

Prepared by:

Whitney Cherry Johnson  
Wells Fargo Legal Department  
401 South Tryon Street, 26<sup>th</sup> Floor  
Charlotte, NC 28202  
MAC D1050-265

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made effective this 25th day of October 2023, (the "Effective Date"), by and between **WELLS FARGO BANK, N.A.**, a national banking association ("Grantor"), successor by merger to First Union National Bank of Florida, a national banking association, whose address is Attn: Property Admin. (BE #140779), MAC D1116-L10 1525 West W.T. Harris Blvd., Charlotte, North Carolina 28262, to **150 S. U.S. HIGHWAY 1 LLC**, a Florida limited liability company ("Grantee"), whose address is 8014 Flagler Ct., West Palm Beach, Florida 33405 (the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH, for and in consideration of the sum of TEN and No/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS and CONFIRMS unto Grantee, subject to the matters set out below, that certain tract or parcel of land in Indian River County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto (such land and interests are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, other than the following exceptions:

1. "**Affiliated Entity**" means any entity that controls, is controlled by, or is under common control with Grantor, including successors by merger, acquisition, or otherwise. "**Financial Services Business**" means a state or national bank; a savings bank; a credit union; a savings and loan institution; a finance company; an industrial bank; a mortgage company; a securities broker or dealer; a trust company; an investment advisor; a wealth manager; and any other business in the financial services industry that accepts deposits; originates loans; cashes checks; provides automated teller machine services; offers trust services; sells stocks, bonds, or mutual funds; provides investment advice; or offers wealth management services. No entity or person other than Grantor or an Affiliated Entity may conduct a Financial Services Business from the Property (the "**Financial Use Restriction**"); however, Grantee has not leased or given a license or other authorization to Grantor or an Affiliated Entity to use or occupy the Property to conduct a Financial Service Business. In addition, Grantee shall not permit, allow, or install at the Property any type of signage, whether pylon, monument, plaque, or otherwise, and whether or not interior or exterior,

that includes the name or logo of any Financial Services Business other than Grantor (the "**Signage Restriction**"); however, Grantee has not licensed Grantor to place any type of signage on the Property. The Financial Use Restriction and the Signage Restriction are binding upon Grantee and Grantee's successors and assigns; are deemed to be covenants that touch and concern the land and run with the land; are for the benefit of Grantor and its successors and assigns and its properties located within the same county and state in which the property is located (as well as the counties adjacent thereto); and expire two (2) years after the recording date of this Deed. Grantee acknowledges that a breach of the Financial Use Restriction or the Signage Restriction will cause irreparable damage to Grantor, the exact amount of which will be difficult or impossible to ascertain, and that remedies at law for such breach will be inadequate. Therefore, if Grantee breaches the Financial Use Restriction or the Signage Restriction, then in addition to any other remedy that might be available at law or in equity, (i) Grantor shall be entitled to specific performance and injunctive relief without the necessity of proving that actual damages are not an adequate remedy and (ii) Grantee shall not raise the defense that there is an adequate remedy at law."

2. Any easements, encumbrances, restrictions, and other matters of record;
3. Any matters that would be disclosed by an accurate, current survey and inspection of the property herein conveyed; and
4. A lien for ad valorem taxes for 2023 and subsequent years, not yet due and payable, which shall be paid by Grantee.

[No further language on this page]





# All-purpose Acknowledgment California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

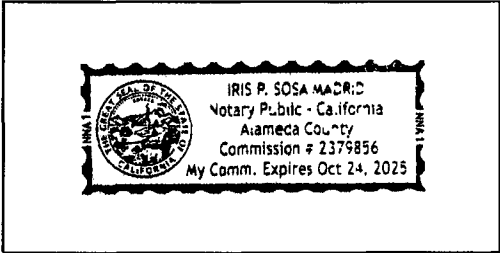
State of California

County of Contra Costa

On 10/20/2023 before me, Iris P. Sosa Madrid, Notary Public (here insert name and title of the officer),

personally appeared Amy Hopkins

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Special Warranty Deed

Document Date 10/20/2023 Number of Pages 3 4 (PS)

Signer(s) Other Than Named Above none

Account Number (if applicable) n/a



**EXHIBIT A**

Legal Description of Property

Parcel 1

From the Northwest corner of Section 19, Township 33 South, Range 40 East, run East along the North line of said Section 19 a distance of 57.44 feet to the East right of way of U. S. Highway No. 1; thence run South 12° 00' 10" East along said East right of way a distance of 685.79 feet to the POINT OF BEGINNING; thence continue South 12°00'10' East along said right of way a distance of 255.0 feet; thence run North 74°29' 50" East a distance of 93.0 feet; thence run North 48°59'50" East, a distance of 87.82 feet; thence run North 12°00'10" West a distance of 217.08 feet; thence run South 74°29'50' West a distance of 170.0 feet to said East right of way and POINT OF BEGINNING. Said land lying and being in Indian River County, Florida.

