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\$ 50750.00
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Return to: (enclose self-addressed stamped envelope)

Name:

Jerrold A. Wish, Esq.

Address:

1221 Brickell Avenue
Miami, FL. 33131

This Instrument Prepared by:

Jerrold A. Wish, Esq.

Address:

Greenberg, Traurig, Hoffman, Lipoff,
Rosen, & Quentel, P.A.
1221 Brickell Avenue
Miami, FL 33131
Property Appraisers Parcel I.D. (Folio) Numbers(s)

Grantee Tax I.D.#

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Special Warranty Deed made and executed the 13th day of March, A.D., 1997 by, HISTORIC BRICKELL, LTD., a Florida limited partnership hereinafter called the grantor, to BRICKELL STATION ASSOCIATES LIMITED PARTNERSHIP, a Delaware limited partnership whose post office address is 1999 Avenue of the Stars, Los Angeles, California 90067 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

1. Taxes and assessments for the year 1997 and all subsequent years;
2. Zoning restrictions, regulations, requirements, laws, ordinances, resolutions and orders imposed by governmental authority;
3. Covenants, plats, restrictions, easements and agreements of record, without the intention of reimposing same; and
4. Rights of lessees, if any, pursuant to those unrecorded leases of tenants not in possession.

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 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, but against none other.

MIAMI/WISHJ/848286/\$6J5021.DOC/3/07/97

RETURN TO: LAWYERS TITLE INSURANCE CORP. 9700221A / (2)

BK26157PG0107

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In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in presence of:

HISTORIC BRICKELL, LTD., a Florida limited partnership

By: Hollywood, Inc. (Brickell), a Delaware corporation,
General Partner

Rhonda S. Alston
Signature of Witness

By: [Signature]
Name: Michael J. Sverdlov
Title: PRESIDENT

Rhonda S. Alston
Printed Name of Witness

Address: 200 South Park Road,
Suite 200, Hollywood, FL 33021-7704

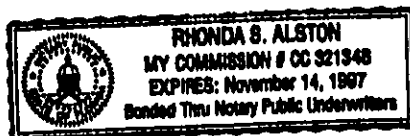
Sherrye Fritz
Signature of Witness

Sherrye Fritz
Printed Name of Witness

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Michael J. Sverdlov, the PRESIDENT of Hollywood, Inc. (Brickell), a Delaware corporation, as General Partner of Historic Brickell, Ltd., a Florida limited partnership, on behalf of the Partnership. He/She is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of March, 1997.



Rhonda S. Alston
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BK26157PG0109

DESCRIPTION: Parcel 1

A PORTION OF PARCEL "A", BRICKELL REDEVELOPMENT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY FOR BRICKELL AVENUE (NOW VACATED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID PARCEL "A"; THENCE NORTH 69°38'40" WEST, A DISTANCE OF 104.64 FEET; THENCE NORTH 54°37'40" WEST, A DISTANCE OF 22.67 FEET, THE LAST DESCRIBED COURSE BEING ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF NORTH NEW RIVER DRIVE WEST; THENCE NORTH 01°46'40" WEST, A DISTANCE OF 85.49 FEET; THENCE SOUTH 88°13'20" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 01°46'40" WEST, ALONG A LINE PARALLEL WITH AND 35.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 179.58 FEET; THENCE NORTH 88°21'00" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "A" AND IT'S NORTH LINE, A DISTANCE OF 167.00 FEET TO A POINT ON THE WEST LINE OF THAT 3.0 FOOT WIDE PARCEL FOR ADDITIONAL THOROUGHFARE DEDICATION ADJACENT TO THE EAST LINE OF SAID PARCEL "A" AS SHOWN ON THE SAID BRICKELL REDEVELOPMENT PLAT; THENCE SOUTH 01°46'40" EAST, ALONG THE WEST LINE OF THE SAID 3.0 FOOT WIDE PARCEL FOR ADDITIONAL THOROUGHFARE DEDICATION BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 317.81 FEET TO THE POINT OF BEGINNING,

BK26157PG0110

DESCRIPTION: PARCEL 2

A PORTION OF PARCELS "B" AND "C", BRICKELL REDEVELOPMENT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF THAT PARCEL FOR FUTURE ADDITIONAL THOROUGHFARE DEDICATION ADJACENT TO THE NORTH LINE OF SAID PARCEL "B", ALSO TOGETHER WITH A PORTION OF THAT PARCEL FOR ADDITIONAL THOROUGHFARE DEDICATION (NOW VACATED) ADJACENT TO THE SOUTH LINE OF SAID PARCELS "B" AND "C", BOTH AS SHOWN ON THE SAID BRICKELL REDEVELOPMENT PLAT ALSO TOGETHER WITH A PORTION OF THE RIGHT OF WAY FOR BRICKELL AVENUE (NOW VACATED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE 3.0 FOOT WIDE PARCEL FOR ADDITIONAL THOROUGHFARE DEDICATION ADJACENT TO PARCEL "A" OF THE SAID BRICKELL REDEVELOPMENT PLAT; THENCE NORTH 69°38'40" WEST, A DISTANCE OF 107.88 FEET; THENCE NORTH 54°37'40" WEST, A DISTANCE OF 22.67 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT OF WAY LINE OF NORTH NEW RIVER DRIVE WEST; THENCE NORTH 01°46'40" WEST, A DISTANCE OF 85.49 FEET; THENCE SOUTH 88°13'20" WEST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 88°13'20" WEST, A DISTANCE OF 52.95 FEET; THENCE SOUTH 88°26'20" WEST, A DISTANCE OF 23.86 FEET; THENCE NORTH 46°51'00" WEST, A DISTANCE OF 8.31 FEET; THENCE NORTH 00°37'40" WEST, A DISTANCE OF 1.82 FEET; THENCE SOUTH 88°11'40" WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 73°19'40" WEST, A DISTANCE OF 21.19 FEET; THENCE NORTH 87°04'29" WEST, A DISTANCE OF 14.01 FEET; THENCE NORTH 59°19'55" WEST, A DISTANCE OF 25.78 FEET; THENCE NORTH 01°46'40" WEST, ALONG A LINE PARALLEL WITH AND 17.50 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 545.47 FEET; THENCE NORTH 88°21'00" WEST, ALONG A PORTION OF THE NORTH LINE OF SAID PARCELS "C" AND "B", A DISTANCE OF 35.00 FEET; THENCE NORTH 01°46'40" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°21'00" EAST, A DISTANCE OF 85.60 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY AND NORTHERLY LINES OF THE SAID PARCEL FOR FUTURE ADDITIONAL THOROUGHFARE DEDICATION; THENCE SOUTH 01°46'40" EAST, ALONG THE EASTERLY LINE OF THE SAID PARCEL FOR FUTURE ADDITIONAL THOROUGHFARE DEDICATION AND THE EASTERLY LINE OF SAID PARCEL "B", A DISTANCE OF 345.00 FEET; THENCE SOUTH 88°21'00" WEST, A DISTANCE OF 0.50 FEET; THENCE SOUTH 01°46'40" EAST, A DISTANCE OF 70.00 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SAID EAST LINE OF PARCEL "B"; THENCE NORTH 88°21'00" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 34.90 FEET; THENCE SOUTH 01°46'40" EAST, ALONG A LINE PARALLEL WITH AND 35.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 179.58 FEET TO THE POINT OF BEGINNING.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BR26157PG0111