

\$ 17800,000.00

Record and Return to:

This Document was prepared by:

Lloyd Granet, P.A.

2295 NW Corporate Boulevard, Suite 235

Boca Raton, Florida 33431

File No. 2010-193

Parcel Identification Number(s):

4941-36-00-0012; 4941-36-00-0013
4941-36-00-0018; 4941-36-00-0019
4941-36-00-0090; 4941-36-05-2250

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 26 day of March, 2012 between LM TIC I LLC, a Florida limited liability company, as to an undivided 68.75% interest, LM TIC II LLC, a Florida limited liability company, as to an undivided 12.5% interest, LM TIC III LLC, a Florida limited liability company, as to an undivided 8.75% interest, LM TIC IV LLC, a Florida limited liability company, as to an undivided 10% interest, (collectively the "Grantor") whose post office address is 1645 SE 3rd Court, Suite 200, Deerfield Beach, Florida 33441, to LAUDERHILL MALL INVESTMENT, LLC, a Florida limited liability company ("Grantee") whose post office address is 696 NE 125th Street, North Miami, FL 33161.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Broward County, Florida:

SEE EXHIBIT "A" – Legal Description ATTACHED HERETO

SUBJECT TO taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

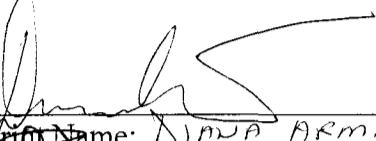
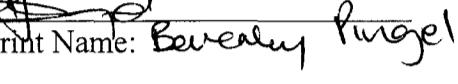
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons and whomsoever.

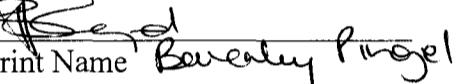
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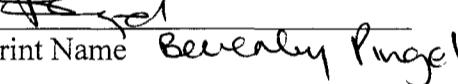
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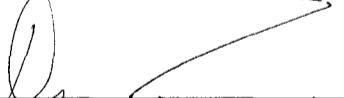
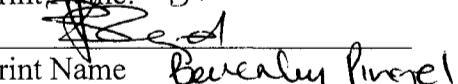
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence:


Print Name: DIANA ARMATA

Print Name: Beverly Fingel


Print Name: DIANA ARMATA

Print Name: Beverly Fingel

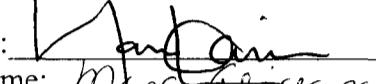
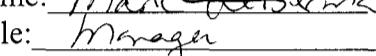

Print Name: DIANA ARMATA

Print Name: Beverly Fingel


Print Name: DIANA ARMATA

Print Name: Beverly Fingel

GRANTOR:

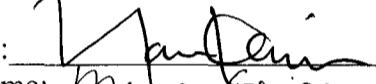
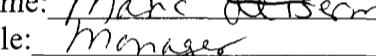
LM TIC I LLC,
a Florida limited liability company

By: MJB LM Management LLC,
a Florida limited liability company,
Its Manager


By: 
Name: Marc Leiserman
Title: Manager

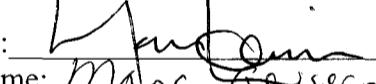
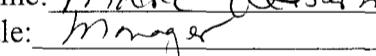
LM TIC II LLC,
a Florida limited liability company

By: MJB LM Management LLC,
a Florida limited liability company,
Its Manager


By: 
Name: Marc Leiserman
Title: Manager

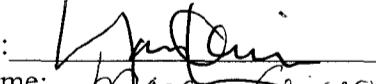
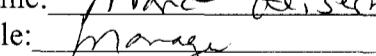
LM TIC III LLC,
a Florida limited liability company

By: MJB LM Management LLC,
a Florida limited liability company,
Its Manager


By: 
Name: Marc Leiserman
Title: Manager

LM TIC IV LLC,
a Florida limited liability company

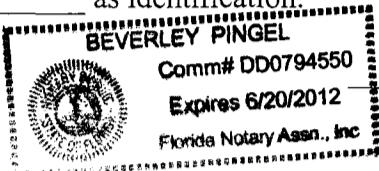
By: MJB LM Management LLC,
a Florida limited liability company,
Its Manager


By: 
Name: Marc Leiserman
Title: Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of February, 2012, by Marc Geiserman, Manager of MJB LM Management LLC, a Florida limited liability company, Sole Manager of LM TIC I LLC, a Florida limited liability company, and on behalf of the Company. He is Y personally known to me or has produced as identification.

(SEAL)

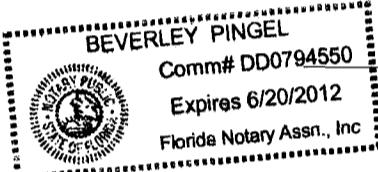


Notary Public

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of February, 2012, by Marc Geiserman, Manager of MJB LM Management LLC, a Florida limited liability company, Sole Manager of LM TIC II LLC, a Florida limited liability company, and on behalf of the Company. He is Y personally known to me or has produced as identification.