Parcel ID No.: 33-40-19-00001-0010-00001.1

Parcel 2

Lot 1, VISTA ROYALE OFFICE PARK, according to the Plat thereof, as recorded in Plat Book 12, Page 66, Public Records of Indian River County, Florida.

Parcel ID No.: 33-40-19-00011-0000-00001.0

[No further text on this page]

**WELLS FARGO BANK, NATIONAL ASSOCIATION  
SECRETARY'S CERTIFICATE**

I, Bernadette Dooley, Assistant Secretary of Wells Fargo Bank, National Association, a national banking association organized under the laws of the United States of America (the "Bank"), do hereby certify that;

1. Attached hereto as Exhibit A is a true, complete and correct copy of the official certification letter from the Office of the Comptroller of the Currency dated June 4, 1997, certifying to the merger of First Union National Bank of Georgia located in Atlanta, Georgia (Charter No. 21161) and First Union National Bank of Florida located in Jacksonville, Florida (Charter No. 17695) with and into First Union National Bank of North Carolina located in Charlotte, North Carolina (Charter No. 15650), effective June 5, 1997. The resulting bank title was First Union National Bank and resulting Charter No. was 15650.
2. Attached hereto as Exhibit B is a true, complete and correct copy of the official certification letter from the Office of the Comptroller of the Currency dated February 20, 1998, certifying to the merger of First Union National Bank located in Charlotte, North Carolina (Charter No. 15650) into and under the charter and title of First Union National Bank located in Avondale, Pennsylvania (Charter No. 22693), with the resulting bank located in Charlotte, North Carolina, effective February 26, 1998.
3. Attached hereto as Exhibit C is a true, complete and correct copy of the official certification letter from the Office of the Comptroller of the Currency dated May 6, 1998, certifying to the merger of CoreStates Bank, National Association located in Philadelphia, Pennsylvania (Charter No. 1) into and under the title of First Union National Bank located in Charlotte, North Carolina (Charter No. 22693), effective May 15, 1998. As a result of the merger, Charter No. 1 was reassigned to First Union National Bank.
4. Attached hereto as Exhibit D is a true, complete and correct copy of the official certification letter from the Comptroller of the Currency dated April 1, 2002, certifying to the merger of Wachovia Bank, National Association located in Winston-Salem, North Carolina (Charter No. 1559) into and under the charter of First Union National Bank located in Charlotte, North Carolina (Charter No. 1), effective April 1, 2002. The resulting bank title was Wachovia Bank, National Association.
5. Effective March 1, 2006, Wachovia Bank, National Association located in Charlotte, North Carolina (Charter No.1), merged with and into Western Financial Bank, National Association (Charter No. 24648), subsequent to the conversion on March 1, 2006, of Western Financial Bank located in Irvine, California, to a

national banking association named Western Financial Bank, National Association. The title of the resulting bank was Wachovia Bank, National Association, with its main office located in Charlotte, North Carolina, and the Comptroller of the Currency reassigned Charter No. 1 to the resulting bank, as evidenced by a copy of the official certification of the Office of the Comptroller of the Currency, Administrator of National Banks, attached hereto as Exhibit E; and,

6. Effective March 20, 2010, Wachovia Bank, National Association located in Charlotte, North Carolina (Charter No. 1), merged with and into Wells Fargo Bank, National Association (Charter No. 1741) located in Sioux Falls, South Dakota. The title of the resulting bank is Wells Fargo Bank, National Association, with its main office located in Sioux Falls, South Dakota, and the Comptroller of the Currency has reassigned Charter No. 1 to the resulting bank, as evidenced by a copy of the official certification of the Office of the Comptroller of the Currency, Administrator of National Banks, attached hereto as Exhibit F.
7. As a result of the above-mentioned transactions, Wells Fargo Bank, National Association is the successor to each of the banks listed above, including specifically First Union National Bank of Florida

IN WITNESS WHEREOF, I have hereunto subscribed my hand and affixed the seal of the Bank on this the 26<sup>th</sup> day of September, 2023.



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Bernadette Dooley  
Assistant Secretary  
Wells Fargo Bank, National Association

## Exhibit A




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Comptroller of the Currency  
Administrator of National Banks

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Multinational Banking Division  
250 E Street, SW  
Washington, D.C. 20219

June 4, 1997

Mr. Robert L. Andersen  
Senior Vice President  
First Union Corporation  
301 South College Street  
LEG-0630, 31st Floor  
Charlotte, North Carolina 28288-0630

Dear Mr. Andersen:

This letter is the official certification of the Office of the Comptroller of the Currency for the merger of First Union National Bank of Georgia, Atlanta, Georgia, Charter Nr. 21161, and First Union National Bank of Florida, Jacksonville, Florida, Charter Nr. 17695, with and into First Union National Bank of North Carolina, Charlotte, North Carolina, Charter Nr. 15650, effective June 5, 1997. The resulting bank title is First Union National Bank, Charter number 15650.

