

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

W. Scott Callahan, Esq.  
Roetzel & Andress  
200 South Orange Avenue  
SunTrust Center, Suite 1000  
Orlando, Florida 32801

Purchase Price: \$8,675,000.00  
Doc. Stamps: \$60,725.00  
Tax Parcel IDs: 61836520007 and 61836480008

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of June 3, 2016, by **RADC/CADC VENTURE 2010-2, LLC**, a Delaware limited liability company, whose address is c/o Colony Capital, LLC, 515 South Flower Street, 44th Floor, Los Angeles, CA 90071, hereinafter called the "Grantor", to **MATTAMY NAPLES LLC**, a Delaware limited liability company, whose address is 4107 Crescent Park Drive, Riverview, FL 33578, hereinafter called the "Grantee":

(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 corporations or limited liability companies)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto the Grantee, all the right, title, interest, claim, and demand that the Grantor has in and to all that certain parcel of land situated in Collier County, Florida (the "Property"), and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein.

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

SUBJECT TO: The covenants, conditions, restrictions, easements, rights-of-way, liens, reservations, and limitations of record, it not being the intent of the parties to reimpose same.

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

AND, EXCEPT AS NOTED ABOVE, THE GRANTOR DOES HEREBY SPECIFICALLY WARRANT the title to said property, and will defend the same against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other.

[Remainder of Page Left Blank Intentionally]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

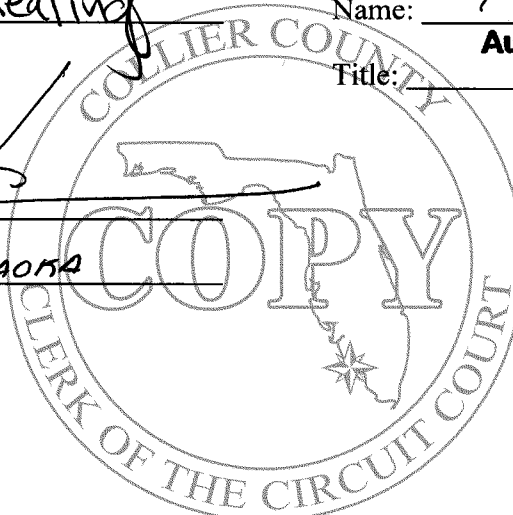
**RADC/CADC VENTURE 2010-2, LLC,**  
a Delaware limited liability company

By: ColFin 2011 ADC Funding, LLC  
Its: Manager

Signed: [Signature]  
Print Name: David Keating

By: [Signature]  
Name: Ed Dailey  
Title: Authorized Signatory

Signed: [Signature]  
Print Name: VAL MURAKA



**[ALL SIGNATURES MUST BE ACKNOWLEDGED]**

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

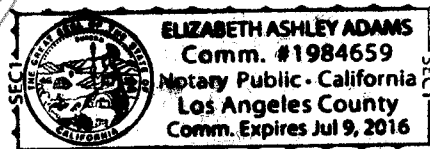
On May 31, 2016 before me, Elizabeth Ashley Adams  
(Insert name and title of the officer)

personally appeared Ed Dailey,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eda (Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel 1:**

Commencing at the South 1/4 corner of Section 14, Township 50 South, Range 25 East, Collier County, Florida, said point being the Southwest corner of Lot 59 of NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, according to the plat thereof as recorded in Plat Book 1, page 27A, Public Records of Collier County, Florida; thence along the North and South 1/4 line of Section 14 and along the West line of Lot 59 of said NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, North 0°13'10" West 50.0 feet to the North right-of-way line of S-858 (Thomasson Drive); thence along said North right-of-way line, North 89°45'16" East, 30.00 feet to the East right-of-way line of Pine Street and the Place of Beginning of the parcel herein described; thence along said East right-of-way line, North 0°13'10" West 1282.27 feet to the North line of Lot 56 of said NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2; thence along said North line, North 89°41'31" East 1265.08 feet to the West right-of-way line of S-858 (Kelly Road); thence along said West right-of-way line, South 0°17'51" East 800.00 feet; thence South 89°41'31" West 451.76 feet; thence South 0°17'51" East 483.12 feet to the North right-of-way line of said S-858 (Thomasson Drive); thence along said North right-of-way line, South 89°45'16" West 815.00 feet to the place of beginning; being a part of Lot 56, a part of Lot 57, a part of Lot 58, and a part of Lot 59 of said NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, Collier County, Florida.

**Parcel 2:**

Commencing at the South 1/4 corner of Section 14, Township 50 South, Range 25 East, Collier County, Florida, said point being the Southwest corner of Lot 59 of NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, according to the plat thereof as recorded in Plat Book 1, Page 27, of the Public Records of Collier County, Florida; thence along the North and South 1/4 line of said Section 14 and along the West line of Lot 59, of said NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, North 00°13'10" West 50.00 feet, to the North right-of-way of S-858 (Thomasson Drive); thence along said North right-of-way line, North 89°45'15" East 845.00 feet for the place of beginning of the parcel herein described; thence North 00°17'51" West, 483.12 feet; thence North 89°41'31" East, 451.76 feet to the West right-of-way line of S-858 (Kelly Road); thence along said West right-of-way line, South 00°17'51" East, 433.61 feet; thence continuing along said right-of-way line, Southwesterly, 78.58 feet along the arc of a circular curve, concave to the Northwest, radius 50.00 feet, subtended by a chord which bears South 44°43'42" West, 70.74 feet; thence along the North right-of-way line of S-858 (Thomasson Drive), South 89°45'16" West, 401.76 feet to the place of beginning; being a part of Lot 58, and a part of Lot 59 of said NAPLES GROVES AND TRUCK CO'S LITTLE FARMS NO. 2, Collier County, Florida.