15
Warranty Deed

CFN: 20130377155 BOOK 28627 PAGE 2427
DATE:05/14/2013 08:26:03 AM
DEED DOC 144,000.00
SURTAX 108,000.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument prepared by
and after recording return to:

Jon Chassen, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Tax Folio # 03-4117-005-5390

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 10 day of May, 2013, by PONCE DE LEON FINANCIAL TOWERS, LLC, a Florida limited liability company ("**Grantor**"), whose address is 121 Alhambra Plaza, Suite 1600, Coral Gables, Florida 33134, in favor of 2901 PONCE, LLC, a Florida limited liability company ("**Grantee**"), whose address is 2601 S. Bayshore Drive, Suite 1215, Miami, Florida 33133.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Miami-Dade, State of Florida, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject, however, to:

(a) Real property taxes and assessments for the year 2013 and thereafter;

(b) Zoning and other regulatory laws and ordinances affecting the Property; and

(c) Easements, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record, without reimposing same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

PONCE DE LEON FINANCIAL TOWERS, LLC, a Florida limited liability company

By: _____
Name: W. ALLEN MORRIS
Title: MANAGER

_____
Signature of Witness

Thad Adams
Printed Name of Witness

_____
Signature of Witness

Bill Bailey
Printed Name of Witness

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9 day of MAY, 2013, by W. ALLEN MORRIS as MANAGER of PONCE DE LEON FINANCIAL TOWERS, LLC, a Florida limited liability company, on behalf of the company. He/She ✓ is personally known to me or ___ has produced a driver's license as identification.

KAREN J. FITZGERALD
MY COMMISSION # EE 834789
EXPIRES: December 21, 2016
Bonded Thru Notary Public Underwriters

(Affix Notary Seal)

Karen J. Fitzgerald
Notary Public
Print Name: KAREN J. FITZGERALD
Serial No. (if any): _____
My Commission Expires: 12/21/2016

EXHIBIT A

LEGAL DESCRIPTION

Street Address: 2801 Ponce de Leon Blvd., Coral Gables, FL

Tax Folio No.: 03-4117-005-5390

Legal Description: Lots 1 through 7, inclusive, and Lots 30 through 36, inclusive, all in Block 20, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Together with that portion of North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

CFN: 20130377156 BOOK 28627 PAGE 2430
DATE:05/14/2013 08:26:03 AM
DEED DOC 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument prepared by
and, after recording, return to:
Manuel R. Gonzalez, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

(For Recorder's Use Only)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of May 10, 2013 by AGAVE PONCE, LLC, a Florida limited liability company ("**Grantor**"), whose address is 2601 S. Bayshore Drive, Suite 1215, Miami, Florida 33133, in favor of 2901 PONCE, LLC, a Florida limited liability company ("**Grantee**"), whose address is 2601 S. Bayshore Drive, Suite 1215, Miami, Florida 33133.

Grantor, in consideration of $10.00 and other valuable consideration paid by Grantee, receipt and sufficiency of which is acknowledged, remises, releases and quit-claims to Grantee, Grantee's successors and assigns forever, all the right, title, interest, claim and demand of Grantor in and to the real property legally described on Exhibit "A" ("**Property**").

TO HAVE AND TO HOLD the Property to Grantee, Grantee's heirs, personal representatives, successors and assigns forever.

TOGETHER WITH: (i) any and all improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; (iii) all easements, rights of way, privileges, licenses and appurtenances belonging or in any way appertaining to the Property; and (iv) all other rights and benefits belonging to, running with the owner of, or in any way related to, the Property.

SUBJECT TO: all matters of record without intent to reimpose the same.

This is a conveyance made in the regular course of business of Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Jorge Pinto
Signature of Witness

Jorge Pinto
Printed Name of Witness

Signature of Witness

Jon Chassen
Printed Name of Witness

AGAVE PONCE, LLC, a Florida limited liability company

By: Hector Fernandez
Name: HECTOR FERNANDEZ
Title: MANAGER.

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10 day of May, 2013, by Hector Fernandez as Manager of AGAVE PONCE, LLC, a Florida limited liability company, on behalf of the company. He/She ✓ is personally known to me or ___ has produced a driver's license as identification.

