

Prepared by:  
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Miami, Florida 33133  
305-856-2444

After recording, return to:  
Michael A. Okaty  
Foley & Lardner, LLP  
111 N Orange Ave, Suite 1800  
Orlando, Florida 32801  
407-244-3229

Parcel I.D. Nos. 32-39-23-00013-0000-00000.1; 32-39-23-00016-0001-00000.0;  
32-39-24-00010-0000-00005.0; 32-39-24-00010-0000-00006.0;  
32-39-24-00010-0000-00007.0; 32-39-24-00010-0000-00023.0;  
32-39-24-00010-0000-00036.0; 32-39-24-00010-0000-00037.0;  
32-39-24-00010-0000-00045.0; 32-39-24-00010-0000-00049.0;  
32-39-24-00010-0000-00050.0; 32-39-24-00011-0000-00001.0;  
32-39-24-00011-0000-00002.0; 32-39-24-00011-0000-00004.0;  
32-39-24-00011-0000-00005.0; 32-39-24-00011-0000-00006.0;  
32-39-24-00011-0000-00012.0; 32-39-24-00011-0000-00018.0;  
32-39-24-00011-0000-00025.0; 32-39-24-00011-0000-00028.0;  
32-39-24-00011-0000-00032.0; 32-39-24-00012-0000-00005.0;  
32-39-24-00012-0000-00006.0; 32-39-24-00012-0000-00007.0;  
32-39-23-00014-0000-00002.0; 32-39-23-00014-0000-00003.0;  
32-39-23-00014-0000-00004.0; 32-39-23-00014-0000-00005.0;  
32-39-23-00014-0000-00022.1; 32-39-23-00015-0000-00003.0;  
32-39-23-00015-0000-0004.0; 32-39-23-00015-0000-00020.0;  
32-39-23-00015-0000-00022.0; 32-39-23-00015-0000-00023.0

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 9<sup>th</sup> day of April, 2015, by GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), whose post office address is 767 Fifth Avenue, 47<sup>th</sup> Floor, New York, New York 10153, Attention: Legal Department, to COLLEGE DRIVE PROPERTIES, LLC, a California limited liability company (hereinafter referred to as "Grantee"), whose post office address is 10585 Santa Monica Boulevard, Suite 130, Los Angeles, California 90025 (the words "Grantor" and "Grantee" include their respective heirs, successors, legal representatives and assigns where the context requires or permits).

WITNESSETH, That:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the execution and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee that certain tract or parcel of land described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"), subject to those certain matters set forth and described on

Return To:  
Commonwealth Land Title  
2400 Maitland Center Parkway STE-200  
Maitland, FL 32751  
Attention: Myrna H. Small  
File No. 41100008215  
8 pgs  
8,997.10

Exhibit B, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its heirs, successors, legal representatives and assigns, forever in fee simple.

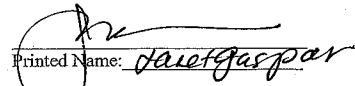
AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee, its heirs, successors, legal representatives and assigns, against the claims of all persons claiming, through and under Grantor (other than a claim arising out of the Permitted Exceptions), but not otherwise.

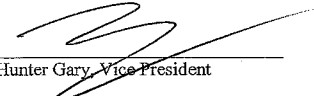
IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the day and year first above written.

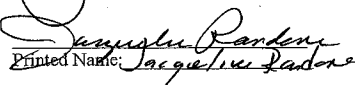
GRANTOR:

Signed, sealed and delivered  
in the presence of:

GH VERO BEACH DEVELOPMENT LLC, a  
Delaware limited liability company


  
Printed Name: David Gaspar

By:   
Hunter Gary, Vice President

  
Printed Name: Jacqueline Randone

STATE OF NEW YORK     )  
  )SS.  
COUNTY OF NEW YORK    )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2015 by Hunter Gary, as Vice President of GH VERO BEACH DEVELOPMENT LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me (or has produced \_\_\_\_\_ as identification).

  
Notary Public

Expiration of commission:



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1 - St. James Island:

Lots 5, 6, 7, 23, 36, 37, 45, 49 and 50, St. James Island, Oak Harbor Plat No. 1, according to the plat thereof, as recorded in Plat Book 14, Page 85, of the Public Records of Indian River County, Florida.

PARCEL 2 - St. Anne's Island:

Lots 1, 2, 4, 5, 6, 12, 18, 25, 28 and 32, St. Anne's Island, Oak Harbor Plat No. 2, according to the plat thereof, as recorded in Plat Book 14, Page 86, of the Public Records of Indian River County, Florida.

PARCEL 3 - Hamilton Island:

Lots 5, 6 and 7, Hamilton Island, Oak Harbor Plat No. 3, according to the plat thereof, as recorded in Plat Book 14, Page 87, of the Public Records of Indian River County, Florida.

