

THIS INSTRUMENT PREPARED BY:
Benno G. Rothschild, Jr., Esq.
Hartman Simons & Wood LLP
6400 Powers Ferry Road, NW
Suite 400
Atlanta, Georgia 30339

Tax Parcel No: 05-45-17-14241-000

Inst: 201112002285 Date: 2/14/2011 Time: 9:15 AM
Doc Stamp-Deed: 0.00
DC, P DeWitt Cason, Columbia County Page 1 of 3 B: 1209 P: 2222

EXEMPT FROM TAX
CONVEYANCE TO ENTITY
SOLELY OWNED BY
GRANTOR

QUITCLAIM DEED

THIS INDENTURE made the 31st day of January in the year of Two Thousand Eleven (2011), between

DANIEL WIENER

whose mailing address is 128 Camden Drive, Bal Harbour, Florida 33154, as party or parties of the first part, hereinafter called Grantor, and

LAKE CITY PLAZA, LLC, a Florida limited liability company

whose mailing address is, 128 Camden Drive, Bal Harbour, Florida 33154, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever QUITCLAIM unto the said Grantee all that tract or parcel of land as described on Exhibit "A" attached hereto and incorporated herein by reference.

The Property being conveyed herein is not the homestead nor contiguous to the homestead property of Grantor.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Witnesses:

GRANTOR:

Barbara Hanzlich
Witness
Printed Name: Barbara HANZLICH

D. Wiener (seal)
Daniel Wiener

Imona Malo
Witness
Printed Name: IMONA MALO

New York
STATE OF ~~FLORIDA~~)
COUNTY OF Nassau) SS:

The foregoing instrument was acknowledged before me this 31 day of January, 2011, by Daniel Wiener. He is personally known to me or presented as identification and did not take an oath.

My Commission Expires:

FRANCES H. KULIK
Notary Public, State of New York
No. 01KU6114487
Qualified in Nassau County
Commission Expires August 16, 2012

Frances H. Kulik
Notary Public, State of New York
Print Name: Frances H. Kulik
Commission No. _____

EXHIBIT "A"

(Legal Description)

Commence at the southwest corner of the southeast quarter of the southwest quarter of Section 32, Township 3 South, Range 17 east, Columbia County, Florida, and run thence north 88 degrees 05 minutes east 70.8 feet to an old iron pipe at the edge of a walkway for the POINT OF BEGINNING. From said POINT OF BEGINNING run north 02 degrees 29 minutes 57 seconds east 190.65 feet to an "X" in the top of a curb; thence north 84 degrees 48 minutes 15 seconds east 46.02 feet to an old iron pipe; thence south 74 degrees 32 minutes 04 seconds east 30.69 feet to a concrete monument (W.C. Hale); thence north 89 degrees 43 minutes 15 seconds east 374.01 feet to a concrete monument on the westerly boundary of Mrs. Sanders Addition, a Subdivision as per map or plat thereof recorded in Plat Book 1, page 46 of the Public Records of Columbia County, Florida; thence south 00 degrees 47 minutes 00 seconds east (bearing base from deed) along said westerly boundary 474.99 feet to a concrete monument; thence south 87 degrees 37 minutes 50 seconds west along the northerly boundary of property described in Deed Book 66, page 131 of the Public Records of Columbia County, Florida, a distance of 127.83 feet to a concrete monument (W.C. Hale); thence south 06 degrees 48 minutes 54 seconds west along the westerly boundary of said property 111.95 feet to an old 1-1/2" iron pipe; thence south 86 degrees 55 minutes 27 seconds west 19.93 feet to a concrete monument; thence south 06 degrees 49 minutes 24 seconds west 166.95 feet to a concrete monument on the northerly right of way boundary of Arredonda Street (50 foot right of way); thence south 87 degrees 27 minutes 05 seconds west along said northerly right of way boundary 169.97 feet to an old 1-1/2" iron pipe on the easterly boundary of property described in Official Records Book 399, pages 408-410 of the Public Records of Columbia County, Florida; thence north 00 degrees 01 minute 00 seconds west along said easterly boundary 161.83 feet to an old 1-1/2" iron pipe; thence south 87 degrees 07 minutes 49 seconds west along the northerly boundary of said property 141.17 feet to an iron pin on the easterly right of way boundary of State Road No. 25 (First Street) (100 foot right of way); thence northerly along said easterly right of way boundary run north 04 degrees 50 minutes 35 seconds east 113.72 feet; thence north 03 degrees 16 minutes 53 seconds east 309.85 feet to the POINT OF BEGINNING; containing 294,519 sq. ft. or 6.76 acres, more or less.