

SPECIAL WARRANTY DEED

This instrument prepared by
(and after recording return to):

C. Graham Carothers, Jr., Esq.
Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

Property Appraiser's Parcel
Identification Numbers: 3420-713-0005-000/3;
3420-713-0005-010/0

PRISA DARWIN SQUARE, LLC, a Delaware limited liability company, whose address is c/o PGIM Real Estate, 7 Giralda Farms, Madison, New Jersey 07940 ("**Grantor**"), in consideration of ten dollars (\$10.00) and other valuable considerations received from **REAL SUB, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is Post Office Box 407, Lakeland, Florida 33802-0407, hereby grants and conveys to Grantee the real property in St. Lucie County, Florida, described on the attached **Exhibit A**, along with any rights, privileges, hereditaments, appurtenances thereto, including all of Grantor's rights, title and interest, if any, in and to any easements related to such real property (the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject to the permitted exceptions described on **Exhibit B** (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns forever.

Grantor as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Property (subject to the Permitted Exceptions) against only those claims of persons claiming title to or asserting claims affecting title to the Real Property, or any part thereof, by, through or under Grantor, but not otherwise.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of February 17, 2023 to be effective as of February 17, 2023.

GRANTOR:

Signed in the presence of:

Isabelle Channell
Print Name: Isabelle Channell

Ryan Kelly
Print Name: Ryan Kelly

PRISA DARWIN SQUARE, LLC, a Delaware limited liability company

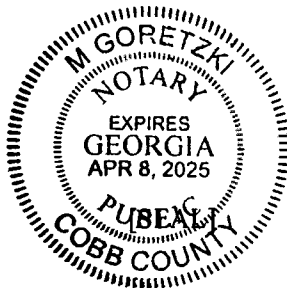
By: PRISA LHC, LLC, a Delaware limited liability company, its sole member

By: [Signature]
Name: James Meluso
Title: VP

[COMPANY SEAL]

STATE OF Georgia §
COUNTY OF Cobb §

The foregoing instrument was signed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of February, 2023, by James Meluso, as VP of PRISA LHC, LLC, a Delaware limited liability company, the sole member of **PRISA DARWIN SQUARE, LLC**, a Delaware limited liability company, on behalf of the limited liability company. Such person ☒ is personally known to me or ☐ has produced a _____ as identification.



[Signature]
Notary Public
My Commission Expires: 4.8.25
Printed Name: M. Goretzki

AFTER RECORDING RETURN TO:

C. Graham Carothers, Jr., Esq.
Trenam Law
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701

Darwin Square
Special Warranty Deed

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of the Real Property

Lots C, D and E of Plat of Darwin Square according to the map or plat thereof, recorded or filed in Plat Book 34, Page 30 and 30A, St. Lucie County, Florida

Together with:

