

Prepared by:

Orin Shakerdge, Esq.
Florida Power & Light Company
700 Universe Boulevard
Juno Beach, FL 33408

Return to:

James W. Shindell, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131-3456

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made this 5th day of February, 2014, by Florida Power & Light Company, a Florida corporation, having its mailing address at P.O. Box 14000, Juno Beach, Florida 33408-0420, ("**Grantor**"), to Land Parcel FLL LLC, a Delaware limited liability company, whose address is c/o James W. Shindell, Esq., Bilzin Sumberg Baena Price & Axelrod LLP, 1450 Brickell Avenue, 23rd Floor, Miami, Florida 33131-3456 ("**Grantee**").

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and forever quit-claim to Grantee all its right, title, and interest in and to that certain land, situated in Broward County, Florida and more particularly described on the attached **Exhibit A** attached hereto and by this reference expressly made a part hereof ("**Land**").

Subject to taxes for the current year and subsequent years, to zoning restrictions and other requirements imposed by governmental authority, and to easements, conditions, reservations, restrictions and limitations of record, without the intention to reimpose the same.

Subject to Easements from Grantee to Grantor of even date to be recorded simultaneously herewith.

By acceptance hereof, Grantee acknowledges that the Land conveyed hereby is adjacent to real and personal property owned by Grantor and used by it as a public utility corporation of the State of Florida, and Grantee accepts the conveyance of the Land with full knowledge and subject to the use of Grantor's adjacent land and personal property for such purposes or any other legally authorized use.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and this instrument to be signed by its duly authorized officer on the date first above written.

Executed in the presence of:

Grantor:

Florida Power & Light Company,
a Florida corporation

Tracy Davis
 Name: Tracy Davis

Peter Ramsey
 Name: Peter Ramsey

Alex Rubio
 By: Alex Rubio
 Vice-President, Corporate Real Estate

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ACKNOWLEDGEMENT

STATE OF FLORIDA)
)ss:
 COUNTY OF PALM BEACH)

On this 5th day of February, 2014, before me, the undersigned notary public, personally appeared Alex Rubio, as Vice-President, Corporate Real Estate, of Florida Power & Light Company, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument or who has produced a driver's license, as identification, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(notary seal)

Tracy Davis
 NOTARY PUBLIC, STATE OF FLORIDA

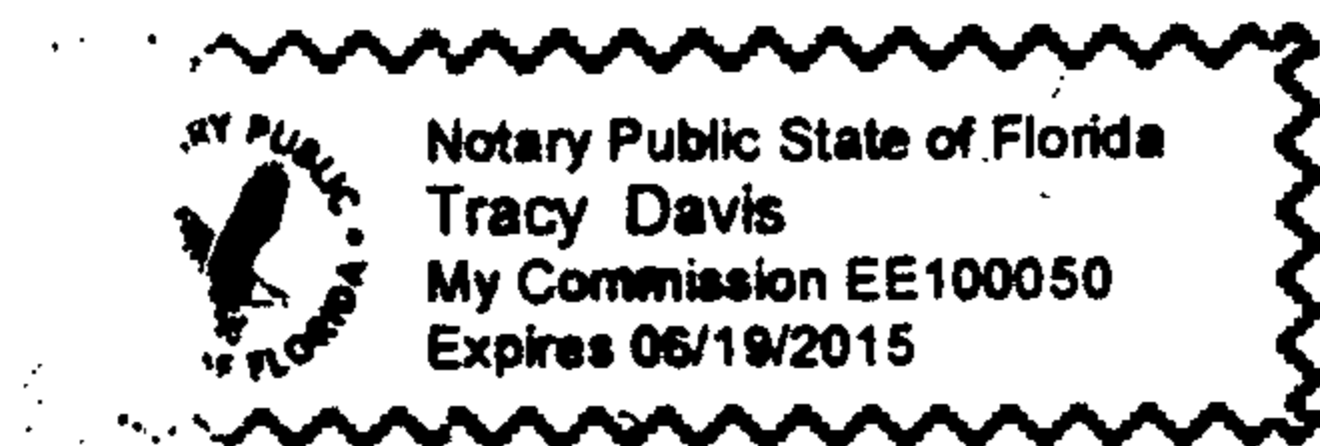


EXHIBIT A

To Quit-Claim Deed

Legal Description of the Land

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (THE NORTH 100 FEET OF THE EAST 144.5 FEET)