Notary Public
Print Name: _____
Serial No. (if any): _____
My Commission Expires: _____

(Affix Notary Seal)

JON CHASSEN
MY COMMISSION # DD 869198
EXPIRES: July 11, 2013
Bonded Thru Notary Public Underwriters

EXHIBIT A

LEGAL DESCRIPTION

That portion of North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

CFN: 20110436798 BOOK 27743 PAGE 2342
DATE:07/05/2011 08:24:19 AM
DEED DOC 183,300.00
SURTAX 137,475.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

THIS INSTRUMENT PREPARED BY:

Josias N. Dewey
Holland & Knight LLP
Suite 3000
701 Brickell Avenue
Miami, Florida 33131

Parcel Identification Numbers: 03-4117-005-5391; 03-4117-005-5470; 03-4117-005-5480; 03-4117-005-5500; 03-4117-005-5510; 03-4117-005-6170; 03-4117-005-6160; 03-4117-005-6240; 03-4117-005-6250; 03-4117-005-6210; 03-4117-005-6200; 03-4117-005-7650; 03-4117-005-6220; 03-4117-005-7930; 03-4117-005-6180; 03-4117-005-7320; 03-4117-005-7410; 03-4117-005-7400; 03-4117-005-7390; 03-4117-005-7370; 03-4117-005-7380

Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

This Special Warranty Deed, is made the 30th day of June, 2011, by FIRSTBANK PUERTO RICO, a banking institution chartered under the laws of the Commonwealth of Puerto Rico, whose address is 701 Waterford Way, Suite 800, Miami, Florida 33126 ("**Grantor**"), in favor of AGAVE PONCE, LLC, a Florida limited liability company, whose address is 2601 S. Bayshore Drive, Suite 1215, Miami, Florida 33133 ("**Grantee**").

GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the land located in Miami-Dade County, Florida, as more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD the same, together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2011 and all subsequent years.
2. Zoning, building codes, and other governmental regulations.
3. All covenants, conditions, restrictions, easements, reservations, declarations, and limitations of record (none of which are intended to be reimposed by this conveyance).

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

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none others.

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

WITNESSES:

Sign: _____
Print Name: Josias N. Dewey

Sign: _____
Print Name: Jeffrey Grill

GRANTOR:

FIRSTBANK PUERTO RICO

By: _____
Name: Elsie M Alvarez
Title: Senior Vice President

STATE OF FLORIDA)
) **SS**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30 day of June, 2011, by Elsie M. Alvarez, as Sr. Vice President of FirstBank Puerto Rico, on behalf of the bank, who is personally known to me or who has produced _____ as identification.

_____
Printed Name: Josias N. Dewey
Notary Public
My Commission Expires:

JOSIAS N. DEWEY
MY COMMISSION # EE 039140
EXPIRES: November 1, 2014
Bonded Thru Notary Public Underwriters

Exhibit "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 8 through 13, inclusive and Lots 26 through 29, inclusive, all in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

All of the North-South Alley, which extends from Sevilla Avenue to Palermo Avenue, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

And

All that part of the East-West Alley in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof; as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, which lies west of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

LESS

That portion of the North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 14 through 25, inclusive, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

Lots 4 and 5, and the East ½ of Lot 3, in Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 5:

Lots 1, 2, and the West ½ of Lot 3, in Block 23, of CORAL GABLES, CRAFTS SECTION,

according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

The northeasterly ½ of the vacated alley lying southwesterly of the property specifically described on the face of the Warranty Deed; and

Commence at the most northerly corner of Lot 14, Block 23, CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 40 of the Public Records of Miami-Dade County, Florida, thence N44° 59'10"E along a line being continuation of the Northwesterly line of said Lot 14 a distance of 5.00 feet to the Point of beginning; thence continue N44°59'10"E along the aforementioned line a distance of 5.00 feet to a point, said point being on the centerline of that certain 20 foot alley as shown on the aforementioned Plat, thence S44°28'50"E along the centerline of said 20 foot alley a distance of 64.00 feet to a point, thence S44°59'10"W a distance of 10.00 feet to a point on the Southwesterly line of said 20 foot alley, thence N40°01'02"W a distance of 64.24 feet to the Point of Beginning, and

That portion of part of Avenue Catalonia vacated pursuant to City of Coral Gables Ordinance #2527, as recorded in Official Records Book 12344, at Page 1016, of the Public Records of Miami-Dade County, Florida, adjoining the property specifically described on the face of the Warranty Deed.

Parcel 6:

Lots 13 and 14, in Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, and that land from a Point of Beginning at the most northerly corner of Lot 14, Block 23, CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, Page 40, thence run North 44° 59' 10" East along a line being a continuation of the Northwesterly line of said Lot 14 a distance of 5.00 feet; thence run South 40° 01' 02" East for distance of 64.24 feet to a point on the Northeasterly line of said Lot 14, thence run 44° 28' 50" West along the Northeasterly line of said Lot 14 for a distance of 64.00 feet to the Point of Beginning being and lying in Miami-Dade County, Florida.