(SEAL)

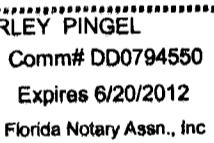


Notary Public

State of Florida
County of Palm Beach

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(SEAL)

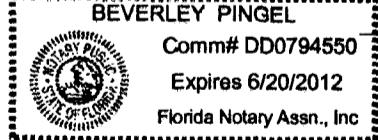


Notary Public

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 22nd day of February, 2012, by Marc Geiserman, Manager of MJB LM Management LLC, a Florida limited liability company, Sole Manager of LM TIC IV LLC, a Florida limited liability company, and on behalf of the Company. He is Y personally known to me or has produced as identification.

(SEAL)



Notary Public

2010-193/131

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, according to the Flat thereof recorded in Flat Book 51, page 39, of the Public Records of Broward County, Florida.

AND

A portion of land lying in the East 1/2 of Section 36, Township 49 South, Range 41 East, Broward County, Florida, and that portion of a canal lying North of the aforementioned Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, being more particularly described as follows:

Commence at the Southeast corner of said Section 36, run North 00 degrees 54' 30" West, along the Easterly line of said Section 36, for a distance of 1,911.74 feet; thence run South 89 degrees 05' 30" West, along the North Right-of-Way line of NW 12th Street, as shown on the aforementioned Plat of FLAIR SUBDIVISION NO. 3, for a distance of 53.00 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue South 89 degrees 05' 30" West, along the last described course for a distance of 597.0 feet to the Southeast corner of the aforementioned Lot 1, in Block 28; thence run North 00 degrees 54' 30" West, along the East boundary of said Lot 1, for a distance of 100.0 feet to the Northeast corner of said Lot 1; thence run South 89 degrees 05' 30" West, along the North boundary of said Block 28, for a distance of 260.0 feet to a point of curvature; thence run along circular curve to the left (continuing along the North boundary of said Block 28) having a radius of 1,630.00 feet, and a central angle of 07 degrees 15' 08", for an arc distance of 206.32 feet to the Northwest corner of the aforementioned Lot 6, in Block 28; thence run North 08 degrees 09' 38" West, radial to the last mentioned curve (along its Northerly prolongation of the Westerly lot line of said Lot 6), for a distance of 100.0 feet to a point on the next mentioned curve; thence run Westerly along a circular curve to the left, having a radius of 1,730.0 feet and a central angle of 01 degree 19' 28" for an arc distance of 39.99 feet (said last mentioned curve being coincident with the Northerly right-of-way line of the aforementioned canal); thence run North 00 degrees 54' 30" West, along a line that is parallel with and 1,168.0 feet West of as measured at right angles to the East line of said Section 36, for a distance of 1,438.78 feet to a point on the next mentioned curve; said point bearing North 05 degrees 35' 30" West, from the center point of said curve; thence run Easterly along a circular curve to the right having a radius of 3,160.00 feet, and a central angle of 03 degrees 10' 25", for an arc distance of 175.03 feet; thence run North 00 degrees 54' 30" West, along the West line of and parallel with the aforementioned East line of Section 36, for 175.06 feet to a point on a curve, said point bearing North 02 degrees 20' 20" West from the center point of the next described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet, and a central angle of 01 degree 25' 50", for an arc distance of 83.26 feet to a point of tangency; thence run North 89 degrees 05' 30" East, along a line that is parallel with and 1,805.00 feet North of, as measured at right angles to, the North right-of-way line of N.W. 12th Street, as shown upon said Plat of FLAIR SUBDIVISION NO. 3, for a distance of 707.00 feet; thence run South 00 degrees 54' 30" East along a line that is parallel with and 203.00 feet West of, as measured at right angles to, the East line of said Section 36, for a distance of 150.00 feet; thence run North 89 degrees 05' 30" East, at right angles to the last described course for 150.00 feet; thence run South 00 degrees 54' 30" East, at right angles to the last described course, for 1,655.00 feet to the POINT OF BEGINNING, (said last mentioned course being

parallel with and 53.00 feet West of, as measured at right angles to, the said East line of said Section 36).

Parcel 2:

A portion of the Northeast 1/4 of Section 36, Township 49 South, Range 41 East, lying in the City of Lauderhill, Broward County, Florida, and being more particularly described as follows:

Commence at the most Northeasterly corner of FLAIR SUBDIVISION NO. 4-D, according to the Plat thereof, as recorded in Plat Book 60, Page 49, of the Public Records of Broward County, Florida, and run South 00 degrees 54' 30" East, along the East line of said Plat of FLAIR SUBDIVISION NO. 4-D, for 85.25 feet to a point on a curve, said point bearing North 05 degrees 20' 43" West, from the center point of the last described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet and a central angle of 04 degrees 26' 13" for an arc distance of 258.26 feet to a point of tangency; thence run North 89 degrees 05' 30" East, for 707.00 feet to the POINT OF BEGINNING of a parcel of land hereinafter described; thence run South 00 degrees 54' 30" East, at right angles to the last described course, for 150.00 feet; thence run North 89 degrees 05' 30" East, at right angles to the last described course, for 150.00 feet; thence run North 00 degrees 54' 30" West, at right angles to the last described course, for 150.00 feet, said last mentioned course being parallel with and 53.00 feet West of, as measured at right angles to, the East line of the aforementioned Northeast 1/4 of Section 36; thence run South 89 degrees 05' 30" West, at right angles to the last described course, for 150.00 feet to the POINT OF BEGINNING.