This instrument prepared by:

Howard J. Vogel, Esq.
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100 S.E. 2nd Street, Suite 2900
Miami, Florida 33131

Parcel I.D. No.: 01-3231-063-3410

Grantee's Tax I.D. No(s)

(Reserved for Clerk of Court)

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DATE:09/07/2010 10:42:45 AM

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 31st day of August, 2010 by 1800 - CLUB, LTD., a Florida limited partnership, Grantor, whose office address is 1200 Brickell Avenue, Suite 1720, Miami, Florida 33131 to Cape Fairweather Commercial Enterprises, LLC, a Florida limited liability company, Grantee, and whose mailing address is 1800-1830 North Bayshore Drive, Unit 3310, Miami, FL 33132. Wherever used herein, the terms "Grantor" and "Grantee" shall include, as to each party, to this instrument, its heirs, legal representatives and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee, the following described land situated and being in Miami-Dade County, Florida (the "Property"):

Unit **3310**, of **1800 Club, a Condominium** according to the Declaration of Condominium thereof, as recorded November 21, 2007, in Official Records Book 26060, at Page 2296 of the Public Records of Miami-Dade County, Florida, as amended and/or supplemented from time to time, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto.

THIS CONVEYANCE is subject to: taxes and assessments for the current calendar year and all subsequent years; zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority; conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same; all standard printed exceptions contained in an ALTA Owner's title insurance policy issued in Miami-Dade County, Florida; all matters for which title insurance coverage is provided to Grantee; restrictions, conditions, easements, covenants, liens, terms and limitations set forth in the Declaration of Condominium referenced above and in that certain Declaration of Covenants, Restrictions, and Reciprocal Easements for The 1800 Club, and all exhibits thereto, all as amended or modified from time to time (collectively, the "Declarations").

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, other than those matters described above. Grantee, by acceptance and recordation of this Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declarations and all amendments and/or supplements thereto.

(Reserved for Clerk of Court)

IN WITNESS WHEREOF, Grantor has above written. Witnessed by: Name: Carmen Barcenas	1800 – CLUB, LTD., a Florida limited partnership By: BCOM-CLUB, LLC, a Florida LLC, its General Partner By: Aslan Palachi, Vice President
STATE OF FLORIDA	
STATE OF FLORIDA)) ss: COUNTY OF MIAMI-DADE)	
The foregoing instrument was acknowledged before me this day of 2005, 2010 by Aslan Palachi, as Vice President of BCOM-CLUB, LLC, a Florida limited liability company, as General Partner of 1800-CLUB, LTD., a Florida limited partnership, of behalf of said entities. He is personally known to me or produced Name: Name:	
My commission expires:	Notary Public, State of Florida 83905 (Commission No.
W9/2012	ė.
	LESLIE CARDENAS Notary Public - State of Florida My Comm. Expires Nov 19, 2012 Commission # DD 839651 Bonded Through National Notary Assn.