

DOC# 20120341916 B: 10400 P: 0113
06/27/2012 03:11:10 PM Page 1 of 4
Rec Fee: \$35.50
Deed Doc Tax: \$82,600.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
PU - Ret To: LOWNDES DROSDICK ET AL



THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Michael A. Ryan, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600
11,500,000.00

Tax Parcel I.D. Nos.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of this 26 day of June, 2012, by **REDUS FLORIDA CONDOS, LLC**, a Delaware limited liability company, whose mailing address is 800 North Magnolia Avenue, Suite 704, Orlando, Florida 32803, Attn: Anthony C. Martin, Vice President ("Grantor"), to and in favor of **ALIDADE STAR TOWER, LLC**, a Michigan limited liability company, whose mailing address is 36400 Woodward Avenue, Suite 200, Bloomfield Hills, Michigan 48304, Attn: Steven J. Faliski ("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 of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain parcels of land situated in Orange County, Florida more particularly described on **Exhibit A** attached hereto and by reference hereto made a part hereof (the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2012 and thereafter, to those matters set forth on the attached **Exhibit B**.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

REDUS FLORIDA CONDOS, LLC, a Delaware limited liability company

Sabrina Geddes
Signature of Witness
Sabrina Geddes
Printed Name of Witness

By: REDUS Properties, Inc., a Delaware corporation, its managing member

By: *[Signature]*
Anthony Charles Martin,
Vice-President

Jennifer Micheli
Signature of Witness
Jennifer Micheli
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of June, 2012, by **ANTHONY CHARLES MARTIN**, as Vice-President of **REDUS PROPERTIES, INC.**, a Delaware corporation, on behalf of the corporation as managing member of **REDUS FLORIDA CONDOS, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or who produced _____ as identification.

(NOTARY SEAL)

Jennifer Micheli
Notary Public Signature
Jennifer Micheli
(Name typed, printed or stamped)
Notary Public, State of Florida
My Commission Expires: 4/8/16



EXHIBIT A TO DEED

Legal Description

ALL OF THE UNITS IN STAR TOWER CONDOMINIUM, according to the Declaration of Condominium of Star Tower Condominium, as recorded in Official Records Book 9454, Page 3593, et seq., in the Public Records of Orange County, Florida, together with an undivided share or percentage interest in the common elements appurtenant thereto.

LESS AND EXCEPT from all of the foregoing the following Units in said Star Tower Condominium, according to the Declaration of Condominium of Star Tower Condominium, as recorded in Official Records Book 9454, Page 3593, et seq., in the Public Records of Orange County, Florida:

Units 602, 605, 606, 607, 608, 610, 701, 703, 705, 707, 708, 710, 802, 805, 806, 807, 810, 902, 903, 904, 905, 907, 908, 910, 1001, 1002, 1003, 1005, 1008, 1009, 1010, 1101, 1102, 1201, 1204, 1206, 1207, 1209, 1401, 1402, 1406, 1409, 1504, 1506, 1508, 1509, 1601, 1606, 1607, 1609, PH-3 and PH-4, together with an undivided share or percentage interest in the common elements appurtenant to said Units.

TOGETHER WITH an exclusive private permanent air rights easement in common with Star Tower Condominium Association, Inc., a Florida not-for-profit corporation, as granted in instrument recorded in Official Records Book 9425, Page 4351, in the Public Records of Orange County, Florida.

EXHIBIT B TO DEED

Permitted Exceptions

1. Ad valorem real property taxes and assessments for the year **2012** and thereafter.
2. Rights of tenants in possession, if any, under leases not recorded in the Public Records.
3. City of Orlando Downtown Development of Regional Impact Development Order recorded in Official Records Book 4362, Page 3368; Notice of Recordation of Omitted Exhibit from City of Orlando Downtown Development of Regional Impact Development Order recorded in Official Records Book 5157, Page 1002; First Amendment to Development Order for City of Orlando Downtown Development DRI ECFRPC #690-05 recorded in Official Records Book 4823, Page 1341, all of the Public Records of Orange County, Florida.
4. City Services Easement granted to City of Orlando, Florida by instrument recorded in Official Records Book 8161, Page 1154, of the Public Records of Orange County, Florida.
5. Cable Television Installation And Service Agreement dated December 14, 2006 by and between Star Creation Development, Inc. and Bright House Networks, LLC as evidenced by Memorandum Of Agreement dated December 14, 2006 and recorded February 28, 2007 in Official Records Book 9134, Page 3220, of the Public Records of Orange County, Florida.
6. Terms and conditions of Permanent Restriction of Air Rights Easement recorded in Official Records Book 9425, Page 4351, in the Public Records of Orange County, Florida.
7. Declaration of Condominium of Star Tower Condominium, as recorded in Official Records Book 9454, Page 3593, et seq., in the Public Records of Orange County, Florida.
8. Assignment of Bulk Assignee Rights executed by REDUS Florida Condos, LLC to and in favor of Alidade Star Tower, LLC dated and recorded of even dated herewith among the Public Records of Orange County, Florida.