

Please record and return to:
J. Michael Hughes, Esquire
Gibraltar Title Services
4190 Belfort Road, Suite 475
Jacksonville, Florida 32216

RE Parcel ID No. 148945.0050

SPECIAL WARRANTY DEED

SOLOMON PROPERTIES, INC., a Florida corporation whose address is 14255 Beach Boulevard, Jacksonville, Florida 32250 (“Grantor”),¹ for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, together with other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, hereby grants, sells and conveys unto **FIRST COAST ENERGY, L.L.P.**, a Colorado limited liability partnership (“Grantee”)¹ whose mailing address is 7014 A. C. Skinner Parkway, Suite 290, Jacksonville, Florida 32256, the following described lands situated in Duval County, State of Florida:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH (i) all improvements on and to such lands, (ii) all tenements, hereditaments, easements, rights, privileges, and appurtenances belonging or in anywise appertaining to such lands, and (iii) all of Grantor's right, title, and interest (if any) in all public ways adjoining such lands (collectively, the “Property”).

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against no others. The conveyance of the Property evidenced by this Deed is made subject only to those matters listed on Exhibit B attached to and by this reference made a part of this Deed; *provided, that* such mention shall not serve to reimpose the same.

*[other than footnote, balance of page intentionally left blank;
signatures appear on following page]*

¹ When used in this Special Warranty Deed (this “Deed”) the terms “Grantor” and “Grantee” shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth in the acknowledgment below, but to be effective for all purposes as of the date first above written.

Signed, sealed and delivered in the presence of:

SOLOMON PROPERTIES, INC., a Florida corporation

Print: Rebecca J. Schriever

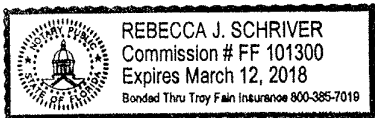
By: Douglas G. Solomon, President

Print: Lisa Frenzel

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on January 28 ~~February 28~~ 2016, by Douglas G. Solomon, as President of Solomon Properties, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



[NOTARIAL SEAL]

Rebecca J. Schriever
Notary Public, State of Florida
Name printed: Rebecca J. Schriever
My Commission Expires: 3-12-18
Commission No.: FF-101300

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

A parcel of land situated in Duval County, Florida and more particularly described as follows:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3, SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, AND RUN THENCE ALONG THE EAST LINE THEREOF SOUTH 01°-24'-14" EAST, 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD (A 120 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°-36'-46" WEST, 890.27 FEET TO A 5/8" IRON ROD AND CAP "LB 120" AND THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6175, PAGE 2197, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE FROM SAID POINT OF BEGINNING, AND ALONG THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6175, PAGE 2197, SOUTH 02°-17'-19" EAST 222.04 FEET TO P.K. NAIL AND DISK "LB 120" STANDING AT THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6175, PAGE 2197, THENCE ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6175, PAGE 2197, BOOK 6282, PAGE 282, AND BOOK 6357, PAGE 1978, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; NORTH 88°-34'-15" EAST, 348.71 FEET TO AN IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6357, PAGE 1978, SAID POINT ALSO LIES ON THE WESTERLY RIGHT OF WAY LINE OF A 65 FOOT WIDE DRAINAGE RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 02°-32'-46" WEST, 88.90 FEET TO A CONCRETE MONUMENT WITH NO IDENTIFICATION STAND ON THE NORTHWESTERLY RIGHT OF WAY LINE OF A 43 FOOT WIDE DRAINAGE RIGHT OF WAY; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE SOUTH 52°-20'-44" WEST 387.65 FEET TO A CONCRETE MONUMENT AND A CAP "3398" STANDING AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6752, PAGE 2032, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6752, PAGE 2032, SOUTH 88°-36'-46" WEST, 421.89 FEET TO A "X" IN A CONCRETE SIDEWALK STANDING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6752, PAGE 2032, SAID POINT ALSO LIES ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13 - SAN JOSE BOULEVARD (A 100 FOOT RIGHT OF WAY); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 02°-17'-44" WEST, 289.66 FEET TO A "X" IN A CONCRETE SIDEWALK STANDING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5928, PAGE 699, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE AND EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5928, 699 THE FOLLOWING TWO (2) COURSES; NORTH 88°-39'-05" EAST 249.43 FEET TO A 1/2" IRON PIPE WITH NO IDENTIFICATION STANDING AT THE SOUTHEAST CORNER OF SAID LAND; THENCE NORTH 02°-11'-21" WEST 250.19 FEET TO A CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE NORTHEAST CORNER OF SAID LAND, SAID POINT ALSO LIES ON SAID SOUTH RIGHT OF WAY LINE OF SUNBEAM ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 88°-33'-27" EAST, 147.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT B**PERMITTED ENCUMBRANCES**

