

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY FLORIDA

MCCC - CIVIL  
MAR 22 '22 AM 10:44

WILMINGTON TRUST, NATIONAL  
ASSOCIATION, AS TRUSTEE, FOR THE  
BENEFIT OF THE HOLDERS OF COMM  
2015-CCRE26 MORTGAGE TRUST  
COMMERCIAL MORTGAGE PASS-  
THROUGH CERTIFICATES, BY AND  
THROUGH CWCAPITAL ASSET  
MANAGEMENT LLC, SOLELY IN ITS  
CAPACITY AS SPECIAL SERVICER  
Plaintiff

Case Number: 21CA001283AX



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 03/23/2022 08:22:04 AM  
FILE #: 2022041073 OR BK 7731 PGS 1286-1289  
REC FEES: \$0.00 INDEX FEES: \$0.00  
DDS: \$100866.50 MDS: \$0 INT: \$0

vs.

PHOTONICO LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, et. al.  
Defendant(s)

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he executed and filed a certificate of sale in this action on March 1<sup>st</sup>, 2022, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Marion County, Florida:

**SEE ATTACHED EXHIBIT A**

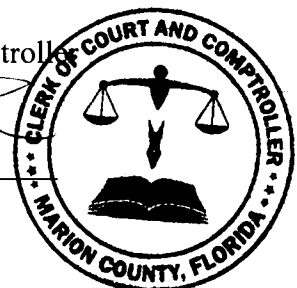
Was sold to:

2275 BISCAYNE HOLDINGS LLC  
151 N NOB HILL RD 290  
PLANTATION, FL 33324

WITNESS my hand and seal of this Court on March 22<sup>nd</sup>, 2022.

Gregory C. Harrell  
Clerk of Court and Comptroller

*[Signature]*  
Deputy Clerk



## EXHIBIT A

### PARCEL 1

LOT 1B OF SPRUCE CREEK BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 117 AND 118, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

AND

### PARCEL 2

LOT 1 SPRUCE CREEK BUSINESS CENTER II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 156 AND 157, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

### PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF TRACT B, SPRUCE CREEK SOUTH I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 62 AND 63, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27-44 (200 FEET WIDE); THENCE S. 47°49'21" W., ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. 176TH STREET (A PRIVATE ROAD RIGHT OF WAY) 20.00 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID RIGHT OF WAY CURVE WITH A CENTRAL ANGLE OF 09°09'01", AN ARC DISTANCE OF 63.55 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 70°23'01" W., 63.48 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY CURVE ON A NON-TANGENT LINE S. 47°50'34" W., 7.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 27.92 FEET; THENCE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°31'38", AN ARC DISTANCE OF 15.85 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 58°27'15" E., 15.64 FEET TO THE POINT OF TANGENCY; THENCE S. 42°11'27" E., 480.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 36.27 FEET; THENCE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°26'17", AN ARC DISTANCE OF 26.86 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 63°24'35" E., 26.25 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SPRUCE CREEK BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 117 AND 118, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ON A NON-TANGENT LINE ALONG SAID NORTH BOUNDARY S. 47°46'33" W., 180.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'18", AN ARC DISTANCE OF 39.28 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N. 87°12'48" W., 35.36 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY N. 42°12'10" W., 2.02 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY S. 47°47'50" W., 80.77 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SE 108TH TERRACE (50 FEET WIDE); AFORESAID SPRUCE CREEK SOUTH I; THENCE N. 42°10'49" W., ALONG SAID RIGHT OF WAY LINE 493.71 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE N. 47°50'14" E., 272.37 FEET TO THE POINT OF BEGINNING

## EXHIBIT A CONTINUED

ALSO DESCRIBED AS: (PER FIELD SURVEY)

