

This instrument prepared by
(or under the supervision of)
and after recording return to:

Robert Gebaide, Esq.
Spottswood, Spottswood, Spottswood & Sterling PLLC
500 Fleming Street
Key West, Florida 33040
(305) 294-9556

PARCEL IDENTIFICATION NO(S): 2220250001-000-01400; 2220250004-000-01000; 2320250002-000-00600;
2320250002-000-01100; 2320250004-000-00200; and 2320250004-000-01000

Consideration: \$14,000,000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of February, 2025, by and between **LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC**, a Delaware limited liability company, **LAKE HARRIS (ORLANDO) ASLI VII OWNER #2, LLC**, a Delaware limited liability company, and **LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC**, a Delaware limited liability company (hereinafter collectively called "**Grantor**"), whose address is 923 N. Pennsylvania Avenue, Winter Park, Florida 32789, and **HR Lake Hills, LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"), whose address is 5850 T.G. Lee Boulevard, Suite 200, Orlando FL 32822.

WITNESSETH

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold and does hereby grant, bargain and sell to Grantee the following described real estate, situated, lying and being in the County of Lake, State of Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

SUBJECT TO only those matters set forth on **Exhibit "B"** attached hereto and made a part hereof (the "**Permitted Exceptions**"), without reimposing same.

TO HAVE AND TO HOLD the aforesaid Real Property, together with all the improvements, licenses, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the aforesaid Real Property; that Grantor has good right to sell and convey the same; that the same is unencumbered except for the Permitted Exceptions, to all of which this conveyance is expressly made. Grantor hereby warrants the title to the aforesaid real estate and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires, and shall include heirs, personal representatives, successors or assigns.)

[the remainder of the page is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed in its name and caused its seal to be affixed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES:

Connie Cummins
Print Name: Connie Cummins
Address: 923 N. Pennsylvania Ave
Winter Park, FL 32789

Robert Gebaude
Print Name: Robert Gebaude
Address: 500 Fleming St.
Ky West FL 33640

GRANTOR:

LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC, a Delaware limited liability company

By: LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC, a Delaware limited liability company, on behalf of and as the sole member of Grantor entity listed above

By: Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, its Sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

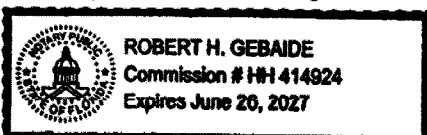
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: Ryan J. Lefkowitz, Vice President

THE STATE OF FLORIDA)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by (✓) means of physical presence or () online notarization on February 6, 2025, by Ryan J. Lefkowitz, the Vice President of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, the Sole Member of Lake Harris (Orlando) ASLI VI Holdings, LLC, the Sole Member of LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC, a Delaware limited liability company, on behalf said corporation, limited liability limited partnership, and limited liability companies. He is personally known to me or produced _____ as identification.

My Commission Expires:



Robert Gebaude
Notary Public, State of FL

Robert Gebaude
Printed/Typed Name

[Signature Page to Special Warranty Deed]

Signed, sealed and delivered in the presence of:

WITNESSES:

Connie Cummins
 Print Name: Connie Cummins
 Address: 923 N. Pennsylvania Ave
Winter Park, FL 32789

Robert Gebaude
 Print Name: Robert Gebaude
 Address: 500 Fleming St.
K, West FL 32040

GRANTOR:

LAKE HARRIS (ORLANDO) ASLI VII OWNER #2, LLC, a Delaware limited liability company

By: **LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC**, a Delaware limited liability company, on behalf of and as the sole member of Grantor entity listed above

By: **Avanti Strategic Land Investors, VII, L.L.L.P.**, a Delaware limited liability partnership, its Sole Member

By: **Avanti Properties Group II, L.L.L.P.**, a Delaware limited liability limited partnership, its Managing General Partner

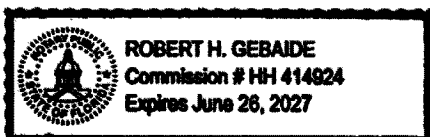
By: **Avanti Management Corporation**, a Florida corporation, its sole General Partner

By: 
 Ryan J. Lefkowitz, Vice President

THE STATE OF FLORIDA)
) ss.
 COUNTY OF Orange)

The foregoing instrument was acknowledged before me by (✓) means of physical presence or () online notarization on February 6, 2025, by Ryan J. Lefkowitz, the Vice President of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, the Sole Member of Lake Harris (Orlando) ASLI VI Holdings, LLC, the Sole Member of **LAKE HARRIS (ORLANDO) ASLI VII OWNER #2, LLC**, a Delaware limited liability company, on behalf said corporation, limited liability limited partnership, and limited liability companies. He is personally known to me or produced _____ as identification.

