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After recording return to:

Pompano MZL, LLC
247 West 30th Street, 11th Floor
New York, New York 10001
Attn.: _____

Instrument Prepared By:

Holland & Knight LLP
800 17th Street, N.W., Suite 1100
Washington, D.C. 20006
Attn.: Jerald S. Cohn, Esq.

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 19th day of March, 2015, by POMPANO MARKETPLACE OWNER, LLC, a Delaware limited liability company, whose address is c/o Principal Real Estate Investors, LLC, 801 Grand Avenue, Des Moines, Iowa 50392 ("Grantor"), to POMPANO MZL LLC, a Delaware limited liability company, whose address is 247 West 30th Street, 11th Floor, New York, New York 10001 ("Grantee");

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto Grantee, all that certain land situated in Broward County, Florida, more particularly in Exhibit A attached hereto (the "Property"), subject, however, to those matters more particularly described on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

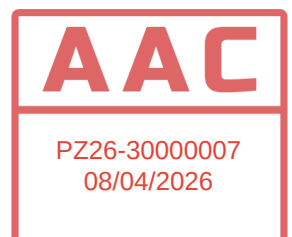
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, unto Grantee, its successors and assigns in fee simple forever.



AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and Grantor does hereby WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, by, through, or under Grantor.

(Signatures Commence on Next Page)



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

Signed, sealed and delivered in our presence:

POMPANO MARKETPLACE OWNER, LLC, a Delaware limited liability company

By: Pompano Marketplace Venture, LLC, a Delaware limited liability company, its sole member

C. Shide
Print Name: Courtney Shide

Beth P. Nease
Print Name: Beth P. Nease

By: WD Pompano LLC, a Florida limited liability company, its Managing Member

By: WD Pompano Member LLC, a Florida limited liability company, its sole Manager

By: Soraya Tyrer
Name: Soraya Tyrer
Title: Vice President

By: Pompano Marketplace Member, LLC, a Delaware limited liability company, its Co-Managing Member

Print Name: _____

By: Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory

Print Name: _____

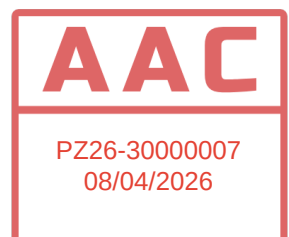
By: _____
Name: _____
Title: _____

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

Signature Page - Special Warranty Deed
Pompano Marketplace



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

Signed, sealed and delivered in our presence:

POMPANO MARKETPLACE OWNER, LLC, a Delaware limited liability company

By: Pompano Marketplace Venture, LLC, a Delaware limited liability company, its sole member

By: WD Pompano LLC, a Florida limited liability company, its Managing Member

By: WD Pompano Member LLC, a Florida limited liability company, its sole Manager

By: _____
Name: _____
Title: _____

By: Pompano Marketplace Member, LLC, a Delaware limited liability company, its Co-Managing Member

By: Principal Real Estate Investors, LLC, a Delaware limited liability company, authorized signatory

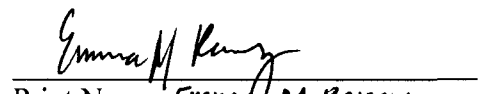
By: _____
Name: **Kristen P. Bro**
Title: **Acquisition Consultant**

By: _____
Name: **Ronnie J. Bily**
Title: **Investment Director - Asset Management**

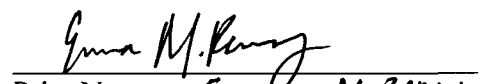
Print Name: _____

Print Name: _____

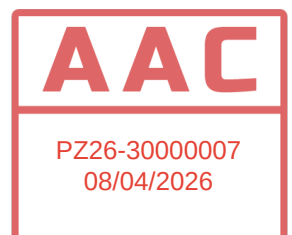

Print Name: **Matt Kueker**


Print Name: **Emma M. Remy**


Print Name: **Matt Kueker**


Print Name: **Emma M. Remy**

Signature Page - Special Warranty Deed
Pompano Marketplace



STATE OF FLORIDA

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COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13 day of March, 2015, by Soraya Tyner as VP of WD Pompano Member LLC, a Florida limited liability company, the sole Manager of WD Pompano LLC, a Florida limited liability company, the Managing Member of Pompano Marketplace Venture, LLC, a Delaware limited liability company, the sole member of Pompano Marketplace Owner, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a drivers' license as identification.

WITNESS my hand and official seal this 13 day of March, 2015.

My Commission Expires: 6-18-16

Beth P Neese
Notary Public



STATE OF IOWA)
)
COUNTY OF POLK)

I HEREBY CERTIFY, that before me, a Notary Public in and for the aforesaid jurisdiction, personally appeared _____ and _____ the _____ and _____, respectively, of Principal Real Estate Investors, LLC, a Delaware limited liability company, the authorized signatory of Pompano Marketplace Member, LLC, a Delaware limited liability company, the Co-Managing Member of Pompano Marketplace Venture, LLC, a Delaware limited liability company, the sole member of Pompano Marketplace Owner, LLC, a Delaware limited liability company, party to the foregoing instrument, and that they acknowledged the same before me as said officers and that they delivered the same as such.

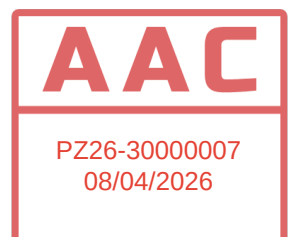
Given under my hand and official seal this _____ day of March, 2015.

