

(A)

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\$52.50 REC - \$52.50
Doc - \$8669.50

This Instrument Prepared by:

STEFANIE SOMMERS, ESQ.

Otten, Johnson, Robinson,

Neff & Ragonetti, P.C.

950 17th Street, Ste. 1600

Denver, Colorado 80202

Return to Brooke McCranie

Chicago Title Insurance Company

5690 W Cypress St., Ste A

Tampa, FL 33607

After recording return to:

File # 4270750

Stearns Weaver Miller Weissler

Alhadeff & Sitterson, P.A.

New River Center, Suite 2100

200 East Las Olas Boulevard

Fort Lauderdale, Florida 33301

William B. Mason, Esq.

Parcel Control Number(s): 4841 24 10 0030

CONSIDERATION = \$ 1,238,401.92

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") made and executed this 18th day of June, 2013, by BLOCKBUSTER L.L.C., a Colorado limited liability company, formerly known as BBI Operating L.L.C., whose address is 9601 South Meridian Boulevard, Englewood, Colorado 80112 (hereinafter called the "**Grantor**"), to LE-PSL, LLC, a Florida limited liability company, whose address is c/o Leder Group, Inc., 4755 Technology Way Suite 203, Boca Raton, Florida 33431-3338, as to an undivided 41% interest, and Williamson Creek Venture, L.C., a Florida limited liability company, whose address is c/o Leder Group, Inc., 4755 Technology Way Suite 203, Boca Raton, Florida 33431-3338, as to an undivided 59% interest, as tenants in common (collectively, hereinafter called the "**Grantee**").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or partnerships)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land situated in the City of Margate, Broward County, Florida, as more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**").

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

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

AND Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other (the "**Title Warranty**").

THIS conveyance is made subject to, and by acceptance of this Deed, Grantee accepts this conveyance subject to the matters listed on Exhibit B attached hereto and made a part hereof, provided that this provision shall not operate to reimpose same.

Except for the Title Warranty, neither Grantor, nor any other person has made any representation or warranty, express or implied, as to the accuracy or completeness of any information regarding the Property. Neither Grantor nor any other person will be subject to any liability to Grantee or any other person resulting from the distribution to Grantee, or Grantee's use of, any such information, including, without limitation, any information, document or material made available to Grantee or its representatives in connection with Grantee's due diligence investigation of the Property. TO THE MAXIMUM EXTENT PERMITTED BY LAW AND EXCEPT FOR THE TITLE WARRANTY, THIS CONVEYANCE IS MADE AND WILL BE MADE WITHOUT REPRESENTATION, COVENANT OR WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED OR, TO THE MAXIMUM EXTENT PERMITTED BY LAW, STATUTORY) BY GRANTOR. AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, THE PROPERTY IS BEING CONVEYED ON AN "AS IS" AND "WHERE IS" BASIS, WITH ALL FAULTS AND ANY AND ALL LATENT AND PATENT DEFECTS, AND WITHOUT ANY REPRESENTATION OR WARRANTY, ALL OF WHICH GRANTOR HEREBY DISCLAIMS, EXCEPT FOR THE TITLE WARRANTY. THIS DISCLAIMER SHALL SURVIVE INDEFINITELY.

Grantor hereby discloses that the surface estate with respect to any Property may be owned separately from the underlying mineral estate and transfer to Grantee of such surface estate does not necessarily include the transfer to Grantee of any related mineral or water rights; and third parties may hold interests in oil, gas, minerals, geothermal energy or water on or under the Property, which interests may give them rights to enter and use the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, this Deed has been executed by the Grantor as of the day and year set forth above.

Signed, sealed and delivered
in the presence of:

Nicholas Sayeedi
Witness #1

Print: Nicholas Sayeedi

Christopher T. Toll
Witness #2

Print: Christopher T. Toll

BLOCKBUSTER L.L.C.,
a Colorado limited liability company,
formerly known as BBI Operating L.L.C.

By: Michael Kelly
Name: Michael Kelly
Title: President

STATE OF COLORADO

)
) ss.
)

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 10th day of June, 2013, by Michael Kelly, as President of Blockbuster L.L.C., a Colorado limited liability company, on behalf of said limited liability company.

Witness my hand and official seal.

Sheri Smith
Notary Public

My commission expires:

9-28-15



EXHIBIT A

(Attached to and forming a part of
the Special Warranty Deed
from Blockbuster L.L.C., as grantor
LE-PSL, LLC and Williamson Creek Venture, L.C., as grantee)

Description of the Property

PARCEL I:

All those tracts, pieces and parcels of land situate in Broward County, Florida, more particularly described as follows:

A parcel of land in MARGATE PLAZA NO. 1; according to the Plat thereof, as recorded in Plat Book 132, at Page 50, of the Public Records of Broward County, Florida; being more particularly described as follows:

Beginning at the Northernmost Southeast corner of said Plat; thence North 01 degrees 00 minutes 34 seconds West along the Easterly line of said Plat and along the Westerly right-of-way of State Road #7 (D.O.T. R/W Map #86100-2549), a distance of 162.00 feet; thence South 88 degrees 59 minutes 26 seconds West, a distance of 165.00 feet; thence South 51 degrees 00 minutes 02 seconds West, a distance of 150.99 feet; thence South 06 degrees 10 minutes 16 seconds West, a distance of 120.00 feet; thence North 88 degrees 59 minutes 26 seconds East along the Southerly line of said Plat and along the Northerly right-of-way line of NW 31st Street, a distance of 249.00 feet; thence North 43 degrees 59 minutes 26 seconds East, a distance of 70.71 feet to the Point Of Beginning.