PARCEL 4 - St. Catherine's Island:

Being part of Lot 2 and Lot 3 Catherine's Island, Oak Harbor Plat No. 4, according to the plat thereof, as recorded in Plat Book 14, Page 88, of the Public Records of Indian River County, Florida as more particularly described as follows:

Commencing at the northeast corner of St. Catherine's Island - Oak Harbor Plat No. 4, as shown on the plat thereof recorded in Plat Book 14, Page 88 of the Public Records of Indian River County, Florida; thence along the north boundary line of St. Catherine's Island N54°18'14"W, a distance of 69.15 feet being the point of beginning; thence S35°41'46"W, a distance of 127.00 feet to the northerly right-of-way line of St. Catherine's Circle; thence N54°18'14"W along said northerly right-of-way line, a distance of 43.36 feet to a point of curve; thence continue along said northerly right-of-way along a curve to the left having a delta of 01°35'33" a radius of 275.00 feet an arc length 7.64 feet; thence N34°06'13"E, a distance of 127.00 feet to said north boundary line of St. Catherine's Island to a point of curve of a non tangent curve; thence along a curve to the right of which the radius point bears S34°06'13"W having a delta of 01°35'33" a radius of 402.00 feet an arc length of 11.17 feet; thence along said north boundary line of St. Catherine's Island S54°18'14"E, a distance of 43.36 feet to the point of beginning.

AND

Being part of Lot 3 and Lot 4 St. Catherine's Island - Oak Harbor Plat No. 4, according to the plat thereof, as recorded in Plat Book 14, Page 88, of the Public Records of Indian River County, Florida as more particularly described as follows:

Commencing at the northeast corner of St. Catherine's Island - Oak Harbor Plat No. 4, as shown on the plat thereof recorded in Plat Book 14, Page 88 of the Public Records of Indian River County, Florida; thence along the north boundary line of said St. Catherine's Island N54°18'14"W, a distance of 112.51 feet to a point of curve; thence continue along said north boundary line along a curve to the left having a delta of 01°35'33", a radius of 402.00 feet, and an arc length 11.17 feet to the end of the curve, and also

being the POINT OF BEGINNING; thence S34°06'14"W, a distance of 127.00 feet to the northerly right-of-way line of St. Catherine's Circle to a point of a non tangent curve; thence continue along said northerly right-of-way line along a curve to the left, of which the radius point bears S34°06'13"W having a delta of 09°58'17", a radius of 275.00 feet and an arc length of 47.86 feet; thence N24°07'56"E, a distance of 127.00 feet to the north boundary line of said St. Catherine's island and to a point of a non tangent curve; thence along a curve to the right, of which the radius point bears S24°07'56"W having a delta of 09°58'17", a radius of 402.00 feet and an arc length of 69.96 feet to the POINT OF BEGINNING.

AND

Being Part of Lot 4 and Lot 5 St. Catherine's Island - Oak Harbor Plat No. 4, according to the plat thereof, as recorded in Plat Book 14, Page 88, of the Public Records of Indian River County, Florida.

Commencing at the northeast corner of St. Catherine's Island - Oak Harbor Plat No. 4 as shown on the plat thereof recorded in plat book 14, page 88 of the Public records of Indian River County, Florida: thence along the north boundary line of said St. Catherine's Island N54°18'14"W, a distance of 112.51 feet to a point of curve; thence continue along said north boundary line along a curve to the left having a delta of 11°33'50", a radius of 402.00 feet and an arc length OF 81.13 feet to the end of the curve, and also being the POINT OF BEGINNING; thence S24°07'56"W, a distance of 127.00 feet to the northerly right-of-way line of St. Catherine's Circle to a point of a non tangent curve; thence continue along said northerly right-of-way line along a curve to the left, of which the radius point bears S24°0'56"W having a delta of 10°03'21", a radius of 275.00 feet and an arc length of 48.27 feet; thence N14°04'34"E, a distance of 127.00 feet to the north boundary line of said St. Catherine's island and to a point of a non tangent curve; thence along a curve to the right, of which the radius point bears S14°04'34"W having a delta of 10°03'21", a radius of 402.00 feet and an arc length of 70.55 feet to the POINT OF BEGINNING.

