Prepared by and After Recording
Return to:
Thai Wilson, PLLC
6440 N. Central Expressway, Ste.
203 Dallas, Texas 75206

Parcel I.D. Numbers:
00-42-44-34-17-002-0000
00-42-44-27-03-001-0010
00-42-44-27-04-000-0071

Consideration: $6,000,000.00

NOTE TO RECORDER: DOCUMENTARY STAMP TAXES IN THE AMOUNT OF
$42,000.00 ARE BEING PAID IN CONNECTION WITH THE RECORDING OF THIS
DEED.

SPECIAL WARRANTY DEED
(this "Deed")

KNOW ALL MEN, BY THESE PRESENTS that FOUNTAINS COUNTRY
CLUB, INC., a Florida non-profit corporation ("Grantor"), having an address of 4476
Fountains Dr., Lake Worth, Florida 33467, for valuable consideration paid, grants with
warranty covenants to CONCERT FOUNTAINS, LLC, a Delaware limited liability
company ("Grantee"), the tax mailing address of which is 4476 Fountains Dr., Lake Worth,
Florida 33467: (a) the real property described on the Exhibit A-1 attached hereto and
incorporated herein for all purposes (the "Golf Course Land") and (b) the real property
described on Exhibit A-2 attached hereto and incorporated herein for all purposes (the
"Additional Land ",) located in Palm Beach County, Florida (the Golf Course Land and the
Additional Land are collectively referred to as the "Land"), together with all of Grantor's rights
and interests in all improvements, structures, fixtures, parking areas, buildings, and other
improvements, located on, under, or over the Land (collectively, the "Improvements"),
together with all right, title and interest of Seller in the following (collectively, the
"Appurtenances"): (i) all appurtenances, hereditaments and easements; (ii) in and to all
minerals including, without limitation, all oil, gas and other hydrocarbons and any other
minerals on, in or under the Land and all surface and subsurface rights (including mining
and development rights); (iii) all other rights, privileges, easements and entitlements belonging to
or running with the Land (including as may be necessary for ingress, egress and maintenance
of the Land, and the Improvements); (iv) adjacent streets, alleys, rights-of-way, strips and gores
and (v) all surface and subsurface water, riparian, appropriation and allocation rights, water
stock agreements and water rights associated with the Land (the Land, Improvements and
Appurtenances are collectively referred to as the "Real Property").
For so long as Grantee owns the Golf Course Land, the Golf Course Land will have (except during maintenance, renovation, repairs, or in the event of any condemnation or other taking of the Golf Course Land, or any portion thereof) twenty-seven (27) holes of golf located on the Golf Course Land.

SUBJECT TO (i) real estate taxes and assessments not yet due and payable; (ii) with respect to the Golf Course Land, the items listed on Exhibit B attached hereto and incorporated herein for all purposes and (ii) with respect to the Additional Land, the items listed on Exhibit C attached hereto and incorporated herein for all purposes.

Grantor does hereby specially warrant the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.