

After recording, please return to:
Karyl Argamasilla, Esq.
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1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

SPECIAL WARRANTY DEED

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT IT, BRIDGEPORT PORT AUTHORITY, whose address is Margaret E. Morton Government Center, 999 Broad Street, Bridgeport, Connecticut 06604 (“**Grantor**”), for the consideration of One (\$1.00) Dollar and other good and valuable considerations received to its full satisfaction of **SEAVIEW BRIDGEPORT, LLC**, a Delaware limited liability company, with a principal place of business at 300 Alton Road, Suite 303, Miami Beach, Florida 33139 (“**Grantee**”), does hereby bargain, sell, grant and confirm unto the said Grantee, its successors and assigns forever, that certain parcel of land with the buildings thereon situated in the City of Bridgeport, County of Fairfield and State of Connecticut and being more particularly bounded and described on **Schedule A** attached hereto and made a part hereof (the “**Premises**”).

TO HAVE AND TO HOLD the above-granted and bargained Premises, with the privileges and appurtenances thereof unto it, the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

AND ALSO, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it has not made or done or suffered to be made or done any act or thing whereby the same Premises have been encumbered in any way whatsoever, except as set forth on **Exhibit A**.

AND FURTHERMORE, it, the said Grantor, for itself, its successors and assigns, warrants and defends the said Premises against all claims and demands whatsoever arising by or through or under any act or acts of said Grantor herein, but not as to those claiming otherwise.

The Premises are conveyed subject to the following restriction: Grantee, its successors and assigns forever, shall not discriminate upon the basis of disability, sex, veteran status, sexual orientation, race, color, creed or national origin in the sale, lease, rental or occupancy of the Premises or any portion thereof, or any improvements constructed thereon.

IN WITNESS WHEREOF, Grantor has caused its name to be set as of this 5th day of April, 2017.

Signed, sealed and delivered
in the presence of:

Kimberle Lane
Print Name Kimberle Lane
Ronald J. Pacacha
Print Name: RONALD J. PACACHA

BRIDGEPORT PORT AUTHORITY

By: [Signature]
Name: Virginia B. Malheiro
Title: Acting Executive Director

STATE OF CONNECTICUT)
) ss. Bridgeport
COUNTY OF FAIRFIELD)

On this the 5th day of April, 2017, before me, personally appeared Virginia B. Malheiro who acknowledged herself to be the Acting Executive Director of the Bridgeport Port Authority, and that she, as such Acting Executive Director, being authorized so to do, executed the foregoing instrument as his free act and deed and the free act and deed of the Bridgeport Port Authority for the purposes therein contained, by signing the name of the municipal corporation by herself as Acting Executive Director.

[Signature]
Notary Public RONALD J. PACACHA
My Commission Expires: _____
Commissioner of the Superior Court

Grantee's address:
SEAVIEW BRIDGEPORT, LLC
c/o RCI Marine, Inc.
300 Alton Road, Suite 303
Miami Beach, FL 33139

SCHEDULE A

Metes & Bounds

837 Seaview Avenue (northerly portion)

(a.k.a. Parcel A - First Cut, Bridgeport, Connecticut)

Bridgeport, Connecticut

A certain parcel of land situated in the City of Bridgeport, County of Fairfield, State of Connecticut, bounded and depicted as **Parcel A (First Cut)** on a map entitled: "Property Survey First-Cut and Easement Map, Prepared for, Seaview Bridgeport, LLC, 837 Seaview Avenue and 740 Stratford Avenue, Bridgeport, Connecticut, Sheet 1 of 1." Scale: 1" = 100', dated April 3, 2017 prepared by Cabezas-DeAngelis, Engineers and Surveyors, 1450 Barnum Avenue, Suite 201, Bridgeport, Connecticut 06610.

Beginning at a point at a northeasterly corner of subject parcel on the westerly street line of Seaview Avenue depicted as **P.O.B. 1** on aforementioned map; thence running.

S 17° 49' 21" E A distance of six hundred sixty-three and forty-one hundredths feet (663.41') to a point of curvature; thence running.

Southeasterly and curving to the right along the arc of a curve having a radius of two thousand nine hundred fifteen and two hundredths feet (2,915.02'), a central angle of 06° 34' 46" and an arc length of three hundred thirty-four and seventy-four hundredths feet (334.74') to a point; thence running.

S 77° 03' 32" W A distance of five hundred forty-five and fourteen hundredths feet (545.14') to a point known as P.O.B. 2 as depicted on aforementioned map. Said course abutting land, now or formerly, of City of Bridgeport, Public Works (WPCA); thence running.

N 55° 38' 56" W A distance of eight hundred sixty-one and fifty-eight hundredths feet (861.58') to a point; thence running.

N 87° 16' 04" W A distance of forty-three and sixty-four hundredths feet (43.64') to a point; thence running.

N 70° 22' 07" W A distance of one hundred six and one hundredth feet (106.01') to a point; thence running.

N 60° 08' 56" W A distance of one hundred twenty and eight hundredths feet (120.08') to a point on the U.S. Harbor Line. The previous four courses running along Existing Zone Line and New Boundary Line and abutting the northerly boundary of Parcel B as depicted on aforementioned map; thence running.

N 20° 55' 23" E A distance of seven hundred ninety-seven and ninety-five hundredths feet (797.95') to a point on the southerly street line of Stratford Avenue (a.k.a. Route 130) depicted as P.O.B. 3. Said course abutting the U.S. Harbor Line as depicted on aforementioned map; thence running.