Parcel 7:

Lot 15, Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 8:

Southwesterly 110 feet of Lot 9, Less the Southeasterly 30 feet thereof, the Southwesterly 110 feet of Lot 10 and the Southwesterly 110 feet of Lot 11, Less the Northwesterly 25 feet, Block 23, Crafts Section of Coral Gables, according to the map or plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 9:

All of Lot 8, and that part of Lot 9, Block 23, CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, described as follows: From a point of beginning at the southeast corner of Lot 9, said point also being the northeast corner of Lot 8, and being in the west right-of-way line of Galiano Street; run southwesterly in the southeasterly line of said Lot 9, a distance of 146.01 feet, more or less to the southwest corner of said Lot 9; thence run northwesterly along southwesterly line of said Lot 9, a distance of 30 feet to a point thence run northeasterly in a line parallel to southeasterly line of said Lot 9, a distance of 110 feet to a point; thence easterly a distance of 46.67 feet, more or less to the point of beginning.

Parcel 10:

Lot 45, Block 31, of CRAFTS SECTION OF CORAL GABLES, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 11:

Lot 10, less the Southwesterly 110 feet thereof, Lot 11, less the Southwesterly 110 feet thereof, and all of Lot 9, Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, except that part of said Lot 9, described as follows: From a point of Beginning at the Southeast corner of said Lot 9, said point begin in the West Right of Way line of Galiano Street; run Southwesterly in Southeasterly line of said Lot 9, a distance of 146.01 feet, more or less to the Southwest corner of said Lot 9; thence run Northwesterly in Southeasterly line of said Lot 9, a distance of 40 feet, more or less to the Northwest corner of said Lot 9; thence run Northeasterly in the Northwesterly line of said Lot 9, a distance of 110 feet to a point; thence run Southeasterly in a line parallel to the Southwesterly line of said Lot 9, a distance of 10 feet to a point; thence run Easterly a distance of 46.67 feet, more or less, to the Point of Beginning.

Parcel 12:

Lots 12 and 13, in Block 33, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 13:

Lots 6 and 7, in Block 23, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 14:

Lots 1, 2, 3, 16, 17, 18 and 19, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade

County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public Records of Miami-Dade County, Florida; AND Lots 6 and 7, less the northeasterly 107.5 ft. thereof, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 15:

INTENTIONALLY DELETED (Partial Release recorded in O.R. Book 27291, Page 2036)

Parcel 16:

Lots 14 and 15 and the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

Lots 10 and 11, in Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 19:

Northeasterly 107.5 feet of Lots 6 and 7, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 20:

Lots 8 and 9, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

NOTE: Parcels 4 through 9, 11 and 13 being now known as PONCE PLACE VILLAS EAST, according to the Plat thereof recorded in Plat Book 168, page 42, of the Public Records of Miami-Dade County, Florida.

OFFICER CERTIFICATE

This Certificate is being delivered by Lawrence Odell, in his capacity as General Counsel of FirstBank Puerto Rico, a banking institution organized under the laws of the Commonwealth of Puerto Rico (the "Bank"). The undersigned represents, warrants and certifies, on behalf of the Bank, as of the date of this Certificate that attached hereto as Exhibit A is a true and complete copy of the resolution identified as BD11-13 adopted by the Board of Directors of the Bank at a regular meeting held on June 28, 2011; that such resolution has not been amended or rescinded; and that such resolution is in full force and effect on the date hereof.

IN WITNESS WHEREOF, the undersigned has executed this certificate this 29th day of June, 2011.

By: _____
Lawrence Odell,
General Counsel
FirstBank Puerto Rico

(SEAL)

#10433736_v2

Exhibit A

RESOLUTION

WHEREAS, on June 17, 2011, FirstBank Puerto Rico, a banking institution organized under the laws of the Commonwealth of Puerto Rico (the "Bank"), as seller, and Agave Ponce, LLC, a Florida limited liability company (the "Purchaser"), as purchaser, entered into that certain Purchase and Sale Agreement (the "Contract"), for the purchase and sale of the property described on Exhibit "A" attached hereto and made a part hereof (the "Property");

