

Prepared by and Return to:

## **SPECIAL WARRANTY DEED**

State of Florida

County of Palm Beach

**THIS SPECIAL WARRANTY DEED** is made on \_\_\_\_\_, 2007, between

**Boynton Neptune LLC, a Florida limited liability company**

having a business address at: 70 Southeast 4th Avenue, Delray Beach, FL 33483  
("Grantor"). and

**T2 Unison Site Management LLC, a Delaware limited liability company**

having a mailing address of: 92 Thomas Johnson Drive, Suite 130, Frederick, MD 21702  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Palm Beach**, State of **Florida**, to-wit:

"A"

Parent Parcel

Unit 12B, of Neptune Business Condominium, a commercial condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 16060, Page 399, of the Public Records of Palm Beach County, Florida.

"B"

Legal Description of Lease Parcel 1:

A portion of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of the North Line of the South 281.50 feet of the North 873.0 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 5, with the West Line of the East 149.97 feet of the West 299.94 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence N. 88 deg. 51' 45" E. along the North Line of said South 281.5 of the North 873.0 feet of the Northeast 1/4 of Southwest 1/4 of Section 5, for 33.00 feet; thence S. 00° 02' 45" E. for 235.04 feet; thence N. 89° 57' 15" E. for 4.50 feet to the Point of Beginning of the hereinafter described Parcel of Land; thence S. 00° 02' 45" E. along the East Building Line of an Existing One Story Storage Building, for 20.00 feet; thence N. 89 deg. 57' 15" E., along the South Building Line of said Existing One Story Storage Building, for 18.92 feet; thence N. 00° 02' 45" W., along the (proposed centerline of a common wall) for 20.00 feet; thence S. 89 deg. 57' 15" W., along the centerline of a common wall (dividing Bays 11 & 12), for 18.92 feet to the Point of Beginning.

Legal Description of Lease Parcel 2:

A portion of the Northeast 1/4 of the Southwest 1/4 of Section 5; Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of the North Line of the South 281.50 feet of the North 873.0 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 5, with the West Line of the East 149.97 feet of the West 99.94 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence N. 88° 51' 45" E., along the North Line of said South 281.5 of the North 873.0 feet of the Northeast 1/4 of Southwest 1/4 of Section 5 for 33.00 feet; thence S. 00° 02' 45" E. for 235.04 feet; thence N. 89 deg. 57' 15" E. for 4.50 feet; thence S. 00 deg. 02' 45" E., along the East Building Line of an Existing One Story Storage Building for 20.00 feet; thence S. 89° 57' 15" W., for 4.50 feet; thence S. 00 deg. 02' 45" E. for 24.61 feet; thence S. 89° 57' 15" W. for 16.65 feet to the Point of Beginning of the hereinafter described Parcel of Land; thence N. 00° 02' 45" W. for 12 feet; thence S. 89° 57' 15" W. for 14.00 feet; thence S. 00° 02' 45" E. for 12.00 feet; thence N. 89° 57' 15" E. for 14.00 feet to the Point of Beginning.

"D"

Legal Description: Ingress, Egress & Utility Easement

A portion of the Northeast 1/4 of the SW 1/4 of Section 5, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the intersection of the North Line of the South 281.5 feet of the North 873.0 feet or the Northeast 1/4 of the Southwest 1/4 of said Section 5 with the West Line of the West 149.97 feet of the East 299.94 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 5; thence N. 88 deg. 51' 45" E. along the North Line of said South 281.5 of the North 873.0 feet of the Northeast 1/4 of SW 1/4 of Section 5 for 18.00 feet to the Point of Beginning of the hereinafter described easement; thence continue N. 88 deg. 51' 45" E. along the previously described line, for 15.00 feet; thence S. 00 deg. 02' 45" E. for 235.04 feet; thence N. 88 deg. 57' 15" E. for 4.50 feet; thence S. 00 deg. 02' 45" E. along the East building line of an Existing One Story Storage Building, for 20.00 feet; thence S. 89 deg. 57' 15" W. for 4.50 feet; thence S. 00 deg. 02' 45" E. for 24.61 feet; thence S. 89 deg. 57' 15" W. for 16.65 feet; thence N. 00 deg. 02' 45" W. for 12.00 feet; thence N. 89 deg. 57' 15" E. for 1.65 feet; thence N. 00 deg. 02' 45" W. for 267.36 feet to the Point of Beginning.

Tax Parcel Identification Number:

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2006**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Boynton Neptune LLC, a Florida limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_,  
\_\_\_\_\_

*Signed, sealed and delivered in our presence:*

\_\_\_\_\_  
Witness Signature

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature

Print Name: \_\_\_\_\_

State of

County of

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on \_\_\_\_\_, 2007,  
by \_\_\_\_\_, as \_\_\_\_\_, on behalf of **Boynton Neptune  
LLC, a Florida limited liability company**, existing under the laws of the State of \_\_\_\_\_, who is/are  
personally known to me or who has/have produced a valid drivers license as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_