COMMENCING AT THE NORTHEAST CORNER OF TRACT B, SPRUCE CREEK SOUTH I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 62 AND 63, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27-44; (200 FEET WIDE), THENCE S 48°08'23"W ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. 176TH STREET (A PRIVATE ROAD RIGHT OF WAY) 19.82 FEET TO A POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 400.00 FEET, THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID RIGHT OF WAY CURVE A CENTRAL ANGLE OF 09°04'35", AN ARC DISTANCE OF 63.26 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 70°32'22"W 63.30 FEET, THENCE DEPARTING FROM SAID RIGHT OF WAY CURVE ON A NON-TANGENT LINE S 47°54'00"W 7.43 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 27.92 FEET, THENCE SOUTH-EASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°50'53", AN ARC DISTANCE OF 16.01 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 57°08'28"E 15.79 FEET TO THE POINT OF TANGENCY, THENCE S 42°11'27"E 480.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 36.27 FEET, THENCE SOUTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°11'37", AN ARC DISTANCE OF 26.71 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 63°17'15"E 26.11 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SPRUCE CREEK BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 117 AND 118, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE ON A NON-TANGENT LINE ALONG SAID NORTH BOUNDARY S 47°47'11"W 180.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 23.00 FEET, THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'46", AN ARC DISTANCE OF 39.16 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87°21'31"W 35.28 FEET TO THE POINT OF TANGENCY, THENCE CONTINUE ALONG SAID NORTH BOUNDARY N 41°54'20"W 2.15 FEET, THENCE CONTINUE ALONG SAID NORTH BOUNDARY S 47°45'49"W 80.70 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SE 108TH TERRACE (50 FEET WIDE), AFORESAID SPRUCE CREEK SOUTH I, THENCE N 42°10'40"W ALONG SAID RIGHT OF WAY LINE 494.13 FEET, THENCE DEPARTING FROM SAID RIGHT OF WAY LINE N 47°54'00"E 272.60 FEET TO THE POINT OF BEGINNING

TOGETHER WITH EASEMENTS AS IT IS DEPICTED IN ARTICLE NUMBER IX AS SHOWN IN THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN BOOK 2639, PAGE 509.

TOGETHER WITH CROSS EASEMENTS FOR IRRIGATION AS SHOWN IN THE MECHANICAL SYSTEMS CROSS-EASEMENT AGREEMENT RECORDED IN BOOK 2661, PAGE 1553, (AS TO PARCELS 1 AND 2)

TOGETHER WITH EASEMENTS FOR INGRESS/EGRESS, UTILITY AND IRRIGATION AS SHOWN IN THE AMENDED AND RESTATED GRANT OF EASEMENT RECORDED IN BOOK 2769, PAGE 7, (AS TO PARCEL 3)

TOGETHER WITH EASEMENT FOR USE OF DIVIDING WALL AS DESCRIBED IN THAT CERTAIN CROSS EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN BOOK 2639, PAGE 549

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I furnished a true copy of the foregoing by U.S. Mail to the following on 3/24, 2022:

TODD F. KOBRIN, ESQ.  
SHUTTS & BOWEN LLP  
300 SOUTH ORANGE AVENUE, STE 1600  
ORLANDO, FL 32801

FREDERICK W.H. CARTER, ESQ.  
VENABLE LLP  
600 MASSACHUSETTS AVE, NW  
WASHINGTON, DC 20001

DOCK A. BLANCHARD, ESQ.  
PO BOX 1869  
OCALA, FL 34478

BRIAN G. RICH, ESQ.  
313 N. MONROE ST., STE 301  
TALLAHASSEE, FL 32301

CHI CONSTRUCTION, INC  
6848 BUTTERFLY DRIVE  
HARMONY, FL 34773

MIKE SCOTT PLUMBING, INC  
668 E. OVERDRIVE CIRCLE  
HERNANDO, FL 34442

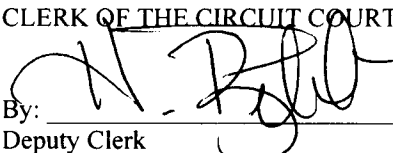
LICCIARDELLO CONSTRUCTION, INC  
16370 SE 21<sup>ST</sup> AVENUE  
SUMMERFIELD, FL 34491

SPRUCE CREEK GOLF, LLC  
2605 SW 33<sup>RD</sup> ST., STE 200  
OCALA, FL 34471

SIGNCRAFTERS OF CENTRAL FLA., INC  
1915 GREENLEAF LANE  
LEESBURG, FL 34748

2275 BISCAYNE HOLDINGS LLC  
151 N NOB HILL RD 290  
PLANTATION, FL 33324

GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

By:   
Deputy Clerk