NOW THEREFORE BE IT RESOLVED, that the Bank be, and hereby is, authorized, (i) to enter into and to execute, deliver and to perform its obligations under the Contract; and (ii) to do or cause to be done any and all such things and to adopt, execute, deliver, perform and file any and all other documents, papers, certificates, agreements, contracts, deeds, bills of sale, affidavits and any and all other instruments (including any amendments and/or restatements of any of the foregoing) in connection with or necessary, appropriate or desirable to effect, consummate or facilitate the sale of the Property (the documents described in (i) and (ii) above are referred to collectively as, the "Conveyance Documents");

FURTHER RESOLVED, that the officers of the Bank, Aurelio Aleman as President and Chief Executive Officer, Lawrence Odell as Executive Vice President and General Counsel, Orlando Berges as Chief Financial Officer, Calixto Garcia as Executive Vice President and Regional Executive, and Elsie Alvarez as Senior Vice President (each, an "Authorized Signatory"), be, and hereby are, authorized to execute and deliver (either alone or collectively), on behalf of the Bank, the Conveyance Documents, and any and all documents, instruments or agreements necessary, appropriate or desirable to consummate the transactions contemplated in connection therewith, and the execution of any such documents, instruments or agreements, or the taking of any action in connection with the foregoing matters, shall conclusively establish such Authorized Signatory's authority therefor from the Bank and the ratification and confirmation by the Bank of the documents, instruments or agreements so executed or the actions so taken;

FURTHER RESOLVED, that each Authorized Signatory (acting alone or collectively), on behalf of the Bank, be, and hereby is, authorized to do or cause to be done any and all such other acts and things and to execute and deliver any and all such documents, papers, certificates, agreements and instruments as they or any of them, with advice of counsel, may deem necessary or desirable in order to effectuate or carry out the purpose and intent of these resolutions; and

FURTHER RESOLVED, that any and all such action heretofore taken by or on behalf of the Bank in respect of the matters described in these resolutions be, and hereby is, approved, ratified and confirmed by the Bank.

Exhibit "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 8 through 13, inclusive and Lots 26 through 29, inclusive, all in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

All of the North-South Alley, which extends from Sevilla Avenue to Palermo Avenue, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

And

All that part of the East-West Alley in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof; as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, which lies west of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

LESS

That portion of the North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 14 through 25, inclusive, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

Lots 4 and 5, and the East ½ of Lot 3, in Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 5:

Lots 1, 2, and the West ½ of Lot 3, in Block 23, of CORAL GABLES, CRAFTS SECTION,
according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

The northeasterly ½ of the vacated alley lying southwesterly of the property specifically described on the face of the Warranty Deed; and

Commence at the most northerly corner of Lot 14, Block 23, CORAL GABLES CRAFTS
SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 40 of the Public Records of Miami-Dade County, Florida, thence N44° 59'10"E along a line being continuation of the Northwesterly line of said Lot 14 a distance of 5.00 feet to the Point of beginning; thence continue N44°59'10"E along the aforementioned line a distance of 5.00 feet to a point, said point being on the centerline of that certain 20 foot alley as shown on the aforementioned Plat, thence S44°28'50"E along the centerline of said 20 foot alley a distance of 64.00 feet to a point, thence S44°59'10"W a distance of 10.00 feet to a point on the Southwesterly line of said 20 foot alley, thence N40°01'02"W a distance of 64.24 feet to the Point of Beginning, and

That portion of part of Avenue Catalonia vacated pursuant to City of Coral Gables Ordinance #2527, as recorded in Official Records Book 12344, at Page 1016, of the Public Records of Miami-Dade County, Florida, adjoining the property specifically described on the face of the Warranty Deed.

Parcel 6:

Lots 13 and 14, in Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, and that land from a Point of Beginning at the most northerly corner of Lot 14, Block 23, CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, Page 40, thence run North 44° 59' 10" East along a line being a continuation of the Northwesterly line of said Lot 14 a distance of 5.00 feet; thence run South 40° 01' 02" East for distance of 64.24 feet to a point on the Northeasterly line of said Lot 14, thence run 44° 28' 50" West along the Northeasterly line of said Lot 14 for a distance of 64.00 feet to the Point of Beginning being and lying in Miami-Dade County, Florida.

Parcel 7:

Lot 15, Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade

County, Florida.