(Notarial Seal)

Notary Public

My Commission Expires _____

Notary Page - Special Warranty Deed
Pompano Marketplace



STATE OF FLORIDA

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of March, 2015, by _____ as _____ of WD Pompano Member LLC, a Florida limited liability company, the sole Manager of WD Pompano LLC, a Florida limited liability company, the Managing Member of Pompano Marketplace Venture, LLC, a Delaware limited liability company, the sole member of Pompano Marketplace Owner, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a drivers' license as identification.

WITNESS my hand and official seal this ____ day of March, 2015.

My Commission Expires: _____

Notary Public

STATE OF IOWA)

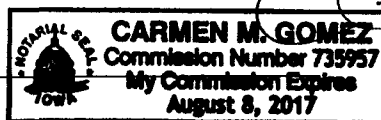
)

COUNTY OF POLK)

I HEREBY CERTIFY, that before me, a Notary Public in and for the aforesaid jurisdiction, personally appeared Kristen P. Bro and Ronnie J. Bily the Acquisition Consultant and Investment Director - Management respectively, of Principal Real Estate Investors, LLC, a Delaware limited liability company, the authorized signatory of Pompano Marketplace Member, LLC, a Delaware limited liability company, the Co-Managing Member of Pompano Marketplace Venture, LLC, a Delaware limited liability company, the sole member of Pompano Marketplace Owner, LLC, a Delaware limited liability company, party to the foregoing instrument, and that they acknowledged the same before me as said officers and that they delivered the same as such.

Given under my hand and official seal this 16th day of March, 2015.

Carmen M. Gomez
Notary Public



Notary Page - Special Warranty Deed
Pompano Marketplace

AAC

PZ26-30000007
08/04/2026

EXHIBIT A

Description of Property

PARCEL "A", U.S. 1 SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK NO. 138 AT PAGE 2 IN THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

AAC

PZ26-30000007
08/04/2026

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015, and subsequent years.
2. Riparian and littoral rights are not insured.
3. Dedications, easements and restrictions contained on the Plat of U.S. 1 Subdivision, as recorded in Plat Book 138, Page 2, together with and as affected by Release Of Easement recorded in Official Records Book 27157, Page 824, of the Public Records of Broward County, Florida.
4. Easements in favor of the City Of Pompano Beach by Order Of Taking recorded in Official Records Book 6759, Page 163, of the Public Records of Broward County, Florida.
5. Right-Of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Official Records Book 10659, Page 368, together with and as affected by Engineer's Certificate recorded in Official Records Book 14525, Page 564, and Release Of Easement recorded in Official Records Book 27157, Page 824, all of the Public Records of Broward County, Florida.
6. Grant of Easement recorded in Official Records Book 15558, Page 980, of the Public Records of Broward County, Florida.
7. Short Form Lease to Winn-Dixie Stores, Inc., lessee, recorded in Official Records Book 15916, Page 135, together with and as affected by Second Supplemental Lease Agreement recorded in Official Records Book 30370, Page 1922, Memorandum Of Lease from Winn-Dixie Stores, Inc. to CIBC National Bank, sublessee, recorded in Official Records Book 31263, Page 1200, Seller's Affidavit RE: Sale Order And Release Of Interest And Claims recorded in Official Records Book 42439, Page 458, and Notice Of Assignment And Assumption Of Lease from Winn-Dixie Stores, Inc., assignor, to Wal-Mart Stores East, LP, assignee, recorded in Official Records Book 42439, Page 573, all of the Public Records of Broward County, Florida.
8. Right-Of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Official Records Book 16571, Page 58, of the Public Records of Broward County, Florida.
9. Easement in favor of Florida Power & Light Company recorded in Official Records Book 16827, Page 964, of the Public Records of Broward County, Florida.
10. Memorandum Of Lease to Stein Mart, Inc., lessee, recorded in Official Records Book 27522, Page 851, of the Public Records of Broward County, Florida.

AACPZ26-30000007
08/04/2026

11. Easement in favor of Florida Power & Light Company recorded in Official Records Book 28983, Page 163, of the Public Records of Broward County, Florida.
12. Memorandum Of Lease to Carabba's / Suncoast, Limited Partnership, lessee, recorded in Official Records Book 34418, Page 1292, of the Public Records of Broward County, Florida.
13. Short Form Lease to Beall's Outlet Stores, Inc., lessee, recorded in Official Records Book 46264, Page 753, which was re-recorded in Official Records Book 46289, Page 668, all of the Public Records of Broward County, Florida.
14. Memorandum of Lease to Ross Dress For Less, Inc., lessee, recorded in Official Records Book 50772, Page 577, of the Public Records of Broward County, Florida.
15. Memorandum of Lease to TD Bank, N.A., lessee, recorded in Official Records Book 51271, Page 1930, of the Public Records of Broward County, Florida.
16. Memorandum of Lease to KFC National Management Company, tenant, recorded in Official Records Book 16826, Page 161, which was assigned by KFC Corporation, assignor, to KFC U.S. Properties, Inc., assignee, by the Assignment and Assumption of Lease recorded in Official Records Book 34589, Page 932, Public Records of Broward County, Florida.
17. Mutual and Reciprocal Easement Agreement with KFC National Management Company, recorded in Official Records Book 16826, Page 165, Public Records of Broward County, Florida.