My Commission Expires:



Robert Gebaude
 Notary Public, State of FL

Robert Gebaude
 Printed/Typed Name

[Signature Page to Special Warranty Deed]

Signed, sealed and delivered in the presence of:

WITNESSES:

Connie Cummins

Print Name: Connie Cummins
Address: 923 N. Pennsylvania Ave.
Winter Park, FL 32789

Robert Gebaude

Print Name: Robert Gebaude
Address: 500 Fleming St.
Ky West FL 33840

GRANTOR:

LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC, a Delaware limited liability company

By: LAKE HARRIS (ORLANDO) ASLI VII HOLDINGS, LLC, a Delaware limited liability company, on behalf of and as the sole member of Grantor entity listed above

By: Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, its Sole Member

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

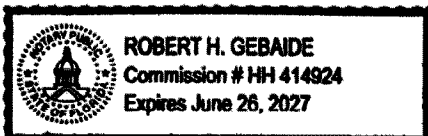
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: Ryan J. Lefkowitz, Vice President

THE STATE OF FLORIDA)
) ss.
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by (✓) means of physical presence or () online notarization on February 6, 2025, by Ryan J. Lefkowitz, the Vice President of Avanti Management Corporation, a Florida corporation, the sole General Partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, the Managing General Partner of Avanti Strategic Land Investors, VII, L.L.L.P., a Delaware limited liability partnership, the Sole Member of Lake Harris (Orlando) ASLI VI Holdings, LLC, the Sole Member of **LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC**, a Delaware limited liability company, on behalf said corporation, limited liability limited partnership, and limited liability companies. He is personally known to me or produced _____ as identification.

My Commission Expires:



Robert Gebaude
Notary Public, State of FL

Robert Gebaude
Printed/Typed Name

[Signature Page to Special Warranty Deed]

EXHIBIT "A"**Legal Description****PARCEL 1:**

GOVERNMENT LOTS 2, 4, 5, 6, 7, 8 AND 9, LYING NORTH OF HIGHWAY 48 AND THE WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 00°04'21" EAST 1314.20 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 89°35'28" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23 A DISTANCE OF 1100.00 FEET; THENCE NORTH 00°27'54" EAST 1484.76 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO POINT "A".

LESS ANY PORTION CONVEYED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6019, PAGE 212 AND OFFICIAL RECORDS BOOK 6068, PAGE 2222.

LESS ANY PORTION OF THE ABOVE LEGAL DESCRIPTION CONVEYED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 6372, PAGE 835.

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE SOUTH 81°15'42" WEST TO THE EAST LINE OF TRACT "I", OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 81°15'42" WEST TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48 TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

PARCEL 3:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00°15'45" WEST 210 FEET; THENCE NORTH 38°44'24" EAST 583.17 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89°10'02" EAST 1177 FEET TO THE WATERS OF LAKE HARRIS; THENCE SOUTHEASTERLY ALONG SAID WATERS OF LAKE HARRIS TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, SAID POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN

SOUTH 38°44'24" WEST TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 TO A POINT "A". LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, AND RUN N.00°04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 1202.20 FEET TO AN IRON PIN LABELED L.B. 707; THENCE CONTINUE N.00°04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN S.89°35'28"W. ALONG THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 1100.00 FEET TO AN IRON PIN LABELED L.B. 707; THENCE N.00°27'54"E. 1451.76 FEET TO AN IRON ROD PIN LABELED L.B. 707; THENCE CONTINUE N.00°27'54"E, 33 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

PARCEL 5:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89°09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00°15'45" WEST, 210 FEET; THENCE NORTH 38°44'24" EAST TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:

THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, RUN S.89°52'11"W. ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 330.00 FEET TO AN IRON PIPE LABELED LB707; THENCE N.00°09'33"E., 210.05 FEET TO A CONCRETE MONUMENT LABELED LS1916; THENCE N.39°31'51"E., 583.79 FEET TO AN IRON PIN LABELED LB7514; THENCE N.89°52'31"E., 468.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING RUN N.70°57'18"E., 519 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS

EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN N.89°52'31"E., 708.81 FEET TO AN IRON PIN LABELED LB7514; THENCE CONTINUE N.89°52'31"E., 30 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS; THENCE NORTHWESTERLY ALONG AND WITH SAID SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

PARCEL 7

TOGETHER WITH: NON-EXCLUSIVE EASEMENT AS SET FORTH AND CREATED BY THAT CERTAIN ACCESS EASEMENT AGREEMENT BY AND BETWEEN PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION AND LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6372, PAGE 844, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PARCEL 8

TOGETHER WITH: NON-EXCLUSIVE EASEMENT AS SET FORTH AND CREATED BY THAT CERTAIN SIGN EASEMENT AGREEMENT BY AND BETWEEN PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION AND LAKE HARRIS (ORLANDO) ASLI VII OWNER #1, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAKE HARRIS (ORLANDO) ASLI VII OWNER #3, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 6372, PAGE 884, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

Exhibit "B"**Permitted Exceptions**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 980, page 145.
3. Grant of Restrictive Covenant in favor of Town of Howey-in-the-Hills recorded in Official Records Book 991, page 1056.
4. Ordinance No. 2013-29 recorded in Official Records Book 4404, Page 477.
5. Lake Hills PUD Development Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #2, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #3, LLC, a Delaware limited liability company and Town of Howey-in-the-Hills, Florida, a municipal corporation chartered and operating under the laws of the State of Florida recorded February 24, 2016, in Official Records Book 4744, Page 1032, Public Records of Lake County, Florida.
6. The nature, extent or existence of riparian rights or littoral rights is not insured.
7. Title to any submerged land included within the land described is not insured.
8. Title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
9. Drainage Easement Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company and Publix Super Markets, Inc., a Florida corporation recorded in Official Records Book 6372, Page 864.
10. Access Easement Agreement by and between Publix Super Markets, Inc., a Florida corporation and Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company and Lake Harris (Orlando) ASLI VII Owner #3, LLC, a Delaware limited liability company recorded in Official Records Book 6372, Page 844.
11. Sign Easement Agreement by and between Publix Super Markets, Inc., a Florida corporation and Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company and Lake Harris (Orlando) ASLI VII Owner #3, LLC, a Delaware limited liability company recorded in Official Records Book 6372, Page 884.