

THIS INSTRUMENT PREPARED BY/RETURN TO:
J. BEN HARRILL, ESQUIRE
FIGURSKI & HARRILL
The Oaks at Perrine Ranch
2550 Permit Place
New Port Richey, FL 34655

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Colonial Bank, N.A. having its principal place of business at 400 North Tampa Street, Suite 2500, Tampa, Florida 33602, (the "Lender") is the owner of that certain Mortgage and Security Agreement given by Northwood Centers, LLP and MJG Ventures, Ltd., (collectively, the "Borrowers") dated April 8, 2003, recorded in Official Records Book, 5309, at Page 364, Public Records of Pasco County, Florida, modified by that certain Notice of Future Advance, Modification of Mortgage and Spreader Agreement dated September 20, 2004, and recorded in Official Records Book 6041, Page 391, of the Public Records of Pasco County, Florida and further modified by Modification of Mortgage dated September 20, 2006, recorded in the Official Records Book 7228, Page 836, of the Public Records of Pasco County, Florida, and further modified by Partial Release of Mortgage recorded in Official Records Book 7347, Page 1934 of the Public Records of Pasco County, Florida, and further modified by the Ratification and Confirmation of Mortgage and Cancellation of Satisfaction of Mortgage, recorded in the Official Records Book 7612, Page 290, of the Public Records of Pasco County, (the Mortgage and Security Agreement, as modified being hereinafter referred to as the "Mortgage").

NOW THEREFORE, KNOW YE, that for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Assignee does remise, release, quit-claim, exonerate and discharge from the lien and operation of the Mortgage unto Mortgagor, its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

THE EASTERN 20 FEET OF LOT 10, AND THE EASTERN 20 FEET OF THE SOUTHERN 36.73 FEET OF LOT 9, OF NORTHWOOD VILLAGE AS RECORDED IN PLAT BOOK 60, PAGES 1 THROUGH 4 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATION HEREIN.

TO HAVE AND TO HOLD the same, with the appurtenances, unto Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgage premises not hereby release therefrom, or any of the rights and remedies of the holder thereof.

[SIGNATURE PAGE TO FOLLOW]

Signed, sealed and delivered in the presence of:

(Corporate Seal)

COLONIAL BANK, N.A.

ATTEST:

BY: *Andrew J. Fullei*
as Asst. V. P.

BY: *Vicki Young*
as Vice President

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Cari McGarr
1st Witness signature

Edlyn Quinones
2nd Witness signature

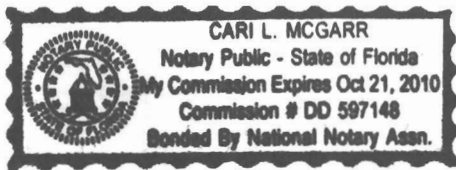
Cari McGarr
1st Witness print name

Evelyn Quinones
2nd Witness print name

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 9 day of January, 2008,
by Vicki Young, as vice president and by
Melody Kischer, as Asst Vice-pres. of Colonial Bank N.A.,
organized and existing under the laws of the United States of America, who are personally
known to me or who have produced _____ as identification and who did
take an oath.



Cari L. McGarr
Print Name: CARI L. MCGARR
Notary Public
My Commission Expires: _____