TRACT A

THE WEST 50 FEET OF THE EAST 94-1/2 FEET OF THE NORTH 100 FEET OF LOT 1, BLOCK 4, OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3030, PAGE 670

TRACT B

THE EAST 50 FEET OF THE WEST 100 FEET OF THE NORTH 100 FEET; AND THE EAST 44-1/2 FEET OF THE NORTH 100 FEET; ALL IN LOT 1, IN BLOCK 4 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PROPERTY SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3327, PAGE 486

PARCEL 2 (THE SOUTH 496 FEET OF THE EAST 144.5 FEET, LESS PARCEL 3)

TRACT A

THE SOUTH 50 FEET OF THE NORTH 150 FEET OF LOT 1, LESS AND EXCEPT THE WEST 50 FEET THEREOF, IN BLOCK 4 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PROPERTY SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2401, PAGE 467

TRACT B

A PORTION OF LOT 1 BLOCK 4 OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 40, OF THE PUBLIC

RECORDS OF MIAMI-DADE COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF LOT 1 BLOCK 4; THENCE SOUTH 150 FEET TO POINT OF BEGINNING; THENCE SOUTH 200 FEET; THENCE WEST 144.50; THENCE NORTH 200 FEET; THENCE EAST 144.50 BACK TO THE POINT OF BEGINNING.

SAID PROPERTY SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

BEING A PORTION OF THE PROPERTY DESCRIBED IN MIAMI-DADE COUNTY DEED BOOKS 103, PAGE 537 AND DEED BOOK 110, PAGE 171

PARCEL 3 (THE SOUTH 296 FEET OF THE EAST 144.5 FEET)

TRACT A

BEGIN AT A POINT 172.5 EAST OF THE SOUTHWEST CORNER OF LOT 1 BLOCK 4 OF ORIGINAL PLAT OF THE TOWN OF FORT LAUDERDALE AS RECORDED IN PLAT BOOK B, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH PARALLEL TO AND 22 FEET WEST OF THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY A DISTANCE OF 267 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF NORTHWEST 2ND STREET A DISTANCE OF 122.50 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF THE FEC RAILWAY RIGHT OF WAY, 28 FEET; THENCE EAST PARALLEL TO NORTHWEST 2ND STREET 144.5 FEET MORE OR LESS TO EAST BOUNDARY OF SAID LOT 1, BLOCK 4; THENCE SOUTH ALONG EAST BOUNDARY OF SAID LOT 1, BLOCK 4 ALSO BEING THE WEST LINE OF FEC RAILWAY RIGHT OF WAY, 295 FEET TO THE NORTH LINE OF NORTHWEST 2ND STREET 22 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 296, PAGE 484.

TRACT B

BEGINNING AT A POINT 50 FEET EAST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF THE ORIGINAL PLAT OF THE TOWN OF FT. LAUDERDALE, AS RECORDED IN PLAT BOOK B, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN EAST ALONG THE NORTH LINE OF N.W. 2ND STREET A DISTANCE OF 122.5 FEET; THENCE NORTH PARALLEL TO AND 22 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY A DISTANCE OF 267 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF NW 2ND STREET, A DISTANCE OF 122.5 FEET; THENCE SOUTH 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF AFORESAID LOT 1 A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 9892, PAGE 676.

SAID PARCELS 1, 2 AND 3 ALSO DESCRIBED AS:

LOT 1, LESS THE WEST 50.00 FEET, BLOCK 4, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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