A 24 foot wide easement lying within Tract "B-1" of subdivision entitled Tract "B" Replat as recorded in Plat Book 24 at Page 27 of the public records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the intersection of the projections of the easterly line of a 100 foot wide right-of-way for Port St. Lucie Boulevard with the southerly line of a 100 foot wide right-of-way for Darwin Boulevard, run thence due south along said easterly right-of-way line of Port St. Lucie Boulevard, a distance of 190.95 feet to the point of beginning of the herein described easement; thence continue due south along said easterly right-of-way of Port St. Lucie Boulevard, a distance of 24.00 feet; thence run due east parallel with the north line of said proposed Lot A as will be shown on the Proposed Plat of Darwin Square, a distance of 174.10 feet to the easterly line of said proposed Lot A, thence run due north, a distance of 6.17 feet to a point of curvature of a curve concave to the east having a radius of 75.00 feet; thence run northerly along said curve through a central angle of 13°45'13", an arc distance of 18.00 feet; thence run due west along the north line of said proposed Lot A, a distance of 176.25 feet to the point of beginning, all lying and being in St. Lucie County, Florida.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Tract "B" Replat, recorded in Plat Book 24, Page 27, of the Public Records of St. Lucie County, Florida, and shown on the survey prepared by Peter G. Johnson, PSM 5913, on behalf of Blew & Associates, P.A., dated November 8, 2022, last revised January 3, 2023, under Surveyor Job Number: 22-10821, the "Survey".
3. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Darwin Square, recorded in Plat Book 34, Page 30 & 30A, of the Public Records of St. Lucie County, Florida, and shown on the Survey.
4. Assignment Agreement recorded August 13, 1985, in Official Records Book 473, Page 1177.
5. Grant of Easement by and between General Development Corporation, a Delaware corporation, Grantor, and City of Port St. Lucie, Grantee, recorded January 30, 1987, in Official Records Book 529, Page 2753, and shown on the Survey.
6. Lease Agreement by and between Darwin Square Partnership, an Arkansas general partnership, Lessor, and Walgreen Co. an Illinois corporation, Lessee, dated October 19, 1990, as evidenced by that certain Memorandum of Lease recorded November 6, 1990, in Official Records Book 714, Page 2568, as affected by Ratification Agreement recorded in Official Records Book 733 page 1097.
7. Developer Sewer and Force main Construction Service Agreement recorded April 15, 1991, in Official Records Book 734, Page 497, as affected by Amendment No. 1 to Utility Service Agreement recorded in Official Records Book 3045 page 2274.
8. Easement Deed recorded June 17, 1991, in Official Records Book 743, Page 172, and shown on the Survey.
9. Easement Deed recorded June 17, 1991, in Official Records Book 743, Page 177, and shown on the Survey.
10. Easement Deed recorded June 17, 1991, in Official Records Book 743, Page 182, and shown on the Survey.
11. Revised Shopping Center Easement Agreement recorded August 11, 1995, in Official Records Book 969, Page 1951, and shown on the Survey.
12. Shopping Center Easement Agreement recorded December 11, 1997, in Official Records Book 1114, Page 2764, and shown on the Survey.
13. Restrictive Covenant recorded December 11, 1997, in Official Records Book 1114, Page 2776.
14. Lease Agreement by and between Prisa Darwin Square, LLC, a Delaware limited liability company, Lessor, and Publix Super Markets, Inc., a Florida corporation, Lessee, dated October 20,

2008, as evidenced by that certain Memorandum of Lease recorded November 18, 2008, in Official Records Book 3034, Page 42, and shown on the Survey.

15. Easement by and between Prisa Darwin Square, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded December 18, 2008, in Official Records Book 3044, Page 746, and shown on the Survey.
16. Access & Exclusive Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded August 7, 2009, in Official Records Book 3115, Page 2174, and shown on the Survey.
17. Easement by and between Prisa Darwin Square, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded August 18, 2009, in Official Records Book 3119, Page 1785, and shown on the Survey.
18. Access & Exclusive Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded November 17, 2009, in Official Records Book 3145, Page 2246, and shown on the Survey.
19. Access & Exclusive Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded December 15, 2009, in Official Records Book 3153, Page 2360, and shown on the Survey.
20. Access & Exclusive Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded January 29, 2010, in Official Records Book 3166, Page 1138, and shown on the Survey.
21. Access & Exclusive Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded February 4, 2011, in Official Records Book 3266, Page 2301, and shown on the Survey.
22. Easement by and between Prisa Darwin Square, LLC, Grantor, and Florida Power and Light Company, Grantee, recorded February 13, 2015, in Official Records Book 3716, Page 2104, and shown on the Survey.
23. Utility Easement by and between Prisa Darwin Square, LLC, Grantor, and City of Port St. Lucie, Grantee, recorded May 27, 2015, in Official Records Book 3750, Page 751, and shown on the Survey.
24. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
25. The following matters shown on the survey prepared by Peter G. Johnson, PSM 5913, on behalf of Blew & Associates, P.A., dated November 8, 2022, last revised January 3, 2023, under Surveyor Job Number: 22-10821:
 - a. 1 story masonry building crosses over easement line at multiple locations.