

Return to: 31  
Mendel, Weisman, Heimberg  
2101 Corporate Blvd #300  
Boca Raton, FL 33431  
THIS INSTRUMENT PREPARED BY  
AND RETURNED TO:  
PETER L. BRETON, ESQUIRE  
POST OFFICE BOX 3888  
WEST PALM BEACH, FL 33402

Property Control Number:  
4315-113-0001-000-3

**WARRANTY DEED**

**THIS INDENTURE**, made as of this 14<sup>th</sup> day of JANUARY, 2005, between **ULLRICH D. SCHULZE**, whose post office address is c/o John F. Manigan, Esq., 625 North Flagler Drive, 9<sup>th</sup> Floor, West Palm Beach, Florida 33401 ("Grantor") and **BDG OF HAUPPAUGE, LLC**, a New York limited liability company, having an address at 300 Robbins Lane, Syosset, New York 11791 ("Grantee").

**WITNESSETH:** That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH (a) all tenements, hereditaments, air rights, strips, gores, privileges, appurtenances, rights, easements and rights of way, if any, benefitting the Property, and (b) all rights of Grantor, if any, in and to any streets, roads, sidewalks, alleys and land lying in the bed of existing or proposed streets adjacent to the Property.

SUBJECT, HOWEVER, TO the matters set forth on Exhibit "B" attached hereto and made part hereof (the mention of which is not intended to reimpose the same).

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2543251 01/24/2005 at 11:02 AM  
OR BOOK 2143 PAGE 2967 - 2971 Doc Type: DEED  
RECORDING: \$44.00  
D DOC STAMP COLLECTION: \$39610.20

THE PROPERTY IS VACANT COMMERCIAL LAND AND IS NOT THE  
HOMESTEAD OF THE GRANTOR HEREIN.

and Grantor does hereby fully warrant the title to said lands, and will defend the same against the  
lawful claims of all persons whomsoever.

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

(1) Claudia Walliser  
Print Name: CLAUDIA WALLISER

ULLRICH D. SCHULZE

(2) Elke Paulsen  
Print Name: Elke Paulsen  
(TWO WITNESSES REQUIRED)

FEDERAL REPUBLIC OF GERMANY

The foregoing instrument was acknowledged before me, Hans-Werner Dr. Umbreit  
[name of official], a Notary Public [title of official], this 7<sup>th</sup> day of  
January, 2005, by ULLRICH D. SCHULZE, who:  
\_\_\_\_\_ is personally known to me, OR  
\_\_\_\_\_ has produced his identification card as identification.

Hans-Werner Dr. Umbreit  
Signature of Official

Title of Official: Notary Public

(STAMP OR SEAL OF OFFICIAL)



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**EXHIBIT "A"**

The Southern portion of an original 90.417 acre parcel of land situated in the East ½ of Section 15, Township 37 South, Range 39 East, and in a portion of the West ½ of Section 14, Township 37 South, Range 39 East, being a part of Tract D, Port St. Lucie, Section 31, according to the plat thereof, as recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida, lying Easterly of Interstate 95 and Southerly of Gatlin Boulevard, and being situated in Section 14 and 15, Township 37 South, Range 39 East, and being geometrically described as follows:

