

This instrument prepared by:
Rickard D. Eckhard
HOLLAND & KNIGHT LLP
P.O. Box 1288
Tampa, Florida 33601-1288

PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT, AND UCC-1

Regions Bank, an Alabama state chartered bank ("Bank"), is the owner and holder of a \$15,000,000.00 Promissory Note dated May 28, 2014, given by PR/KVRG TRANSAL PARK LLC (the "Borrower"), secured by, among other things, (a) a Mortgage and Security Agreement dated May 28, 2014, and recorded at Official Records Book 29170, Page 904, of the Public Records of Miami-Dade County, Florida (the "Mortgage"); (b) a Collateral Assignment of Leases, Rents, and Contract Rights dated May 28, 2014, and recorded at Official Records Book 29170, Page 925, of the Public Records of Miami-Dade County, Florida (the "Assignment"); and (c) a UCC Financing Statement recorded at Official Records Book 29170, Page 937, of the Public Records of Miami-Dade County, Florida (the "UCC").

FOR VALUE RECEIVED, Bank releases from the lien and operation of the Mortgage and the Assignment the real property described below and releases from the UCC all personal property and fixtures located in, on, above, or relating to the real property described below:

See Exhibit "A" attached hereto and made a part hereof.

provided, however, that this partial release shall in no way affect the lien and operation of the Mortgage, the Assignment, and the UCC as to the unreleased portion of the property remaining encumbered by such instruments.

IN WITNESS WHEREOF, Bank has executed and delivered this Partial Release on January 7, 2015.

WITNESSES:

REGIONS BANK, an Alabama state chartered bank

(Print name)

Tanya Deavis

(Print name)

Mark Adams

By: Kay Brand

Name: Karen Brand

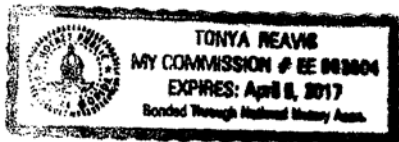
Title: Vice President

Address: 100 North Tampa Street
Suite 3400
Tampa, Florida 33602

STATE OF FLORIDA

COUNTY OF Hillsborough

Execution of the foregoing instrument was acknowledged before me this January 7, 2015, by Karen Branch, as Vice President of Regions Bank, an Alabama state chartered bank, on behalf of the bank. He/She is either personally known to me or has produced _____ as identification.



(SEAL)

Printed/Typed Name: TONYA REAVIS
Notary Public-State of FLORIDA
Commission Number: EE883804
My Commission Expires: April 5, 2017

Exhibit "A"

A PORTION OF TRACT "F", TRANSAL CORPORATE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "F" OF SAID PLAT, THENCE $S01^{\circ}40'58''E$ ALONG THE EAST LINE OF SAID TRACT "F" FOR 578.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE $S01^{\circ}40'58''E$, ALONG THE EAST LINE OF SAID TRACT "F" FOR 156.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF $35^{\circ}31'14''$ FOR AN ARC DISTANCE OF 31.00 FEET, THENCE $N01^{\circ}10'52''E$ FOR 186.22 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED EASEMENT LYING IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

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