This letter also serves as the official authorization for First Union National Bank, Charter Nr. 15650, to operate the former head offices of the target institutions, as branches at the following locations:

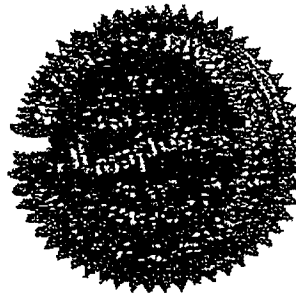
Popular Name :	Water Street Branch	Popular Name:	Peachtree Street Branch
Branch Number:	106528A	Branch Number:	106530A
Address	225 Water Street Jacksonville, Florida	Address	999 Peachtree Street Atlanta, Georgia

Branch authorizations previously granted to the target institutions automatically convey to the resulting bank and will not be reissued. Please furnish a copy of this certificate to personnel responsible for branch administration. In the event of questions, please contact Licensing Manager Richard T. Erb at (202) 874-4610.

Sincerely,

Mark H. Krysi  
Associate Deputy Comptroller

Charter Number 15650  
Application Control Number 97-ML-02-0006



## Exhibit B




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Comptroller of the Currency  
Administrator of National Banks

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Bank Organization and Structure, 3-8  
Washington, D.C. 20219-0001

February 20, 1998

OCC Control Nr. 97-ML-02-0050

Mr. Robert L. Andersen  
Assistant General Counsel  
First Union Corporation  
301 South College Street  
Charlotte, North Carolina 28288-0630

Dear Mr. Andersen:

This letter is the official certification of the Office of the Comptroller of the Currency for the merger of First Union National Bank, Charlotte, North Carolina, Charter Nr. 15650, into and under the charter and title of First Union National Bank, Avondale, Pennsylvania, Charter Nr. 22693, with the resulting bank located in Charlotte, North Carolina, effective February 26, 1998.

This letter also serves as the official authorization for First Union National Bank, Charter Nr. 22693, to operate its former head office in Avondale, Pennsylvania as a branch at the following location:

Popular Name : Avondale Branch  
Certificate Nr : 111588A  
Address : 102 Pennsylvania Avenue  
Avondale, Pennsylvania

Branch authorizations previously granted to First Union National Bank, Charter Nr. 15650 automatically convey to the resulting bank and will not be reissued. Please furnish a copy of this certificate to personnel responsible for branch administration. In the event of questions, please contact Senior Licensing Analyst Cindy L. Hausch-Booth at (202) 874-5060.

Sincerely,

Richard T Erb  
Licensing Manager



## Exhibit C




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 Comptroller of the Currency  
 Administrator of National Banks
 

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Bank Organization and Structure, 3-8  
 250 E. Street, S.W.  
 Washington, DC 20219

May 6, 1998

Control Nr. 98-ML-02-005

Mr. Daniel Glassberg  
 Assistant General Counsel  
 First Union National Bank  
 One First Union Center (0630)  
 Charlotte, North Carolina 28288

Dear Mr. Glassberg:

This letter is the official certification of the Office of the Comptroller of the Currency for the merger of CoreStates Bank, National Association, Philadelphia, Pennsylvania, Charter Nr. 1, into and under the charter and title of First Union National Bank, Charlotte, North Carolina, Charter Nr. 22693, effective as of May 15, 1998.

This letter also serves as the official authorization of the Comptroller of the Currency for First Union National Bank, Charter Nr. 22693, to operate the former head office of CoreStates Bank, N.A., Charter Nr. 1, as a branch at the following site:

Popular Name : Uptown Branch  
 Certificate Nr. : 112100A  
 Address : Broad & Chestnut Streets  
 Philadelphia, Pennsylvania

The individual branch certifications previously issued by the OCC to CoreStates Bank, N.A., Charter Nr. 1, convey automatically to First Union National Bank, Charter Nr. 22693, and will not be reissued in the name of the resulting bank. A copy of this letter should be furnished to the Bank's branch administration personnel.

I also wish to advise you, on behalf of Deputy Comptroller Doug Roeder, Large Bank Supervision, that he has approved the Bank's request for permission to have an aggregate investment in fixed assets of up to \$3,500,000,000.00. His approval is conditioned upon the application of generally accepted accounting principles towards those investments. Future requests for increases in that limit should be directed to Deputy Comptroller Roeder.

I am also glad to inform you that, as a courtesy, the Comptroller has granted your request that Charter Nr. 1 be reassigned to the bank resulting from this merger. On May 18, 1998, a date subsequent to the merger having been consummated, the records of First Union National Bank, Charlotte, North Carolina, will be altered to reflect this new charter designation.