Parcel 8:

Southwesterly 110 feet of Lot 9, Less the Southeasterly 30 feet thereof, the Southwesterly 110 feet of Lot 10 and the Southwesterly 110 feet of Lot 11, Less the Northwesterly 25 feet, Block 23, Crafts Section of Coral Gables, according to the map or plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 9:

All of Lot 8, and that part of Lot 9, Block 23, CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, described as follows: From a point of beginning at the southeast corner of Lot 9, said point also being the northeast corner of Lot 8, and being in the west right-of-way line of Galiano Street; run southwesterly in the southeasterly line of said Lot 9, a distance of 146.01 feet, more or less to the southwest corner of said Lot 9; thence run northwesterly along southwesterly line of said Lot 9, a distance of 30 feet to a point thence run northeasterly in a line parallel to southeasterly line of said Lot 9, a distance of 110 feet to a point; thence easterly a distance of 46.67 feet, more or less to the point of beginning.

Parcel 10:

Lot 45, Block 31, of CRAFTS SECTION OF CORAL GABLES, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 11:

Lot 10, less the Southwesterly 110 feet thereof, Lot 11, less the Southwesterly 110 feet thereof, and all of Lot 9, Block 23, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, except that part of said Lot 9, described as follows: From a point of Beginning at the Southeast corner of said Lot 9, said point begin in the West Right of Way line of Galiano Street; run Southwesterly in Southeasterly line of said Lot 9, a distance of 146.01 feet, more or less to the Southwest corner of said Lot 9; thence run Northwesterly in Southeasterly line of said Lot 9, a distance of 40 feet, more or less to the Northwest corner of said Lot 9; thence run Northeasterly in the Northwesterly line of said Lot 9, a distance of 110 feet to a point; thence run Southeasterly in a line parallel to the Southwesterly line of said Lot 9, a distance of 10 feet to a point; thence run Easterly a distance of 46.67 feet, more or less, to the Point of Beginning.

Parcel 12:

Lots 12 and 13, in Block 33, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 13:

Lots 6 and 7, in Block 23, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 14:

Lots 1, 2, 3, 16, 17, 18 and 19, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public Records of Miami-Dade County, Florida; AND Lots 6 and 7, less the northeasterly 107.5 ft. thereof, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 15:

INTENTIONALLY DELETED (Partial Release recorded in O.R. Book 27291, Page 2036)

Parcel 16:

Lots 14 and 15 and the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS
SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

Lots 10 and 11, in Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade

County, Florida.

Parcel 19:

Northeasterly 107.5 feet of Lots 6 and 7, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 20:

Lots 8 and 9, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

NOTE: Parcels 4 through 9, 11 and 13 being now known as PONCE PLACE VILLAS EAST, according to the Plat thereof recorded in Plat Book 168, page 42, of the Public Records of Miami-Dade County, Florida.

CFN 2012R0899120
OR Bk 28399 Pgs 4184 - 4186; (3pgs)
RECORDED 12/14/2012 08:40:53
DEED DOC TAX 7.20
SURTAX 5.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

US CENTURY BANK
Plaintiff(s) / Petitioner(s)

VS.

PONCE CIRCLE DEVELOPERS (LLC) , et al.
Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION

Case No:	10063882CA01
Section:	22
Doc Stamps:	$7.20
Surtax:	$5.40
Consideration:	$1,200.00

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on November 20, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Miami-Dade County, Florida:

- SEE ATTACHMENT -

was sold to:

2901 PONCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
2601 South Bayshore Drive
Suite 1215
Miami, FL, 33133

WITNESS my hand and the seal of this court on December 10, 2012 .

Harvey Ruvin, Clerk of Courts
Miami-Dade County, Florida

FILED FOR RECORD
2012 DEC 13 PM 2:50
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
CIVIL #112

Rev. 10/5/2009

EXHIBIT "A"
REAL PROPERTY LEGAL DESCRIPTION

ALL of that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying, and being in Miami-Dade County, Florida, and being more particularly described as follows:

All of Block 24, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; and all that portion of Avenue Catalonia as shown on the Plat of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, being bounded on the Southwest by the Northwesterly extension of the Southwesterly line of Lot 15, Block 23, of said CORAL GABLES CRAFTS SECTION, and being bounded on the North by the Westerly extension of the North line of Lot 1, Block 23, of said CORAL GABLES CRAFTS SECTION, aforementioned.

NOTE: Said lands have been re-platted and now comprise Tracts "A" and the portion of Tract "B", of PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168, Page 42, of the Public Records of Miami-Dade County, Florida adjacent to Tract "A."

EXHIBIT "B"
PERSONAL PROPERTY DESCRIPTION

Debtor: Ponce Circle Developers, LLC, a Florida limited liability company.

