

This Instrument Prepared By:
TIMOTHY HUGHES, ESQUIRE
Akerman Senteriff
420 South Orange Avenue, Suite 1200
Orlando, FL 32801

01/24/2006 12:38 PM
Doc stamps 567938.00
(Transfer Amt \$ 81134000)
Instrument# 2006-018298 # 1
Book : 5752
Page : 450

Tax Parcel Numbers:

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733400000011	733500000101
830100000010	830200000010
830300000020	840500000050
840600000010	

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the 20th day of January, 2006, by **HWY 442 PARTNERS, LLC** a Florida limited liability company, authorized to transact business in and under the laws of the State of Florida, having its principal place of business whose address is 1250 E. Hallandale Beach Blvd., Suite 404, Hallandale, Florida 33009 (hereinafter referred to as "GRANTOR"), and **HAMMOCK CREEK GREEN LLC**, a Delaware limited liability company, authorized to transact business in and under the laws of the State of Florida, having its principal place of business whose address is 50 North Water Street, South Norwalk, Connecticut 07854 (hereinafter referred as the "GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Volusia County, Florida (the "Property"):

SEE ATTACHED EXHIBIT "A"

attached hereto and made a part hereof by this reference

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

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

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, and those certain Permitted Exceptions set forth on **Exhibit "B"** attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its duly authorized manager, on behalf of said Grantor.

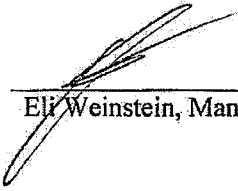
"GRANTOR"


HWY 442 PARTNERS, LLC,
a Florida limited liability company

Signed, sealed and delivered
in the presence of:

BY: EDGEWATER 55 MANAGER, LLC,
a Florida limited liability company,
as its Manager

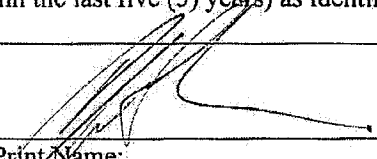

Printed Name: Aman Adams
Witness

By: 
Eli Weinstein, Managing Member


Printed Name: Charles R. Gardner
Witness

STATE OF FLORIDA .
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 20th day of January, 2006, by **ELI WEINSTEIN**, as Managing Member of **EDGEWATER 55 MANAGER, LLC**, a Florida limited liability company, said limited liability company being the Manager of **HWY 442 PARTNERS, LLC**, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____


Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____



Charles R. Gardner
MY COMMISSION # DD109630 EXPIRES
April 30, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

LEGAL DESCRIPTION

Sections 32, 33 and 34, Township 17 South, Range 33 East; that portion of the Northwest 1/4 and the Southwest 1/4 of Section 35, Township 17 South, Range 33 East, lying southwesterly of Interstate 95; that portion of Section 6, Township 18 South, Range 34 East, lying southwesterly of Interstate 95; all of Section 1 and 2, Township 18 South, Range 33 East; and Section 3, Township 18 South, Range 33 East, excepting therefrom five (5) acres in Government Lot 14, described as follows: Beginning at the Southeast corner of said Section 3; thence West on the South line of said Section 660 feet; thence North 330 feet; thence East 660 feet to the East line of said Section 3; thence South on the Section line 330 feet to the place of beginning; ALL being more particularly described as follows: For a Point of Beginning, commence at the southwest corner of said Section 3, thence North 00° 23' 50" West, along the west line of said Section 3, a distance of 9268.62 feet to the south line of said Section 32; thence South 88° 53' 05" West, along said south line of Section 32, a distance of 1121.77 feet to the southwest corner of said Section 32; thence North 01° 45' 25" West, a distance of 5271.00 feet to the northwest corner of said Section 32; thence North 88° 34' 39" E, a distance of 5348.31 feet to the northwest corner of said Section 33; thence North 88° 40' 10" E, a distance of 5253.97 feet to the northwest corner of said Section 34; thence North 88° 31' 15" E, a distance of 5290.83 feet to the northwest corner of said Section 35; thence North 88° 08' 32" E, along the northerly line of said Section 35, a distance of 178.37 feet to the westerly right of way of Interstate 95; thence southeasterly along said westerly right of way the following five (5) courses: South 29° 53' 30" East, a distance of 1050.48 feet; thence South 29° 53' 36" East, a distance of 912.62 feet; thence South 29° 52' 56" East, a distance of 1053.25 feet; thence South 29° 53' 27" East, a distance of 1127.04 feet; thence South 29° 53' 23" East, a distance of 1141.37 feet to the east line of the Southwest 1/4 of Section 35, Township 17 South, Range 33 East; thence South 02° 12' 17" East, along said east line of the Southwest 1/4; a distance of 700.28 feet to the southwest corner of the Southeast 1/4 of said Section 35; thence North 88° 44' 36" East, along the south line of said Southeast 1/4, a distance of 370.66 feet to said westerly right of way of Interstate 95; thence southeasterly along said westerly right of way the following four (4) courses: South 29° 52' 54" East, a distance of 1270.66 feet; thence South 29° 53' 55" East, a distance of 1005.54 feet; thence South 29° 52' 17" East, a distance of 825.17 feet; thence 939.01 feet along the arc of a curve to the right being non-tangent to the last described line, said curve having a radius of 8419.42 feet, a central angle of 6° 23' 25" and a chord of 938.53 feet which bears South 26° 41' 16" East; thence South 00° 15' 12" West, leaving said right of way of Interstate 95 and along a line non-tangent to said curve, a distance of 5755.65 feet; thence South 89° 44' 48" East, a distance of 2044.44 feet to the westerly right of way of Interstate 95; thence South 77° 55' 29" West, along said westerly right of way, a distance of 168.81 feet; thence South 89° 41' 55" West, along said westerly right of way, a distance of 332.81 feet; thence South 00° 18' 05" East, along said westerly right of way, a distance of 110.74 feet to the south line of said Section 6; thence North 89° 44' 48" West, along said south line of Section 6, a distance of 5373.15 feet to the southeast corner of said Section 1; thence South 89° 19' 23" West, along the south line of said Section 1, a distance of 5288.04 feet to the southeast corner of said Section 2; thence South 89° 14' 48" West, along the south line of said Section 2, a distance of 5299.92 feet to the southeast corner of said Section 3; thence North 00° 20' 15" West, along the east line of said Section 3, a distance of 330.00 feet; thence South 89° 01' 09" West, a distance of 660.00 feet; thence South 00° 20' 15" East, a distance of 330.00 feet to the south line of Section 3; thence South 89° 01' 09" West, along the south line of Section 3, a distance of 4619.20 feet to the Point of Beginning.

TOGETHER WITH EASEMENT INTEREST FOR INGRESS AND EGRESS AS SET FORTH IN THE OFFICIAL RECORDS BOOK 4978, PAGE 3355; OFFICIAL RECORDS BOOK 4978, PAGE 3362 AND OFFICIAL RECORDS BOOK 5011, PAGE 4493, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.