- S 73° 26' 07" E A distance of one hundred eighty-two and thirty-three hundredths feet (182.33') to a point. Said course abutting southerly street line of Stratford Avenue and the southerly boundary of 740 Stratford Avenue; thence running.
- S 75° 05' 32" E A distance of two hundred ninety-three and sixty-five hundredths feet (293.65') to a point; thence running.
- S 76° 09' 52" E A distance of one hundred twenty-one and ten hundredths feet (121.10') to a point; thence running.
- S 77° 50' 07" E A distance of fifty-five and five hundredths feet (55.05') to a point of curvature; thence running.
- Southeasterly and curving to the left along the arc of a curve having a radius of three hundred seventy-nine and fifty-nine hundredths feet (379.59'), a central angle of 10° 32' 30" and an arc length of sixty-nine and eighty-four hundredths feet (69.84') to a point. The previous four courses abutting 740 Stratford Avenue; thence running.
- S 85° 26' 55" E A distance of one hundred seventy-three and zero hundredths feet (173.00') to a point. Said course abutting the southerly boundary of 740 Stratford Avenue and the State of Connecticut Taking Line; thence running.
- S 38° 59' 07" E A distance of seventy and eighty-four hundredths feet (70.84') to a point of curvature; thence running.
- Southeasterly and curving to the right along the arc of a curve having a radius of three hundred eighty-eight and seventy-eight hundredths feet (388.78'), a central angle of 00° 57' 45" and an arc length of six and fifty-three hundredths feet (6.53') to the point and place of beginning. The previous two courses abutting the State of Connecticut Taking Line as depicted on aforementioned map.

The above described parcel of land contains an area of one million, two hundred twenty-eight thousand three hundred thirty-eight plus or minus square feet (1,228,338± SF) or twenty-eight and one hundred ninety-nine thousandths plus or minus acres (28.199± Ac.) to harbor line.

Area to mean high water is one million one hundred eighty-two thousand four hundred eighty-one plus or minus square feet (1,182,481± SF) or twenty-seven and one hundred forty-six thousandths plus or minus acres (27.146 ± Ac.).

Metes & Bounds

740 Stratford Avenue

A certain parcel of land situated in the City of Bridgeport, County of Fairfield, State of Connecticut, bounded and depicted as **740 Stratford Avenue** on a map entitled: "Property Survey First-Cut and Easement Map, Prepared for, Seaview Bridgeport, LLC, 837 Seaview Avenue and 740 Stratford Avenue, Bridgeport, Connecticut, Sheet 1 of 1." Scale: 1" = 100', dated April 3, 2017 prepared by Cabezas-DeAngelis, Engineers and Surveyors, 1450 Barnum Avenue, Suite 201, Bridgeport, Connecticut 06610.

Beginning at a point on the easterly corner of subject parcel, said parcel being triangular in shape, and depicted as **P.O.B. 4** on aforementioned map; thence running.

- N 85°26'55" W A distance of sixteen and thirty-one hundredths feet (16.31') to a point of curvature; thence running.
- Northwesterly and curving to the right along the arc of a curve having a radius of three hundred seventy-nine and fifty-nine hundredths feet (379.59'), a central angle of 10° 32' 30" and an arc length of sixty-nine and eighty-four hundredths feet (69.84') to a point; thence running.
- N 77°50'07" W A distance of fifty-five and five hundredths feet (55.05') to a point; thence running.
- N 76°09'52 " W A distance of one hundred twenty-one and ten hundredths feet (121.10') to a point; thence running.
- N 75°05'32" W A distance of two hundred ninety-three and sixty-five hundredths feet (293.65') to a point; thence running.
- N 73°26'07" W A distance of one hundred twenty-two and fifty-eight hundredths feet (122.58') to a point. The previous six courses abutting the northerly boundary of 837 Seaview Avenue (northerly portion) (a.k.a. Parcel A - First Cut) as depicted on aforementioned map; thence running.
- N 16°33'53" E A distance of two and eighty-eight hundredths feet (2.88') to a point; thence running.
- S 79°16'11" E A distance of eighty-five and forty-four hundredths feet (85.44') to a point of curvature; thence running.
- Northeasterly and curving to the left along the arc of a curve having a radius of three hundred forty and zero hundredths feet (340.00'), a central angle of 55° 04' 01" and an arc length of three hundred twenty-six and eighty-four hundredths feet (326.84') to a point of reverse curvature; thence running.
- Northeasterly and curving to the right along the arc of a curve having a radius of six hundred eighty and zero hundredths feet (680.00'), a central angle of 04° 41' 02" and an arc length of fifty-five and fifty-nine hundredths feet (55.59') to a point. The previous four courses abutting the southerly street line of Stratford Avenue (a.k.a. Route 130) as depicted on aforementioned map; thence running.

S 36°21'39" E	A distance of three and fifty-nine hundredths feet (3.59') to a point of curvature; thence running.
Southeasterly	and curving to the right along the arc of a curve having a radius of eight hundred thirty-seven and zero hundredths feet (837.00'), a central angle of 06° 21' 58" and an arc length of ninety-three and zero hundredths feet (93.00') to a point of curvature; thence running.
S 29°59'41" E	A distance of one hundred and zero hundredths feet (100.00') to a point of curvature; thence running.
Southeasterly	and curving to the left along the arc of a curve having a radius of two hundred forty-eight and zero hundredths feet (248.00'), a central angle of 39° 33' 18" and an arc length of one hundred seventy-one and twenty-one hundredths feet (171.21') to the point and place of beginning. The previous four courses abutting the State of Connecticut Taking Line as depicted on aforementioned map.

The above described parcel of land contains an area of fifty-two thousand, forty-one square feet (52,041± SF) or one and one hundred ninety-five thousandths plus or minus acres (1.195± Ac.).

[END OF LEGAL DESCRIPTIONS]