

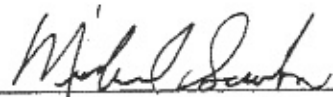
WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **HOUSE ISLAND VENTURES, LLC**, a Maine Limited Liability Company, with a principal place of business in Portland, County of Cumberland, and State of Maine, (Grantor) for consideration paid, grants to **THREE PALMS DESIGN BUILD, LLC**, a Florida limited liability company with a place of business in Naples, County of Collier, and State of Florida, with a mailing address of 1527 Galleon Drive, Naples, FL 34102, (Grantee) with **WARRANTY COVENANTS**, the land, together with any improvements thereon, located on House Island, in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said HOUSE ISLAND VENTURES, LLC has signed and sealed this instrument this 30th day of September, 2014.

WITNESS:

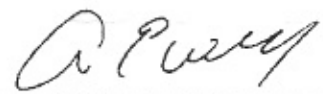
HOUSE ISLAND VENTURES, LLC

By: 
Michael Scarks, Member

STATE OF MAINE
COUNTY OF CUMBERLAND

September 30, 2014

Personally appeared the above-named Michael Scarks, duly authorized Member of House Island Ventures, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of House Island Ventures, LLC, before me.


Notary Public/Attorney at Law
Alan E. Wolf #3453
Printed Name

**EXHIBIT A
TO
WARRANTY DEED**

A certain lot or parcel of land with the buildings thereon consisting of all the northeasterly portion of House Island located in Casco Bay near the entrance of the harbor to Portland, Cumberland County, and State of Maine and within the limits of the said City of Portland, said northeasterly portion comprising all the land and flats, together with any and all appurtenances thereunto belonging, extending northeasterly from the northeasterly boundary (across the narrow part of the island) of the land comprising the southwesterly portion of said island conveyed to A. Lincoln King by the United States of America, acting by and through the War Assets Administrator by deed dated June 30, 1948; being the same land conveyed to the United States by deed February 9, 1904, from the Cumberland National Bank of Portland, Maine, recorded April 18, 1904, in the Registry of Deeds of Cumberland County, Maine in Book 747, Page 296, deed from George Trefethen, Trustee, dated February 9, 1904, recorded April 18, 1904, in said Registry of Deeds in Book 747, Page 293, together with riparian and littoral rights and land which may have been added to the described premises by accretion or reliction, and together with all buildings, structures and improvements thereon; excepting and reserving that portion of the described premises comprising a plot of land forty (40) feet by forty (40) feet with House Island Light as the center, with the light tower thereon, together with a perpetual easement for ingress to and egress from said plot of land over the herein described premises for the purpose of maintaining, operating, removing or replacing said light; subject, nevertheless, to any defects, objections, or deficiencies in area or description which might be revealed by a title search or survey.

Subject to restrictions as they may appear on record and specifically including restrictions as set forth in one certain deed given by the United States of America to said Stanley R. Pettengill June 4, 1954, recorded in said Registry of Deeds in Book 2182, Page 53.

Being the same premises conveyed to said Stanley R. Pettengill by said United States of America by said deed of June 4, 1954, recorded in said Registry in Book 2182, Page 53.

Premises are a portion of the property more commonly known as House Island, Portland Harbor, Portland, Maine.

Together with and subject to a right granted in perpetuity for access to and use of the two beaches located at the center of House Island, for all purposes now or hereafter customary for use of beaches to Fort End Holdings, LLC, a Maine Limited Liability Company, and its successors and assigns.

Being the same premises conveyed to House Island Ventures, LLC by deed of Harold H. Cushing, Jr. dated May 29, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31528, Page 24.