBEC

The foregoing instrument was acknowledged before me this 2nd day of December, 2016, by Robert Blatt, as President of Twin Cities Investors, Inc., a Florida Corporation, who is personally known to me or who produced as identification.

[Official Notarial Seal]

Notary Public

Philip Friedman
(Print or type name)

Commission No.: NF 1316

My Commission Expires: For

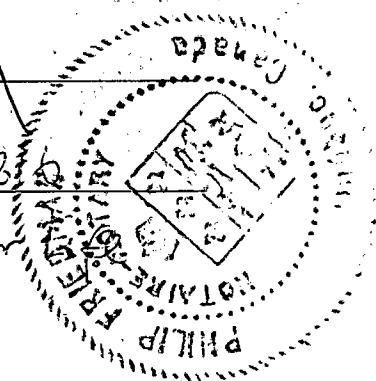


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

PARCEL I: (FEE SIMPLE ESTATE)

PARCEL 7 AND PARCELS R-1, R-2 AND R-3, OF "NORTHLAKE PROMENADE SHOPPES, A PUD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 130, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE PARCEL CONVEYED TO VILLAGE SHOPPES AT U.S. 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 21438, PAGE 1854, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL II: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 11923, PAGE 861, AS AMENDED IN OFFICIAL RECORDS BOOK 13154, PAGE 1892; OFFICIAL RECORDS BOOK 17516, PAGE 1987; OFFICIAL RECORDS BOOK 17595, PAGE 1781, AND OFFICIAL RECORDS BOOK 21438, PAGE 1886 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 22831, PAGE 89, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL III: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 17344, PAGE 1311, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Agreement granted to North Palm Beach Utilities, Inc., recorded in Deed Book 1145, Page 135, as amended in Official Records Book 87, Page 317, as assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62 and Official Records Book 6007, Page 1275. (Parcels I, II and III)
2. Dedication of Easement for Public Utilities recorded in Official Records Book 13, Page 475. (Parcels I and II)
3. Unrecorded Easement to Southern Bell Telephone & Telegraph Company over the Westerly 5 feet as evidenced in that Deed recorded in Official Records Book 90, Page 403. (Parcels I and II)
4. Dedication of Easement for public utilities recorded in Official Records Book 89, Page 392, assigned to The John D. and Catherine T. MacArthur Foundation in Official Records Book 5542, Page 1399 and assigned to Seacoast Utility Authority by Assignment and Assumption Agreements in Official Records Book 6002, Page 62, and Official Records Book 6007, Page 1275. (Parcels I, II and II)
5. Easement granted to Florida Power & Light Company recorded in Official Records Book 1267, Page 272. (Parcels I and II)
6. Easement granted to Florida Power & Light Company recorded in Official Records Book 2053, Page 706, and Partially Released in Official Records Book 11923, Page 954. (Parcels I and II)
7. Easement granted to Florida Power & Light Company recorded in Official Records Book 2867, Page 1584. (Parcels I and II)
8. Easement granted to Seacoast Utility Authority recorded in Official Records Book 6422, Page 239. (Parcels I and II)
9. Memorandum of Developer Agreement with Seacoast Utility Authority recorded in Official Records Book 9111, Page 1835. (Parcels I, II and III)
10. Easement granted to Seacoast Utilities Authority recorded in Official Records Book 9565, Page 1344, as affected by Affidavit in Support of re-recording to include joinder by mortgagee, recorded in Official Records Book 11186, Page 332. (Parcels I, II and III)
11. Easement granted to BellSouth Telecommunications, Inc., recorded in Official Records Book 9631, Page 136. (Parcels I and II)
12. Easement to BellSouth Telecommunications, Inc. recorded in Official Records Book 9631, Page 140. (Parcels I and II)

13. Terms, conditions, rights, obligations and restrictions, but excluding, as to the conveyance of the Subject Property to Northlake Promenade Shoppes LLC, any right of first refusal, contained in that certain Lease dated October 7, 1998 by and between Twin Cities Investors, Inc., a Florida corporation, as lessor, and Publix Super Markets, Inc., as lessee, as memorialized in Memorandum recorded December 28, 1998 in Official Records Book 10794, Page 719, affected by First Amendment to Memorandum of Lease recorded in Official Records Book 21438, Page 1843, and as affected by that Subordination, Non-disturbance Agreement recorded July 31, 2000 in Official Records Book 11923, Page 943, as re-recorded in Official Records Book 11949, Page 266, by and between Publix Super Markets, Inc. and The United States Life Insurance Company in the City of New York, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded ____, in Official Records Book ____, Page _____. (Parcels I and II)
14. Easement granted to Florida Power & Light Company recorded in Official Records Book 11439, Page 1177. (Parcels I and II)
15. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11123, Page 1051. (Parcels I and II)
16. Easement granted to Florida Power & Light Company recorded in Officials Record Book 11453, Page 1125. (Parcel I and II)
17. Indemnity Agreement by and between Twin Cities Investors, Inc. and Seacoast Utility Authority recorded in Official Records Book 11542, Page 1405. (Parcels I and II)
18. Easement granted to BellSouth Telecommunications, Inc. recorded in Official Records Book 11563, Page 1152. (Parcels I and II)
19. Easement granted to Seacoast Utility Authority recorded in Official Records Book 11820, Page 240, and corrected in Official Records Book 11864, Page 1954. (Parcels I, II and II)
20. Easement granted to Florida Power & Light Company recorded in Official Records Book 11851, Page 1822. (Parcels I and II)
21. Terms, provisions, restrictive covenants, conditions, reservations and easements, contained in Declaration of Restrictions, Covenants and Conditions and Grant of Easements recorded in Official Records Book 11923, Page 861, as amended in Official Records Book 13154, Page 1892; Official Records Book 17516, Page 1987; Official Records Book 17595, Page 1781, and Official Records Book 21438, Page 1886 and re-recorded in Official Records Book 22831, Page 89, but omitting any covenants or restrictions, if any, based upon 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 covenant or restriction is permitted by applicable law. (Parcels I, II and III)
22. Declaration of Restrictions and Covenants recorded in Official Records Book 13545, Page 266, but omitting any covenants or restrictions, if any, based upon 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 covenant or restriction is permitted by applicable law. (Parcels I, II and III)

23. Terms and Provisions contained in Declaration Regarding Surface Water Management System recorded in Official Records Book 17852, Page 1417; as re-recorded in Official Records Book 17914, Page 1352. (Parcels I, II and III)
24. Terms and Provisions contained in Declaration of Reciprocal Easements recorded in Official Records Book 17344, Page 1311. (Parcels I, II and III)
25. Restrictions, covenants, easement(s), setback(s), if any, as may be shown on the Plat of Northlake Promenade Shoppes, a P.U.D., as recorded in Plat Book 102, Page 130. (Parcels I, II and III)
26. Terms, provisions and easements contained in that certain Access, Parking and Landscape Easement recorded in Official Records Book 21438, Page 1917. (As to Parcel I)
27. Easement in favor of Florida Power & Light Company recorded in Official Records Book 22948, Page 1605. (Parcel I)
28. Notice of Interest by Seacoast Utility Authority recorded in Official Records Book 26779, Page 403. (Parcels I, II and III)
29. Terms and provisions of that certain Easement Agreement recorded 12/21/16 in Official Records Book 28793, Page 156.6