

PREPARED BY, RECORD AND RETURN TO:

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WARRANTY DEED

This Warranty Deed is made this 28th day of December 2021, between West Coast Investors, LLC, a Florida limited liability company, 11198 Polo Club Road, Wellington, Florida 33414 ("Grantor") and Tesoro Commercial #3, LLC, a Florida limited liability company, whose address is c/o RM Tesoro, LLC, 1400 Forum Way, Suite 820, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida (the "Property"), to wit:

SEE EXHIBIT A

SUBJECT TO THE FOLLOWING:

- 1) Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
- 2) Conditions, restrictions and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR HEREBY WARRANTS that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[signatures on next page]

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF TRACT "N", TESORO PLAT NO. 1, RECORDED IN PLAT BOOK 40, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF PLAT OF SOUTHBEND BOULEVARD, RECORDED IN PLAT BOOK 44, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF S.E. BECKER ROAD (A 150-FOOT WIDE PUBLIC RIGHT OF WAY)

THENCE SOUTH 65°41'42" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF S.E. BECKER ROAD, A DISTANCE OF 41.19 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 65°41'42" WEST, A DISTANCE OF 115.81 FEET;

THENCE NORTH 24°18'18" WEST, A DISTANCE OF 295.50 FEET;

THENCE NORTH 68°58'19" WEST, A DISTANCE OF 183.50 FEET;

THENCE SOUTH 65°41'42" WEST, A DISTANCE OF 169.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 52°40'23" EAST;

THE FOLLOWING TWO (2) COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID TRACT "N";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°37'34" AND A RADIUS OF 1302.38 FEET, FOR AN ARC DISTANCE OF 332.46 FEET TO A POINT OF TANGENCY;

THENCE NORTH 51°57'11" WEST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 952.10 FEET TO THE MOST SOUTHERLY CORNER OF TRACT "R", TESORO PLAT NO. 1, RECORDED IN PLAT BOOK 40, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THENCE NORTH 38°02'49" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "R", A DISTANCE OF 30.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 38°02'47" EAST;

THE FOLLOWING FOUR (4) COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF SOUTHBEND BOULEVARD, SAID BOUNDARY BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. SOUTHBEND BOULEVARD (A 120- FOOT WIDE PUBLIC RIGHT OF WAY);

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°06'37" AND A RADIUS OF 2741.00 FEET, FOR AN ARC DISTANCE OF 196.64 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 56°03'49" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 710.10 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°57'22" AND A RADIUS OF 860.00 FEET, FOR AN ARC DISTANCE OF 419.62 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°36'42" AND A RADIUS OF 540.00 FEET, FOR AN ARC DISTANCE OF 231.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 02°59'13" EAST;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°23'56" AND A RADIUS OF 810.00 FEET, FOR AN ARC DISTANCE OF 104.60 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 00°11'55" WEST, A DISTANCE OF 33.90 FEET;

THENCE SOUTH 24°18'18" EAST, A DISTANCE OF 10.99 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 54°39'44" WEST;

THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54°51'39" AND A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 23.94 FEET

TO A POINT OF TANGENCY;

THENCE SOUTH 89°48'05" EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 128.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 36°48'48" EAST;

THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF S.E. SOUTH BEND BOULEVARD (A 120-FOOT WIDE PUBLIC RIGHT OF WAY) AND ALSO ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°59'30" AND A RADIUS OF 540.00 FEET FOR AN ARC DISTANCE OF 160.14 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 00°11'55" WEST, A DISTANCE OF 191.93 FEET TO THE POINT OF BEGINNING.