

**This instrument prepared by
and when recorded return to:**

H. William Walker, Jr., Esq.
White & Case LLP
200 South Biscayne Blvd.
Suite 4900
Miami, Florida 33131

CFN 2006R0875285
DR BK 24815 Pgs 1329 - 1332 (4pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Parcel ID # 30-3953-000-0130 & 30-3953-000-0138

Space above this line for recorder's use

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 31 day of July, 2006, by KELLY TRACTOR, CO., a Florida corporation ("Grantor"), whose mailing address is 8255 N.W. 58th Street, Miami, Florida 33166, MDXQ LLC, a Florida limited liability company ("Grantee"), whose mailing address is 200 South Biscayne Boulevard, Suite 4900 Miami, Florida 33131, C/O White & Case LLP.

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quitclaim to Grantee, and its successors and assigns, forever, all right, title, interest, claim and demand that Grantor has, if any, in and to the property, situated, lying and being in Miami-Dade County, Florida, more particularly described on Exhibit "A" attached hereto;


TOGETHER with the tenements, hereditaments and appurtenances thereto and all estate, right, title, interest, equity and claim whatsoever of Grantor, either in law or equity; but


SUBJECT to those certain matters of record as of the date hereof without intent to reimpose the same.


GRANTOR:

Signed, sealed, and acknowledged in the presence of:

KELLY TRACTOR, CO., a Florida corporation


Name: Richard Sandell

By: 
L. Patrick Kelly
President

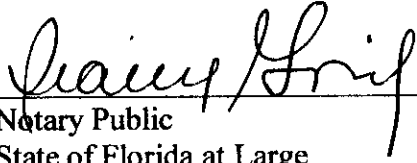

Name: RICHARD SANDELL

RECORDERS NOTE: This Quitclaim Deed is made and given for no consideration by the Grantor, who is the sole owner of the Grantee, Pursuant to Crescent Miami Center, LLC v. Department of Revenue, 903 So. 2nd 913 (Fl.2005), the minimum Florida documentary stamp tax of \$0.60 is being paid upon the recording of this deed.

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by L. Patrick Kelly, President of Kelly Tractor, Co., a Florida corporation, who acknowledged before me that he executed the foregoing Deed for the purposes therein. Such individual is personally known to me or has produced a driver's license as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 31 day of July, 2006.



Notary Public
State of Florida at Large
(Notarial Seal)

My Commission expires:

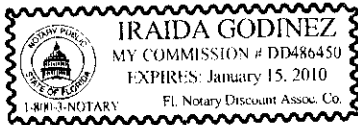


EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Government Lot 3 lying between Townships 53 South and 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Government Lot 3; thence N 01 degrees 35' 33" E along the West line of said Government Lot 3 for 2592.55 feet; thence S 89 degrees 19' 56" E along a line parallel to and 1320.00 feet South of, as measured at right angles to, the North line of said Government Lot 3, for 5168.67 feet; thence S 00 degrees 51' 03" W along a line parallel to and 140.00 feet West of, as measured at right angles to, the East line of said Government Lot 3 for 1320.01 feet; thence N 89 degrees 19' 56" W along a line parallel to and 2640.00 feet South of, as measured at right angles to, the North line of said Government Lot 3 for 660.25 feet; thence S 00 degrees 51' 03" W along a line parallel with said East line of Government Lot 3 for 326.97 feet to a point being 698.96 feet North of, as measured at right angles to, the South line of said Government Lot 3; thence S 73 degrees 44' 48" W for 1169.68 feet; thence S 00 degrees 51' 03" W along a line, parallel to said East line of Government Lot 3 for 420.00 feet to a point on the South line of said Government Lot 3, said point being 1921.32 feet West of the Southeast corner of said Government Lot 3; thence S 87 degrees 34' 44" W along the South line of said Government Lot 3 for 3429.60 feet to the Point of Beginning.

Less and Except the Following Property

Commence at the Northeast corner of Excess Government Lot 3 lying between Township 53 South and Township 54 South, Range 39 East in Miami-Dade County, Florida, this also being the Southeast corner of Section 34, Township 53 South, Range 39 East; thence N89°09'49"W along the North line of said Excess Government Lot 3 for 140.00 feet; thence departing said North line of Excess Government Lot 3, S01°00'39"W along a line 140.00 feet Westerly of, as measured at right angles to and parallel with the East line of said Excess Government Lot 3 for 1320.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; from said POINT OF BEGINNING, thence continue S01°00'39" W along said parallel line for 1320.01 feet; thence departing said parallel line, N89°09'49"W for 108.60 feet to a Point of Non-Tangent Intersection with the arc of a circular curve concave to the Southwest, and with said Point of Non-Tangent Intersection bearing N76°47'17"E from the center of said curve; thence Northwesterly along the arc of said curve, having a radius of 608.00 feet and a central angle of 23°36'54" for 250.59 feet to the Point of Non-Tangent Intersection with a line bearing N36°49'37"W, with said Point of Non-Tangent Intersection bearing N53°10'23"E from the center of said curve; thence N36°49'37"W along said intersecting line for 760.42 feet to a Point of Non-Tangent Intersection with the arc of a circular curve concave to the Northeast, with said Point of Non-Tangent Intersection bearing S53°10'23"W from the center of said curve; thence

Northwesterly along the arc of said curve, having a radius of 860.00 feet and a central angle of 35°34'27" for 533.96 feet to a Point of Non-Tangent Intersection with a line lying 1320.00 feet Southerly of, as measured at right angles to and parallel with said North line of Excess Government Lot 3, with said Point of Non-Tangent Intersection bearing S88°44'49" W from the center of said curve; thence S89°09'49"E along said parallel line for 864.40 feet to the POINT OF BEGINNING.