All right, title and interest of Debtor in and to the following:

A. All buildings, structures and improvements now or hereafter situated upon the Property; the abstract of title covering the Property; all inventory, together with any proceeds thereof and any replacements thereof, that are now or may hereafter be located and situate on the Property; all and singular the tenements, hereditaments, easements, and appurtenances belonging or in any way appertaining to the Property; the rents, issues, revenues and profits of the Property; all the estate, right, title, interest, and all claims and demands whatsoever, as well in law as in equity of the Debtor in and to the Property, and every part and parcel thereof; the hazard insurance policy covering the Property together with any and all extensions and replacements thereof, and any and all rights thereunder; and any and all rights of subrogation provided by the Mortgage, or arising thereunder; monies in any escrow accounts established or accrued pursuant to the Mortgage; any property or other thing for value acquired with or paid for by any future or further advances pursuant to the Mortgage;

B. Any and all tangible property (collectively, the "Equipment") now or hereafter owned by Debtor and now or hereafter located at, affixed to, placed upon or used in connection with the Property or any present or future improvements thereon, including without limitations: all machinery, equipment, appliances, fixtures, conduits and systems for generating or distributing air, water, heat, air conditioning electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse, sewage or garbage, or for fire prevention or extinguishing; all elevators, escalators, lifts and dumb-waiters; all motors, engines, generators, compressors, pumps, lift stations, tanks, boilers, water heaters, furnaces and incinerators; all furniture, furnishings, fixtures, appliances, installations, partitions, shelving, cabinets, lockers, vaults and wall safes; all carpets, carpeting, rugs, under padding, linoleum, tiles, mirrors, wall coverings, windows, storm doors, awnings, canopies, shades, screens, blinds, draperies and related hardware, chandeliers and light fixtures; all plumbing, sinks, basins, toilets, faucets, pipes, sprinklers, disposals, laundry appliances and equipment, and kitchen appliances and equipment; all alarms, safety, electronic, telephone, music, entertainment and communications equipment and systems; all janitorial, maintenance, cleaning, window washing, vacuuming, landscaping, pool and recreational equipment and supplies; and any other items of property, wherever kept or stored, if acquired by Debtor with the intent of incorporating them in and/or using them in connection with the Property or any improvements to the Property; together also with all additions thereto and replacements and proceeds thereof;

C. (a) Any and all awards or payments, including interest thereon and the right to receive the same, growing out of or resulting from any exercise of the power of eminent domain (including the taking of all or any part of the Property and/or the Equipment), or any alteration of the grade of any street upon which the Property abuts, or any other injury to, taking of, or decrease in the value of the Property and/or the Equipment or any part thereof; (b) any unearned premiums on any hazard, casualty, liability, flood or other insurance policy carried for the benefit of Debtor and/or Secured Party with respect to the Property and/or the Equipment together with the right to receive any payment, award of proceeds payable to Debtor under said insurance policies; (c) all rights of Debtor in and to all supplies and materials delivered to or located upon the Property or elsewhere and used or usable in connection with the construction of refurbishing of improvements on the Property; and (d) all rights of Debtor in, to, under, by virtue of, arising from or growing out of any and all present or future contracts, instruments, accounts, insurance policies, permits, licenses, tradenames, plans, appraisals, reports, paid fees, choses-in-action, subdivision restrictions or declaration or other intangibles whatsoever now or hereafter dealing with, affecting or concerning the Property, the improvements thereto, or any portion thereof or interest therein, including but not limited to: (i) all license and franchise agreements, and any and all modifications, amendments, extensions, renewals and substitution thereof, (ii) all liquor licenses, (iii) all governmental permits and/or licenses issued in connection with the use, operation and/or occupancy of any improvements on the Property and any business operations conducted thereon, (iv) all contracts, plans and permits for or related to the Property or its development or the construction or refurbishing of improvements on the Property, (v) any agreements for the provision of utilities to the Property, (vi) all payment, performance and/or other bonds, (vii) any contracts now existing or hereafter made for the sale by Debtor of all or any portion of the Property and/or the Equipment, including any deposits paid by any purchasers (howsoever such deposits may be held) and any proceeds of such sales contracts, including any purchase money notes and mortgages made by such purchasers, and (viii) any declaration of condominium, restrictions, covenants, easements or similar documents now or hereafter recorded against the title to all or any portion of the Property; and

D. All of Debtor's rights to enter into any lease agreement regarding all or any part of the Property, and all of Debtor's rights to encumber the Property further for debt.