LESS that portion dedicated as right-of-way as shown on said Plat and being more particularly described as follows:

Commence at the Northernmost Southeast corner of said Plat; thence South 43°59'26" West for a distance of 70.71 feet to a point lying on the South line of said plat; thence South 88°59'26" West for 57.00 feet to the Point of Beginning "A"; thence continue South 88°59'26" West along said South line for 192.00 feet; thence run North 06°10'16" East for 8.06 feet; thence North 88°59'26" East for 90.99 feet; thence South 86°26'08" East for 100.32 feet to the Point of Beginning "A".

PARCEL II:

Easements for the benefit of Parcel I as created by Declaration of Reciprocal Easement and Operating Agreement filed August 26, 1988 in Official Records Book 15727, Page 657, for the purposes described in that Agreement over, under and across the land described therein. Subject to the terms, provisions and conditions set forth in said instrument.

PARCEL III:

Easements for the benefit of Parcel I as created by Declaration of Covenants for Water Management dated December 10, 1987 and filed in Official Records Book 15071, Page 620, as affected by Assignment of Developers Rights filed in Official Records Book 16215, at Page 314, for the purposes described in said Agreement over, under and across the land more particularly described in said Agreement. Subject to the terms, provisions and conditions set forth in said instrument.

EXHIBIT B

(Attached to and forming a part of
the Special Warranty Deed
from Blockbuster L.L.C., as grantor
to LE-PSL, LLC and Williamson Creek Venture, L.C., as grantee)

Matters to Which Title is Subject

1. Taxes and assessments for the year 2013 and subsequent years, a lien not yet due or payable.
2. Exceptions affecting title created by, on behalf of or with the consent of C4 Molior, LLC, a North Carolina limited liability company, Grantee or both.
3. All matters of record, but excluding liens securing consensual debt and mechanics liens.
4. Conditions that may be shown by a current, accurate survey.
5. Easements, variances, encroachments, restrictions, rights of way and any other non-monetary title defects.
6. Zoning, building and similar restrictions.

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DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company

LE-PSL, LLC

Filing Information**Document Number** L03000051558**FEI/EIN Number** 76-0747191**Date Filed** 12/10/2003**State** FL**Status** ACTIVE**Principal Address**19196 NATURES VIEW COURT
BOCA RATON, FL 33498

Changed: 07/29/2013

Mailing Address4755 TECHNOLOGY WAY,
SUITE 203
BOCA RATON, FL 33431

Changed: 07/29/2013

Registered Agent Name & AddressHASNER, MARK MESQ
THERREL BAISDEN, P.A.-SUNTRUST INT'L CTR
ONE SE 3RD AVE, STE 2400
MIAMI, FL 33131**Authorized Person(s) Detail****Name & Address**

Title MGR

LEDER GROUP LLC
4755 TECHNOLOGY WAY STE 203
BOCA RATON, FL 33431-3338**Annual Reports**

Report Year	Filed Date
2015	01/16/2015
2016	01/27/2016
2017	01/26/2017

Document Images

01/26/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
01/17/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/31/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
02/10/2010 -- ANNUAL REPORT	View image in PDF format
02/04/2009 -- ANNUAL REPORT	View image in PDF format
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03/06/2006 -- ANNUAL REPORT	View image in PDF format
04/19/2005 -- ANNUAL REPORT	View image in PDF format
04/22/2004 -- ANNUAL REPORT	View image in PDF format
12/10/2003 -- Florida Limited Liabilities	View image in PDF format

Florida Department of State, Division of Corporations

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DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Foreign Limited Liability Company
LEDER GROUP, LLC

Filing Information

Document Number M11000000718
FEI/EIN Number 65-0997560
Date Filed 02/11/2011
State DE
Status ACTIVE

Principal Address

19196 NATURES VIEW COURT
BOCA RATON, FL 33498

Changed: 07/29/2013

Mailing Address

4755 TECHNOLOGY WAY,
SUITE 203
BOCA RATON, FL 33431

Changed: 07/29/2013

Registered Agent Name & Address

HASNER, MARK MESQUIRE
1 SE 3RD AVENUE
SUITE 2950
MIAMI, FL 33131

Authorized Person(s) Detail**Name & Address**

Title MGR

LEDER, SAMUEL
4755 TECHNOLOGY WAY, SUITE 203
BOCA RATON, FL 33431

Title MGR

LEDER, RHONNIE
4755 TECHNOLOGY WAY, SUITE 203
BOCA RATON, FL 33431

Title MGR

LEDER, SEAN

4755 TECHNOLOGY WAY, SUITE 203

BOCA RATON, FL 33431

Annual Reports

Report Year	Filed Date
2015	01/12/2015
2016	02/04/2016
2017	01/25/2017

Document Images

01/25/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/14/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/11/2011 -- Foreign Limited	View image in PDF format

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