Commencing at a point (POC) being a nail and disc in position at the Northeast corner of Section 15, Township 17 South, Range 39 East, St. Lucie County, Florida, run thence from said POC South 00°04'16" East along the East line of said Section 15 a distance of 94.96 feet to the South right-of-way line of Gatlin Boulevard; thence, continue South 00°04'16" East along the East line of Section 15, a distance of 1,026.41 feet to the Point of Beginning (POB); thence, leaving the East line of said Section 15, run North 88°12'28" East a distance of 379.11 feet to a point on the Westerly right-of-way line of Edgrace Street; thence run South 00°02'43" East along the Westerly right-of-way line of said Edgrace Street, a distance of 60.03 feet; thence leave the Westerly right-of-way line of said Edgrace Street run South 88°12'28" West a distance of 379.08 feet to a point on the East line of Section 15; thence, run South 00°04'16" East along the East line of said Section 15 a distance of 1,431.58 feet to the East ¼ corner of said Section 15; thence, run South 00°09'21" East along the East line of said Section 15 a distance of 2,288.94 feet to a point on the Easterly limited access right-of-way line of Interstate 95, said point being North 00°09'21" West a distance of 368.51 feet from the Southeast corner of said Section 15; thence, run North 22°34'24" West a distance of 1,495.48 feet to a point of curvature of a curve concave to the Northeast having a radius of 24,381.33 feet; thence, run Northwesterly along said curve through a central angle of 03°23'16", an arc distance of 1,441.66 feet to a point; thence, run North 14°52'06" West a distance of 518.49 feet; thence, run North 08°28'08" West a distance of 404.79 feet; thence, run North 04°19'48" East a distance of 34.26 feet; the last described five courses being along the Easterly limited access right-of-way line of Interstate 95; thence North 89°55'48" East a distance of 1,189.94 feet; thence, run North 00°04'16" West a distance of 113.21 feet; thence, run North 88°12'28" East a distance of 80.04 feet to the Point of Beginning.

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. All assessments and taxes for 2005 and all subsequent years.
2. Easement in favor of Florida Power & Light Company dated August 19, 1957, recorded Deed Book 233, Page 699, Public Records of St. Lucie County, Florida.
3. Conditions, easements and reservations as set forth in the Warranty Deed recorded June 11, 1965, in Official Records Book 120, Page 202, Public Records of St. Lucie County, Florida.
4. Reservation of Easement and Restrictions set forth in the Warranty Deed recorded October 14, 1985 in Official Records Book 479, Page 998 Public Records of St. Lucie County, Florida.
5. Development of Regional Impact Scheduling Agreement dated February 10, 1978, and amended August 26, 1985, between General Development Corporation and the Florida Division of State Planning (as Master Plan has been filed pursuant to said Agreement), all as set forth in the Special Warranty Deed recorded in Official Records Book 568, Page 237; also as set forth in the Warranty Deed recorded in Official Records Book 568, Page 245 all of the Public Records of St. Lucie County, Florida.
6. Easements as set forth on the Plat of PORT ST. LUCIE SECTION THIRTY ONE, according to the Plat thereof, as recorded in Plat Book 14, Page 22A Public Records of St. Lucie County, Florida.
7. The land being insured abuts Interstate 95 (I-95) on its Westerly boundary and said I-95 is a limited access highway and no rights of ingress or egress exist onto said I-95.
8. Covenants as set forth in the Owner's Affidavit and Covenant recorded in Official Records Book 1659, Page 2258, Public Records of St. Lucie County, Florida.
9. Conditions and restrictions as set forth in the Affidavit of Waiver recorded in Official Records Book 1659, Page 2264, Public Records of St. Lucie County, Florida.

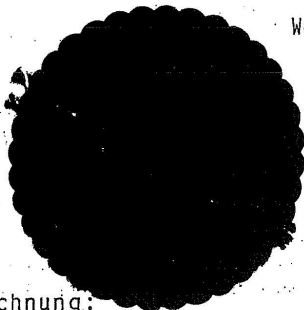


Nr. 13 der Urkundenrolle für 2005

Ich beglaubige die heute vor mir auf der zweiten Seite vollzogene Unterschrift des Herrn Ullrich Dieter Gert Schulze, geb. am 4.11.1943, in 65191 Wiesbaden Haideweg 25 wohnhaft, ausgewiesen durch Personalausweis Nr. 2256264889D.

Die Frage nach einer Vorbefassung im Sinne des § 3 I 1 Nr. 7 BeurkG war verneint worden.

Westerland, den 7. Januar 2005



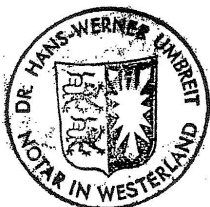
*[Signature]*  
Notar

Kostenrechnung:

Wert: 50.000,00 Euro  
Gebühr nach §§ 32, 45 KostO  
Umsatzsteuer 16 %

33,00 Euro  
5,28 Euro

38,28 Euro  
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*[Signature]*  
Notar