AND

Part of Lot 5 and Lot 6, St. Catherine's Island, Oak Harbor Plat No. 4, according to the plat thereof, as recorded in Plat Book 14, Page 88, of the Public Records of Indian River County, Florida, more particularly described as follows:

Commencing at the northeast corner of St. Catherine's ISLAND- Oak Harbor Plat No. 4 as shown on the plat thereof recorded in plat book 14, page 88 of the Public records of Indian River County, Florida: thence along the north boundary line of said St. Catherine's Island N54°18'14"W, a distance of 112.51 feet to a point of curve; thence continue along said north boundary line along a curve to the left having a delta of 21°37'12", a radius of 402.00 feet and an arc length OF 151.68 feet to the end of the curve, and also being the POINT OF BEGINNING; thence S14°04'34"W, a distance of 127.00 feet to the northerly right-of-way line of St. Catherine's Circle to a point of a non tangent curve; thence continue along said northerly right-of-way line along a curve to the left, of which the radius point bears S14°04'34"W having a delta of 10°03'30", a radius of 275.00 feet and an arc length of 48.28 feet; thence N04°01'04"E, a distance of 127.00 feet to the north boundary line of said St. Catherine's island and to a point of a non tangent curve; thence along a curve to the right, of which the radius point bears S04°01'04"W having a delta of 10°03'30", a radius of 402.00 feet and an arc length of 70.57 feet to the POINT OF BEGINNING.

AND

The East 25.00 feet of Lot 22 and the West 30.00 feet of Lot 23, St. Catherine's Island - Oak Harbor Plat No. 4, according to the plat thereof, as recorded in Plat Book 14, Page 88, of the Public Records of Indian River County, Florida.

PARCEL 5 - St. George's Island:

Lots 3, 4, 20, 22 and 23, St. George's Island, Oak Harbor Plat No. 5, according to the plat thereof, as recorded in Plat Book 14, Page 89, of the Public Records of Indian River County, Florida.

PARCEL 6 - Future Condominium Tract:

Parcel "A", Oak Harbor Master Plat as shown on the Plat thereof as recorded in Plat Book 14, page 83, of the Public Records of Indian River County, Florida,

less and except THE FOLLOWING:

PARCELS VI, VII, VIII, IX AND X OF THE OAK HARBOR AMENITIES PLAT AS RECORDED IN PLAT BOOK 14, PAGE 96 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND LESS LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1381, PAGE 1027 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 7 - Future Condominium Tract:

Parcel VIII, Oak Harbor Amenities Plat, Oak Harbor Plat No. 6, as recorded in Plat Book 14, Page 96, of the Public Records of Indian River County, Florida.

EXHIBIT "B"PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions and Restrictions and By-Laws for Grand Harbor Community Association as recorded in Official Records Book 796, Page 163, Official Records Book 821, Page 508 (Assignment of Developers Rights), Official Records Book 837, Page 1199, and re-recorded in Official Records Book 847, Page 2488, Official Records Book 845, Page 1282, Official Records Book 849, Page 1646, Official Records Book 869, Page 367, Official Records Book 908, page 757 (Assignment of Developers Rights), Official Records Book 947, Page 2950, Official Records Book 955, Page 1355, Official Records Book 961, Page 2646, Official Records Book 969, page 2511, Official Records Book 994, Page 278, Official Records Book 994, Page 285, Official Records Book 1012, Page 640, Official Records Book 1048, Page 1239, Official Records Book 1079, Page 1028, Official Records Book 1098, Page 1514, Official Records Book 1125, page 1963 (Partial Assignment of Developers Rights etc), Official Records Book 1125, Page 1968, Official Records Book 1310, Page 2652, Official Records Book 1498, page 2047, Road Reserve Agreement for Grand Harbor Development of Regional Impact and Amendment to the Declaration of Restrictions, Covenants and Easements for Grand Harbor Community Association as recorded in Official Records Book 1527, page 1912; Marina Maintenance Agreement for Grand Harbor Development of Regional Impact and Amendment to Declaration of Restrictions, Covenants and Easements for Grand Harbor Community Association, recorded in Official Records Book 1567, page 2354, as amended in Official Records Book 1831, page 1393 and in Official Records Book 2522, page 2191; and Assignment of Traffic Impact Fee Credits as recorded in Official Records Book 1670, page 1267, Official Records Book 1637, page 507; as assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 876; as affected by Stipulation for Settlement recorded in Official Records Book 2214, Page 27 and Agreed Final Judgment recorded in Official Records Book 2227, Page 546; and as amended in Official Records Book 2221, Page 2233 and in Official Records Book 2459, Page 1455.
3. Notice of Development Orders as recorded in Official Records Book 730, Page 1313, Official Records Book 777, Page 2814, Official Records Book 787, Page 2874, Official Records Book 843, Page 986, Official Records Book 937, Page 1996 and Corrective Notice of Adoption of Modification of Development Order recorded in Official Records Book 941, Page 105, Official Records Book 1022, Page 2791, Official Records Book 1191, Page 1623, Official Records Book 1441, page 2406, Official Records Book 1517, page 53 and Official Records Book 1569, page 2510, Official Records Book 1770, page 1918, as amended.
4. Restrictions, covenants, conditions and easements as contained on the Plat of Oak Harbor Master Plat, recorded in Plat Book 14, page 83, of the Public Records of Indian River County, Florida and as assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 975 (Assignment and Assumption Agreement Rights of Way).
5. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for Oak Harbor recorded in Official Records Book 1123, Page 1981.