SECTION 36, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

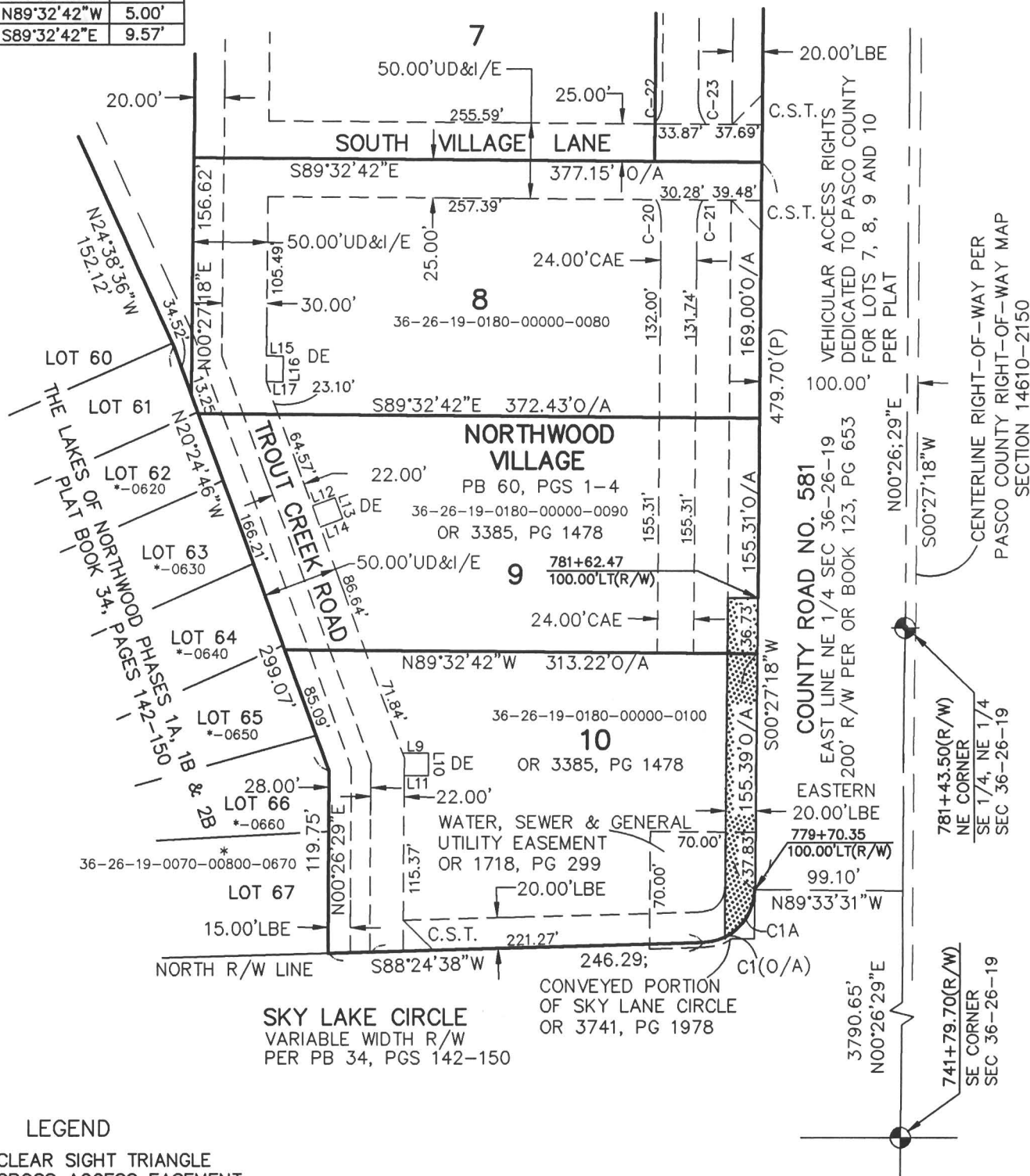
EXHIBIT A



SCALE: 1"=100'

LINE	BEARING	LENGTH
L9	N89°35'10"E	17.01'
L10	N00°24'50"W	15.00'
L11	N89°35'10"E	16.03'
L12	N69°35'14"E	15.95'
L13	N20°24'46"W	15.00'
L14	N69°35'14"E	15.95'
L15	S89°32'42"E	11.11'
L16	N00°27'18"E	16.92'
L17	S89°32'42"E	11.11'
L18	N89°32'42"W	5.00'
L19	S89°32'42"E	9.57'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	35.00'	53.73'	33.77'	48.61'	S44°25'58"W	87°57'20"
C1A	35.00'	39.48'	22.14'	37.42'	S32°45'52"W	64°37'37"



LEGEND

- CST CLEAR SIGHT TRIANGLE
- CAE CROSS ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- O/A OVERALL DIMENSION
- UD&I/E UTILITY, DRAINAGE AND INGRESS/EGRESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT
- OR OFFICIAL RECORD BOOK
- PB,PG PLAT BOOK, PAGE
- (L) LEGAL DESCRIPTION
- (C) CALCULATED
- R/W RIGHT-OF-WAY
- (D) DEED
- *-0670 PARCEL ID NUMBER

NOTES:

1. BASIS OF BEARING: THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 581 AS BEING S00°27'18"W (PER PLAT).
2. LOT BEARINGS AND DISTANCES DEPICTED HEREON WERE TAKEN FROM THE "NORTHWOOD VILLAGE" PLAT RECORDED IN PLAT BOOK 60, PAGES 1-4, PASCO COUNTY, FLORIDA.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION.
4. REFERENCE PASCO COUNTY RIGHT-OF-WAY MAP, SECTION 14610-2150.
5. THIS IS NOT A BOUNDARY SURVEY.

DESCRIPTION: LANDSCAPE BUFFER EASEMENT

THE EASTERN 20 FEET OF LOT 10 AND THE EASTERN 20 FEET OF THE SOUTHERN 36.73 FEET OF LOT 9, OF NORTHWOOD VILLAGE AS RECORDED IN PLAT BOOK 60, PAGES 1 THRU 4 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA. CONTAINING 4,296.1 SQUARE FEET, MORE OR LESS.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS' CERTIFICATE

THIS CERTIFIES THAT THE SURVEY REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE 1/30/08
DONALD STONE LANE
REGISTERED LAND SURVEYOR
FLA. CERT. NO. 5002

SKETCH ONLY

CERTIFICATE OF AUTHORIZATION LB #6640

FLD&E SURVEYING

4519 GEORGE RD. SUITE 130, TAMPA, FL 33634 * (813) 880-9623 * FAX: (813) 880-9055

**NORTHWOOD VILLAGE
SOUTH 36.73' LOT 9 & LOT 10**

DWG: TRACT-A-SKETCH

DRAWN BY: DSL DATE: 1-7-08 FIELD BOOK: _____ PAGE: _____
CHECKED BY: DSI DATE: 1-9-08 SCALE: N.T.S. I.P.C. W.O. NUMBER: 2008-002.00 SHEET 1 OF 1