

PREPARED BY:

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Ft. Lauderdale, FL 33316

WHEN RECORDED RETURN TO:

Mayer Brown LLP
1999 K Street, N.W.
Washington, DC 20006
Attn: Keith J. Willner

Tax Folio No.: 504216-13-0010, 504216-13-0012, 504216-13-0013, 504216-00-0080.

SPECIAL WARRANTY DEED

STATE OF FLORIDA §
 §
COUNTY OF BROWARD §

KNOW ALL MEN BY THESE PRESENTS:

Far East Yard Partners, LLC, a Florida limited liability company, ("**Grantor**"), whose address is 201 SW 20th Street, Suite 201, Ft. Lauderdale, Florida 33315, Attn: Dr. Selvin Passen, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto CRP LMC RB, L.L.C., a Delaware limited liability company, whose address is 1001 Pennsylvania Avenue NW, Washington, DC 20004, ("**Grantee**") the real property in Broward County, Florida, more fully described in **Exhibit "A"** hereto, together with all rights, titles, and interests, including all access rights granted by agreement, or otherwise, appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in **Exhibit "B"** hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

EXECUTED as of JUNE 29, 2015

Far East Yard Partners, LLC, a Florida
limited liability company

by: Selvin Passen, M.D.
Selvin Passen M.D., manager

Signed and Sealed in Our Presence:

Witness 1:

Gary Longchamp
witness signature

GARY LONGCHAMP
type or print witness name

Witness 2:

Mark A. Weber
witness signature

MARK A. WEBER
type or print witness name

STATE OF FLORIDA)
):
COUNTY OF BROWARD)

I, Karen M. Alba, a Notary Public for said County and State
certify that on 6/29, 2015, Selvin Passen, M.D. personally came before
me and acknowledged that he is Manager of Far East Yard Partners, LLC a Florida
limited liability company, being duly authorized to do so, executed the foregoing
instrument on behalf of said limited liability company.

Karen M. Alba (SEAL)
Notary Public
Print Name: Karen M. Alba
My Commission Expires: 6/17/2019

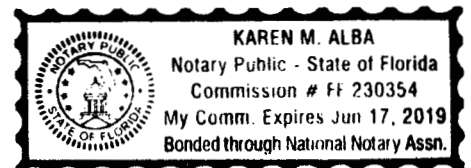


Exhibit "A"**(LEGAL DESCRIPTION)**

ALL THAT PORTION LYING SOUTH OF THE SOUTH BANK OF THE SOUTH FORK OF NEW RIVER, OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. TOGETHER WITH: BLOCK 17 AND BLOCK 28, RE-AMENDED PLAT OF YELLOWSTONE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH: ALL THAT STRIP OF LAND SHOWN AS S.W. 15TH AVENUE ON THE PLAT OF AMENDED PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 15, PAGE 3, AND SHOWN AS ELK AVENUE IN THE PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THAT STRIP OF LAND SHOWN AS "CANAL RESERVATION" IN PLAT OF AMENDED PLAT OF YELLOWSTONE PARK, AS RECORDED IN PLAT BOOK 15, PAGE 3, AND IN THE RE-AMENDED PLAT OF YELLOWSTONE PARK, AS RECORDED IN PLAT BOOK 22, PAGE 40, AND SHOWN AS YELLOWSTONE CANAL IN PLAT OF YELLOWSTONE PARK, RECORDED IN PLAT BOOK 10, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit "B"

- 1) Rights of the following tenants, as tenants only, with no right to purchase or rights of first refusal:
 - a) Z-Star Network, Inc.
 - b) River Bend Marina Holdings LLC Lease
- 2) Any facts, rights, interests, claims or other matters that may exist or arise with respect to the following matters show on that certain ALTA/ACSM Land Title Survey of a portion of Section 16, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida, dated April 7, 2015, File No. V-115A (15), prepared by Jerald A. McLaughlin, Registered Land Surveyor No. 5269, State of Florida, of McLaughlin Engineering Company (the "Survey"):
 - a) Concrete slab with wood fence/dumpster encroaches into Florida Power & Light easement (O.R. 6895, Pg. 49); and
 - b) Wood docks and attached facilities lie outside the northerly boundary of the Land (location of which is subject to jurisdictional boundary determination by the State of Florida per the Survey) as shown on the survey.
- 3) Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
- 4) Dedications and canal reservation shown and described on the Plat of Amended Plat of Yellowstone Park, recorded in Plat Book 15, Page 3, and Re-Amended Plat of Yellowstone Park, Plat Book 22, Page 40; terms and provisions of the Ordinance recorded in Book 4557, Page 263 of the Public Records of Broward County, Florida.
- 5) Outfall Ditch Easement Deed recorded in Deed Book 570, Page 105.
- 6) Easement granted to Florida Power & Light Company by instrument recorded in Book 5412, Page 358; Book 6895, Page 49 and Book 6895, Page 51.
- 7) Right of Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Book 6070, Page 304.

- 8) Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this Deed is subject to the rights of the United States Government and the State of Florida arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and the inalienable rights of the State of Florida in the lands and waters of such character.
- 9) The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Exhibit A hereof, lying between the water abutting said land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line; or (d) any other line which has been or which hereafter may be legally established as relating to such public use.
- 10) Title to any part of the land lying below the mean high water line of any abutting body of water.
- 11) Riparian and/or littoral rights.
- 12) Easement granted by instrument recorded in Book 396, Page 218.