

**PREPARED BY AND
AFTER RECORDING, RETURN TO:**
Christopher Staller, Esq.
Nelson Mullins Riley & Scarborough LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, Florida 33431

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of September 26th 2025, by and between TAV PORT ST LUCIE, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Twenty Lake Holdings, LLC, 500 Frank W Burr Blvd., Suite 720, Teaneck, NJ 07666, and PEBB PSL, LLC, a Florida limited liability company, and BANYAN PSL LLC, a Florida limited liability company, (collectively, the "Grantee"), whose address is 7900 Glades Road, Suite 600, Boca Raton, Florida 33434.

WITNESS, that Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN and SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns, that certain real property legally described on the attached Exhibit A (the "Property"), SUBJECT TO all matters which are set forth on Exhibit B attached hereto (the "Permitted Encumbrances"), without intent to reimpose same.

TO HAVE AND TO HOLD, the same in fee simple forever, together with all rights and appurtenances to the same belonging unto the said Grantee.

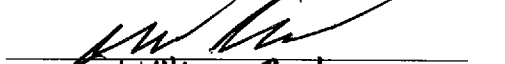
Grantor hereby covenants with Grantee, and binds itself, its successors and assigns, to warrant and forever defend all and singular the title to the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024, and except for the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal the day and year first above.

WITNESSES:

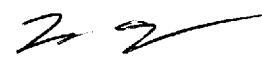


Name: Sam Smith
Address: 500 Frank W Burr Blvd
Suite 720 Teaneck NJ 07606


Name: William Shinton
Address: 500 Frank W Burr Blvd
Suite 720 Teaneck NJ 07606

GRANTOR:

TAV PORT ST LUCIE, LLC,
a Delaware limited liability company

By: 
Name: Jacob Goldman
Title: Authorized Signatory

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of September, 2025, by Jacob Goldman, who acknowledged himself to be the authorized signatory of TAV PORT ST LUCIE, LLC, a Delaware limited liability company, and that he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said companies. He is ☒ known to me or ☐ has produced _____ as identification.

SKYLER A DEMAIO
Notary Public, State of Connecticut
My Commission Expires June 30, 2029

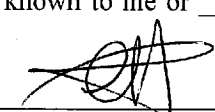

NOTARY PUBLIC, State of Connecticut
Skyler A. Demaio
Print Name
My Commission expires: June 30th, 2029
Serial No.: _____
(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of ST. LUCIE, State of Florida, and is described as follows:

PARCEL 1:

All of Lot 6, in PARCEL 1 OF ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40b, of the public records of St. Lucie County, Florida.

PARCEL 2:

Together with a non-exclusive easement for ingress, egress and other matters as described in that certain Ingress and Egress Easement recorded in Book 5197, Page 1491.

PARCEL 3:

Together with the non-exclusive appurtenant easements contained in that certain Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association recorded in Book 572, Page 593 and as amended, public records of St. Lucie County, Florida.

EXHIBIT BPERMITTED ENCUMBRANCES

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. LUCIE WEST PLAT NO. 133, ST. LUCIE WEST INDUSTRIAL PARK, as recorded in Plat Book 39, Page(s) 40 and 40A-40B, as affected by Assignment of Dedications and Reservations recorded in Book 3660, Page 586
2. Declaration of Covenants, Conditions, and Restrictions for St. Lucie West Industrial Association which contains provisions for a private charge or assessments, recorded in Book 572, Page 1493; as affected by First Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 611, Page 2277; as affected by Second Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 621, Page 2279; as affected by Third Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 628, Page 1991; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 634, Page 1103; as affected by Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 678, Page 1387; as affected by Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association (Corrected), recorded in Book 679, Page 2199; as affected by Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, Inc., recorded in Book 726, Page 2555; as affected by Assignment of Declarant's Rights, recorded in Book 898, Page 1779; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2247; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1195, Page 1639; as affected by Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1225, Page 1722; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 1588, Page 1357; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 2840, Page 2326; as affected by Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for St. Lucie West Industrial Association, recorded in Book 3232, Page 1852.
3. Terms and conditions of the Agreement between St. Lucie County, Florida, a political subdivision of the State of Florida and Thos. J. White Development Corporation, a Florida corporation on Interim Road Impact Fee Credit for St. Lucie West Development of Regional Impact recorded in Book 573, Page 303; as affected by Second Agreement, recorded in Book 579, Page 2706; as affected by Third Agreement, recorded in Book 663, Page 2607; as affected by Fourth Amendment, recorded in Book 718, Page 1876; as affected by Interim Road Impact Fee Credit Agreement Number Five, recorded in Book 872, Page 555; as affected by Assignment and Assumption of Rights and Obligations under Road Impact Fee Credit Agreements, recorded in Book 898, Page 1796; as affected by

Interim Road Impact Fee Credit Agreement Number Six, recorded in Book 898, Page 2684; as affected by Interim Road Impact Fee Credit Agreement Number Six, recorded in Book 899, Page 1945; as affected by Assignment and Assumption of Rights and Obligations Under Road Impact Fee Credit Agreement, recorded in Book 1016, Page 2297; as affected by Interim Road Impact Fee Credit Agreement Number Seven, recorded in Book 1211, Page 504; as affected by Road Impact Fee Credit Agreement Number Eight, recorded in Book 1259, Page 2766.

4. Terms, provisions, and conditions contained in that certain St. Lucie West Services District Commissioners Report, recorded in Book 683, Page 2008; as affected by Connection Fee Guarantee Agreement, recorded in Book 929, Page 662; as affected by Final Judgment, recorded in Book 964, Page 1010; as affected by Final Judgment recorded in Book 1212, Page 786; as affected by Certificate of No Appeal, recorded in Book 1219, Page 1005; as affected by Notice of Water and Sewer Utility Operating Policy, recorded in Book 1285, Page 2156; as affected by Collection Agreement, recorded in Book 1349, Page 2242.
5. Easement granted to Florida Power & Light Company by instrument recorded in Book 792, Page 72.
6. Restrictive Covenant recorded in Book 819, Page 2477; as affected by Consent, recorded in Book 926, Page 549; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2263; as affected by Consent to Use, recorded in Book 1024, Page 345; as affected by Amendment to Consent to Use, recorded in Book 1240, Page 1452.
7. Restrictive Covenant recorded in Book 884, Page 2231; as affected by Assignment of Declarant's Rights, recorded in Book 1016, Page 2263.
8. Terms, provisions, and conditions contained in that certain Notice of Establishment of the St. Lucie West Services District, recorded in Book 1250, Page 1737.
9. Terms, provisions, and conditions contained in that certain Ordinance No. 00-002, by the Board of County Commissioners of St. Lucie County, Florida, recorded in Book 1301, Page 2302.
10. Reservations and restrictions as set forth in Exhibit "B" Paragraph 3 of that certain Special Warranty Deed recorded in Book 1588, Page 1370.
11. Easement, granted from Scripps Treasure Coast Publishing Company to St. Lucie West Services District, recorded in Book 1666, Page 664.
12. Easement, granted from St. Lucie West Industrial Association to St. Lucie West Services District, recorded in Book 1878, Page 617.
13. Terms, provisions, and conditions contained in that certain Notice of Water and Sewer Utility Operating Policy, recorded in Book 3123, Page 1678.

14. Terms and conditions contained in Amended and Restated Ingress and Egress Easement by and between TLH Port St Lucie Land LLC, and PEBB PSL, LLC and BANYAN PSL LLC, recorded contemporaneously herewith.