

**Prepared by and Return to:**

Lawrence B. Steinberg, Esq.  
Steinberg Garellek  
200 E Palmetto Park Rd, Suite 103  
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Property Appraiser's ID:

31-39-33-00000-7000-00035.0  
31-39-34-00000-0050-00002.0  
31-39-34-00000-0050-00003.0  
31-39-34-00000-0050-00010.0  
31-39-34-00000-0050-00004.0  
31-39-33-00000-7000-00027.0

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made and executed this 31<sup>st</sup> day of March, 2016, by VIZCAYA CONTROLS LLC, a Florida limited liability company, whose post office address is 3121 Commodore Plaza, Coconut Grove FL 33133, hereinafter called the **Grantor**, to MPM SEVEN LP, a Florida limited partnership, whose post office address is 3900 Galt Ocean Drive, #2617, Fort Lauderdale FL 33308, hereinafter called the **Grantee**.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Indian River County, Florida:

See **Exhibit "A"** attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever;

SUBJECT, HOWEVER to the following:

- (1) Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable;
- (2) Covenants, restrictions and public utility easements of record; and
- (3) All applicable zoning ordinances and governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said Property in fee simple; that it has good right and lawful authority to sell and convey said Property; and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of companies.

IN WITNESS WHEREOF the Grantor has signed and sealed these presents to be effective the day and year first written above.

Signed, Sealed and Delivered  
In the Presence of:

VIZCAYA CONTROLS LLC, a Florida  
limited liability company

Witness 1: [Signature]  
Printed name: THOMAS D. LUMPKIN, II

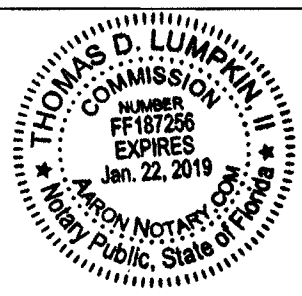
By: [Signature] L.S.  
Lorie Yarchin, Manager

Witness 2: [Signature]  
Printed name: Albani Gomez

STATE OF FLORIDA,  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MARCH, 2016, by Lorie Yarchin, as Manager for and on behalf of VIZCAYA CONTROLS LLC, a Florida limited liability company, who  is personally known or  produced the following identification: \_\_\_\_\_.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Exhibit "A"

Property

The land referred to herein below is situated in the County of Indian River, State of Florida, and is described as follows:

PART 2

PARCEL 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE, BEARING NORTH 00° 00'00" EAST, A DISTANCE OF 35.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING SOUTH 89° 06'33" WEST, A DISTANCE OF 6.26 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, RADIUS BEARS AT SAID POINT NORTH 58° 07'30" EAST; THENCE NORTHERLY A DISTANCE OF 2.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 02'47", TO A POINT; THENCE BEARING NORTH 26° 49'42" WEST, A DISTANCE OF 262.45 FEET TO A POINT; THENCE BEARING NORTH 63° 10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT; THENCE BEARING NORTH 00° 00'00" EAST, A DISTANCE OF 432.28 FEET TO A POINT; THENCE BEARING NORTH 26° 44'04" WEST, A DISTANCE OF 415.66 FEET TO A POINT; THENCE BEARING NORTH 89° 02'05" EAST, A DISTANCE OF 399.59 FEET TO A POINT; THENCE BEARING SOUTH 25° 14'52" EAST, A DISTANCE OF 410.88 FEET TO A POINT; THENCE BEARING SOUTH 88° 54'03" WEST, A DISTANCE OF 327.86 FEET TO A POINT; THENCE BEARING SOUTH 00° 00'00" WEST, A DISTANCE OF 701.61 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH ALONG SAID SECTION LINE A DISTANCE OF 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID LINE A DISTANCE OF 212.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 88° 54' EAST, A DISTANCE OF 327.31 FEET TO AN IRON PIPE ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE RUN SOUTH 25° 18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 8.35 FEET; THENCE RUN SOUTH A DISTANCE OF 204.4 FEET; THENCE RUN SOUTH 88° 54' WEST, A DISTANCE OF



330.88 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, IN SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, WHICH LIES WEST OF U.S. HIGHWAY NUMBER 1. LESS AND EXCEPT THE SOUTH 421.47 FEET THEREOF. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; EXCEPTING THEREFROM THE FOLLOWING PARCEL, TO WIT: THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET; AND LESS THE HIGHWAY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 124, PAGE 699, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 5

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH 175 FEET, THENCE WEST 1320 FEET, THENCE SOUTH 175 FEET, THENCE EAST 1320 FEET TO THE POINT OF BEGINNING, LESS FLORIDA EAST COAST RAILROAD RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS AND EXCEPT RIGHT OF WAY FOR OLD DIXIE HIGHWAY. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

