

DEED

After Recording Return To:
Patricia Cleary, Esq.
Rosenberg & Estis, P.C.
733 Third Avenue
New York, New York 10017

This Instrument Prepared by:
Edwin Weinberg, Esq.
Sills Cummis & Gross P.C.
101 Park Avenue
New York, New York 10178

Property Appraisers Parcel I.D. (Folio) Number(s): 484224-19-0010, 484224-19-0060 and 484224-19-0220

WARRANTY DEED

This Warranty Deed, made the 21st day of November, 2016, by BRIXMOR HTG SPE 1 LLC, a Delaware limited liability company, hereinafter called the grantor whose post office address is 450 Lexington Avenue, New York, New York 10017 to WHITNEY, LLC as to a 33% undivided tenancy-in-common interest, 40TH STREET LLC as to a 29% undivided tenancy-in-common interest, NEWTOWN HALL LLC as to a 34% undivided tenancy-in-common interest AND CLERMONT REALTY LLC as to a 4% undivided tenancy-in-common interest whose post office address is: 2250 NE 26 Street, Lighthouse Point, Florida 33064, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, reservations, restrictions and easements of record, if any rights of tenants and the state of facts shown on a current accurate survey.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Jennifer Heinauer BRIXMOR HTG SPE 1 LLC,
Printed Name: Jennifer Heinauer a Delaware limited liability company

Witness Signature: Steven Siegel Printed Name: Steven Siegel
Printed Name: TAMARA GARNER Title: Executive Vice President

State of New York
County of New York

The foregoing instrument was acknowledged before me this 21st Day of November, 2016 by Steven Siegel who is personally known to me or has/have produced his driver's license as identification.

My Commission Expires: 3/26/2020
Lisa M. Quiroga
Notary Public Signature
Printed Name: Lisa M. Quiroga
Serial Number

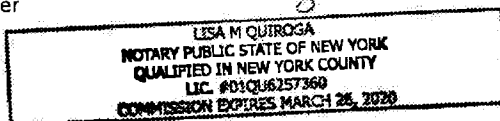


EXHIBIT "A"LEGAL DESCRIPTION

Lots 1 and 2 and the East 33 feet of Lot 17, TOGETHER WITH Lots 18, 19 and 20, Block 1, and Parcel "A", LESS the North 15 feet of said Parcel "A", CRESTHAVEN NO. 9 RE-PLAT, according to the Plat thereof recorded in Plat Book 46, page 1, of the Public Records of Broward County, Florida; AND LESS that part of said Parcel "A" which is included in the external area formed by a 25 foot radius arc, which is tangent to the West line of said Parcel "A" and tangent to a line 15 feet South of and parallel to the North line of said Parcel "A"; AND LESS that part of said Parcel "A" which is included in the external area formed by a 25 foot radius arc, which is tangent to the East line of said Parcel "A" and tangent to a line 15 feet South of and parallel to the North line of said Parcel "A".

LESS AND EXCEPT THEREFROM those lands conveyed to Broward County by Warranty Deed recorded October 15, 1997 in Official Record Book 27143, page 282; FURTHER LESS AND EXCEPT those lands contained in Parcel No. 108 as described in County Deed recorded August 14, 1997 in Official Record Book 26853, page 991; AND FURTHER LESS AND EXCEPT those lands conveyed to Broward County by Warranty Deed recorded May 13, 1997 in Official Record Book 26416, page 92.