6. Bill of Sale of Utility Facilities to Indian River County for Oak Harbor as recorded in Official Records Book 1125, page 785.
7. Restrictions, covenants, conditions and easements as contained on the Plat of St. James - Oak Harbor Plat No. 1, recorded in Plat Book 14, page 85, of the Public Records of Indian River County, Florida. (Parcel 1).
8. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for St. James Island At Oak Harbor recorded in Official Records Book 1123, Page 2086 and as assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 949 (Assignment and Assumption Agreement Declarant's Rights). (Parcel 1)
9. Bill of Sale of Utility Facilities to Indian River County, Florida for St. James Island At Oak Harbor as recorded in Official Records Book 1125, page 770. (Parcel 1)
10. Restrictions, covenants, conditions and easements as contained on the Plat of St. Anne's Island - Oak Harbor Plat No. 2, recorded in Plat Book 14, page 86, of the Public Records of Indian River County, Florida. (Parcel 2)
11. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for St. Anne's Island At Oak Harbor recorded in Official Records Book 1123, Page 2161 and assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 937 (Assignment and Assumption Agreement Declarant's Rights). (Parcel 2)
12. Bill of Sale of Utility Facilities to Indian River County, Florida for St. Anne's Island At Oak Harbor as recorded in Official Records Book 1125, page 773. (Parcel 2)
13. Restrictions, covenants, conditions and easements as contained on the Plat of Hamilton Island - Oak Harbor Plat No. 3, recorded in Plat Book 14, page 87, of the Public Records of Indian River County, Florida. (Parcel 3)
14. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for Hamilton Island At Oak Harbor recorded in Official Records Book 1123, Page 2235 and assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 933 (Assignment and Assumption Agreement Declarant's Rights). (Parcel 3)
15. Bill of Sale of Utility Facilities to Indian River County, Florida for Hamilton Island At Oak Harbor as recorded in Official Records Book 1125, page 776. (Parcel 3)
16. Restrictions, covenants, conditions and easements as contained on the Plat of St. Catherine's Island - Oak Harbor Plat No. 4, recorded in Plat Book 14, page 88, of the Public Records of Indian River County, Florida. (Parcel 4)
17. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for St. Catherine's At Oak Harbor recorded in Official Records Book 1123, Page 2309 and assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 941 (Assignment and Assumption Agreement Declarant's Rights). (Parcel 4)

18. Bill of Sale of Utility Facilities to Indian River County for St. Catherine's Island At Oak Harbor as recorded in Official Records Book 1125, page 779. (Parcel 4)
19. Terms and conditions contained in Declaration of Unity of Title recorded December 11, 2001 in Official Records Book 1450, page 969 (on part of Lots 2 and 3). (Parcel 4)
20. Terms and conditions contained in Declaration of Unity of Title recorded December 11, 2001 in Official Records Book 1450, page 971 (on part of Lots 3 and 4). (Parcel 4)
21. Terms and conditions contained in Declaration of Unity of Title recorded December 11, 2001 in Official Records Book 1450, page 973 (on part of Lots 4 and 5). (Parcel 4)
22. Terms and conditions contained in Declaration of Unity of Title recorded December 11, 2001 in Official Records Book 1450, page 975 (on part of Lots 5 and 6). (Parcel 4)
23. Terms and conditions contained in Declaration of Unity of Title recorded August 13, 2001 in Official Records Book 1422, page 1317 (on East 25 feet of Lot 22 and the West 30 feet of Lot 23). (Parcel 4)
24. This Special Warranty Deed should not be construed as insuring any portion of Lot 23 lying within the boundaries of the land conveyed by Special Warranty Deed recorded in Official Records Book 1418, Page 1670. (Parcel 4)
25. Restrictions, covenants, conditions and easements as contained on the Plat of St. George's Island - Oak Harbor Plat No. 5, recorded in Plat Book 14, page 89, of the Public Records of Indian River County, Florida. (Parcel 5)
26. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain Declaration of Covenants, Restrictions and Easements for St. George's Island At Oak Harbor recorded in Official Records Book 1123, Page 2383 and assigned by Assignment and Assumption Agreement recorded in Official Records Book 1761, page 945 (Assignment and Assumption Agreement Declarant's Rights). (Parcel 5)
27. Bill of Sale of Utility Facilities to Indian River County for St. George's Island At Oak Harbor as recorded in Official Records Book 1125, page 782. (Parcel 5)
28. Restrictions, covenants, conditions and easements as contained on the Plat of Oak Harbor Amenities Plat - Oak Harbor Plat No. 6, recorded in Plat Book 14, page 96, of the Public Records of Indian River County, Florida.

All of the Public Records of Indian River County, Florida.