MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
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PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of December, 2022, between **EQUITY ONE (FLORIDA PORTFOLIO) LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **VRE PSL LANDCO, LLC**, a Texas limited liability company ("Grantee"), whose address is 1211 S White Chapel Blvd, Southlake, TX 76092.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: John Tkach

Print Name: Rachel Greene

"GRANTOR"

EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, its Managing Member

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Anne Brettingen
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022, by Anne Brettingen, the Vice President of Regency Centers Corporation, a Florida corporation, which is the General Partner of Regency Centers, L.P., a Delaware limited partnership, which is the Managing Member of EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

RACHEL L. GREENE
MY COMMISSION # HH 117527
EXPIRES: May 8, 2025
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public
Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Parcels "A" and "B" of NAU RANCH, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A strip of land 8.00 feet wide lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Becker Road and the Southwest corner of Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to the point of intersection of said North right-of-way of Becker Road and the Southeast corner of said Parcel "A"; thence North 0°05'23" West, a distance of 8.00 feet; thence North 89°52'22" West along a line parallel to said North right-of-way of Becker Road, a distance of 422.04 feet; thence South 0°06'09" East, a distance of 8.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 2285, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 29, Block 2284, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:
A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, Page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 830.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet to the Southeast corner of Lot 29, Block 2284, as shown on the Plat of Port St. Lucie Section Thirty Three recorded in Plat Book 15, Page

1, Public Records of said St. Lucie County and the POINT OF BEGINNING; thence continue North 0°05'23" West along said West right-of-way line, a distance of 100.00 feet to a point of curvature with a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Yamada Drive; thence South 45°02'04" East, a distance of 14.98 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 114.39 feet; thence North 89°54'37" East, a distance of 14.00 feet to the POINT OF BEGINNING.

PARCEL 4:

Tract M, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to a point of intersection of the North right-of-way line of Becker Road and the Southwest corner of Tract "M" as shown on the Plat of Port St. Lucie Section Thirty Three, recorded in Plat Book 15, page 1, of said Public Records and the POINT OF BEGINNING; thence continue South 89°52'22" East along said North right-of-way a distance of 408.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet; thence South 89°54'37" West departing said West right-of-way line, a distance of 14.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 175.24 feet; thence South 89°54'37", a distance of 11.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 327.20 feet; thence South 45°00'41" West, a distance of 48.63 feet; thence North 89°52'22" West parallel to said North right-of-way line of Becker Road, a distance of 374.55 feet; thence South 0°05'23" East, a distance of 8.00 feet to the POINT OF BEGINNING.