1. Taxes and assessments for the year 2016 and subsequent years not yet due and payable.
2. Utility Agreement executed between Mandarin Utilities, Inc., a Florida corporation and Scotty's, Inc., a Florida Corporation, filed April 4, 1984 in Official Records Book 5780, Page 1894, Public Records of Duval County, Florida;
3. Grant of Easement executed by Scotty's, Inc., a Florida corporation, in favor of Mandarin Utilities, Inc., a Florida corporation, filed December 26, 1984 in Official Records Book 5895, Page 759, Public Records of Duval County, Florida;
4. Access Easement Agreement executed between Scotty's, Inc., a Florida corporation and Louis L. Huntley filed March 13, 1985 in Official Records Book 5928, Page 699, Public Records of Duval County, Florida, together with Amendment to Access Easement Agreement recorded in Official Records Book 11813, Page 1714, Public Records of Duval County, Florida;
5. Grant of Easement executed by Scotty's, Inc., a Florida corporation, in favor of Mandarin Utilities, Inc., a Florida corporation filed April 26, 1985 in Official Records Book 5948, Page 1766, Public Records of Duval County, Florida;
6. Easement and Restriction Agreement executed by Scotty's, Inc., a Florida corporation and Western Auto Supply Company, a Delaware corporation filed August 12, 1986 in Official Records Book 6175, Page 2200, Public Records of Duval County, Florida;
7. Grant of Easement executed by Scotty's, Inc., a Florida corporation, in favor of Mandarin Utilities, Inc., a Florida corporation filed October 28, 1986 in Official Records Book 6217, Page 2060, Public Records of Duval County, Florida;
8. Declaration of Covenants and Restrictions executed by Scotty's, Inc., a Florida corporation and Vinma, Inc., a Florida corporation filed July 1, 1987 in Official Records Book 6357, Page 1980, Public Records of Duval County, Florida;
9. Easement Agreement executed between Scotty's, Inc., a Florida corporation and the Pep Boys, Manny, Moe & Jack, a Pennsylvania corporation filed August 22, 1989 in Official Records Book 6752, Page 2032, Public Records of Duval County, Florida; and,
10. Lease between Seller and Bailey's Gym, Inc. the memorandum of which is recorded in Official Records Book 15833, Page 489, Public Records of Duval County, Florida.
11. Written unrecorded lease to McHugh Chiropractic and Healthcare, Inc., and three month-to-month unrecorded leases to EMG World Class, Inc. d/b/a World Class Gymnastics & Cheerleading, Kathe Loeffler, and San Jose Deli & Grill, Inc.

12. Survey by ECK Land Surveyors, Inc. dated June 19, 2015 #15-127-D shows: a) asphalt pavement crosses an easement along the Northerly line of the Northerly projection of subject land; b) bus stop located in the Northwesterly portion of the Southerly portion of subject land; c) edge of concrete sidewalk extends onto subject land over the Westerly line of the Southerly portion of subject land; d) fence crosses portion of easement in the Southwesterly corner and along the Southerly line of the Southerly portion of subject land; e) concrete electric transform pad and fire department connection along the Southerly wall of building outside of any easement; (f) two steel bollard, fence and two light poles located within easement along Southerly and Southeasterly lines of Southerly portion of the subject land; g) curb stops extend over the easterly line of the Northerly projection of subject land extending onto adjoining lands.