

When Recorded Return To:
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National Commercial Services
5201 Blue Lagoon Drive, Suite 974
Miami, FL 33126

NCS-975084-MIA

PREPARED BY AND RETURN TO:

David M. Layman, Esq.
Greenberg Traurig, P.A.
777 South Flagler Drive
Suite 300 East
West Palm Beach, Florida 33401

Parcel ID Number: 33-38-01-00001-0070-00001/1

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 7th day of June, 2021, between **NEW VERO ESTATES, LLC**, a Florida limited liability company, whose address is 2201 2201 Collins Avenue Unit 1604, Miami Beach, Florida 33139 ("**Grantor**"), and **WP VEROBCH MF-FL OWNER, LLC**, a Delaware limited liability company, whose address is 150 E. Palmetto Park Road, Suite 700, Boca Raton, FL 33432, Attn. General Counsel ("**Grantee**").

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto Grantee and Grantee's heirs, successors and assigns forever, the land, situate, lying and being in Indian River County, State of Florida, and described in **Exhibit "A"** attached hereto (the "**Land**").

TOGETHER WITH (a) all improvements thereon of every kind and description, including infrastructure that may be located thereon or thereunder; (b) all of the rights, privileges, appurtenances, hereditaments, easements, air rights, reversions, and remainders pertaining to or used in connection therewith (including, without limitation and to the extent the same exist, all easements, rights-of-way, privileges, licenses and other rights and benefits belonging to, and running with the owner of, or in any way relating to the Land); (c) all right, title and interest, if any, of Grantor in and to gaps, strips or gores pertaining to the Land or any land lying in the bed of any street, road, highway, avenue or alley (opened or unopened, existing or proposed, now vacated or hereafter to be vacated) in front of or adjoining the Land; (d) all oil, gas and other hydrocarbon substances, geothermal resources and mineral rights, on, under, over, in, or that may be produced from the Land; and (e) all water rights appurtenant to or used in connection with the Land and any non-appurtenant water rights of any kind owned by from all sources, whether surface water, ground water or spring water, and all claims for

any and all water rights of any kind whatsoever relating to the Land (all of the foregoing, together with the Land, the "**Property**").

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

This conveyance is subject to taxes for the year 2021, and all existing easements, covenants, restrictions and other recorded exceptions to title to the Property, if any (but not including any mortgage, monetary encumbrance or lien), without reimposing the same.

And Grantor hereby covenants with Grantee and Grantee's successors and assigns that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully WARRANTS the title to said Property and will FOREVER DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, and that the Property is free of all mortgages, encumbrances, and liens.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has hereunto executed this deed the day and year first above written.

Witnesses:

Dennis H. Sabourin
Print Name: DENNIS H. SABOURIN

Martina C. Sabourin
Print Name: MARTINA C. SABOURIN

GRANTOR:

NEW VERO ESTATES, LLC, a
Florida limited liability company

By: Lincoln Partners Fund, LLC, a
Delaware limited liability company, its
Sole Member

By: Raghu Sarma
Raghunathan Sarma
Managing Member

STATE OF New York
COUNTY OF New York

The foregoing instrument was
acknowledged before me by means of physical presence or online notarization,
this 5th day of June, 2021, by Raghunathan Sarma (a/k/a Pat Sarma), as
Managing Member on behalf of Lincoln Partners Fund, LLC, a Delaware limited liability
company, Sole Member on behalf of NEW VERO ESTATES, LLC, a Florida limited
liability company. He is personally known to me or has produced
_____ as identification

{Notary Seal must be affixed}

Vadim Sarma
(Signature of Notary)
Vadim Sarma
(Print Name of Notary Public)
Notary Public, State of New York
My Commission Expires: _____
Commission No.: _____

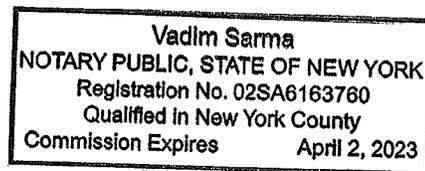


Exhibit "A"**Legal Description of the Land**

The East 13.77 acres of the part of Tract 7 lying North of the North right-of-way of State Road 60, in Section 1, Township 33 South, Range 38 East, according to the last general plat of lands of the Indian River Farms Company Subdivision, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, said lands now lying and being in Indian River County, Florida.

TOGETHER WITH:

The West 531.1 feet of Tract 8, in Section 1, Township 33 South, Range 38 East, as the same is designated on last general plat of lands of the Indian River Farms Company Subdivision, as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida, said lands lying and being in Indian River County, Florida. LESS AND EXCEPT: The North 495 feet thereof and LESS highway right-of-way for State Road 60.

Also described as:

A PORTION OF TRACTS 7 AND 8, IN SECTION 1, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 7; THENCE SOUTH 00°12'01" WEST ALONG THE EAST LINE OF SAID TRACT 7 A DISTANCE OF 495.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 495.00 FEET OF SAID TRACT 8; THENCE SOUTH 89°49'35" EAST ALONG SAID SOUTH LINE A DISTANCE OF 531.10 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 531.00 FEET OF SAID TRACT 8; THENCE SOUTH 00°12'01" WEST ALONG SAID EAST LINE A DISTANCE OF 672.15 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD 60 (20TH STREET) AS SHOWN ON THE STATE ROAD 60 RIGHT OF WAY MAP AS RECORDED IN PLAT BOOK 8, PAGE 14 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°57'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 531.10 FEET TO AN INTERSECTION WITH THE SAID EAST LINE OF TRACT 7; THENCE CONTINUE NORTH 89°57'11" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 512.68 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 13.77 ACRES OF SAID TRACT 7; THENCE NORTH 00°12'01" EAST ALONG SAID WEST LINE A DISTANCE OF 1169.46 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT 7; THENCE SOUTH 89°49'35" EAST ALONG SAID NORTH LINE A DISTANCE OF 512.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 956,559.3 SQUARE FEET OR 21.960 ACRES MORE OR LESS.