Page 2 of 2

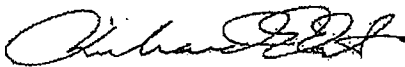
Merger Certification

First Union National Bank/CoreStates Bank, N.A. (98-ML-02-005)

The authority to exercise fiduciary powers previously granted to First Union National Bank, Charter Nr. 22693, remains unaffected by this merger.

In the event of questions, I may be reached at (202) 874-5050.

Sincerely,



Richard T. Erb  
Licensing Manager



Exhibit D

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Comptroller of the Currency  
Administrator of National Banks

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Large Bank Licensing, MS 7-13  
250 E Street, S.W.  
Washington, DC 20219

April 1, 2002

OCC Control Nr. 2002-ML-02-0001

Ms. Courtney D. Allison  
Assistant General Counsel  
Legal Division  
Wachovia Corporation  
301 South College Street (NC0630)  
Charlotte, North Carolina 28288-0630

Dear Ms. Allison:

This letter is the official certification of the Comptroller of the Currency (OCC) of the merger of Wachovia Bank, National Association, Winston-Salem, North Carolina, Charter Nr. 1559, into and under the charter of First Union National Bank, Charlotte, North Carolina, Charter Nr. 1 with the resulting title of Wachovia Bank, National Association and headquarters at Charlotte, North Carolina, effective April 1, 2002.

This letter is also the official authorization given to Wachovia Bank, N.A., Charter Nr. 1 (formerly First Union National Bank), to operate the former head office of Wachovia Bank, N.A., Charter Nr. 1559 as a branch at the following site:

Title	:	Downtown Winston-Salem Branch
Certificats Nr.	:	122534A
Address	:	100 North Main Street Winston-Salem, North Carolina 27150

Branch authorizations previously granted to Wachovia Bank, N.A., Charter Nr. 1559, automatically convey to Wachovia Bank, N.A., Charter Nr. 1 (formerly First Union National Bank), the resulting bank, and will not be reissued. Please furnish a copy of this certificate to personnel responsible for branch administration.

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Certification of Merger  
First Union National Bank/Wachovia Bank, N.A.  
Page 2 of 2

The OCC also authorizes the resulting bank, should the merger occur between Call Report dates, to recalculate its legal lending limit. The new lending limit should be calculated by using data from the last Call Report of the individual banks filed prior to consummating the consolidation, as adjusted for the combination. The resulting bank will then file a new Call Report and begin calculating its legal lending limit according to 12 C.F.R. 32.4(a) at the end of the quarter following consummation of the consolidation.

In the event of questions, I may be contacted at (202) 874-5060 or by e-mail at: [largebanks@occ.treas.gov](mailto:largebanks@occ.treas.gov).

Sincerely,



Richard T. Erb  
Licensing Manager

2002-ML-02-0001

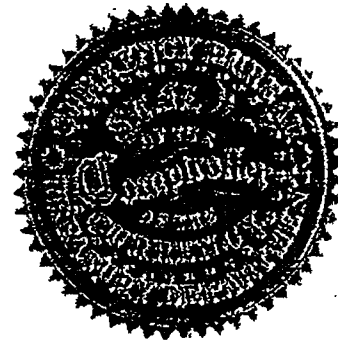


Exhibit E



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Comptroller of the Currency  
Administrator of National Banks

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Large Bank Licensing  
Mail Stop 7-13  
250 E Street, SW  
Washington, DC 20219

February 27, 2006

Ms. Courtney D. Allison  
Senior Vice President and Assistant General Counsel  
Wachovia Corporation  
Legal Division NC0630  
One Wachovia Center  
301 South College Street  
Charlotte, NC 28288

Re: Applications to convert Western Financial Bank, Irvine, CA to a national bank and to merge Wachovia Bank, National Association, Charlotte, NC into the converted bank under the articles of association and the name of Wachovia Bank, National Association OCC Control Nos.: 2005-ML-01-0007 and 2005-ML-02-0007

Dear Ms. Allison:

The Office of the Comptroller of the Currency ("OCC") has reviewed and found no exception to the documents submitted on behalf of Western Financial Bank to complete the conversion process. Accordingly, this letter is the official authorization of the OCC for Western Financial Bank, Irvine, California to convert to a national banking association with the name of Western Financial Bank, National Association on March 1, 2006. This letter also is the official OCC certification for the merger of Wachovia Bank, National Association, Charlotte, North Carolina, Charter Nr. 1, with and into Western Financial Bank, National Association, Charter Nr. 24648, effective March 1, 2006. The resulting bank will be named Wachovia Bank, National Association and its main office will be located in Charlotte, North Carolina. In addition, the OCC has granted your request that Charter Nr. 1 be reassigned to the bank resulting from this merger.

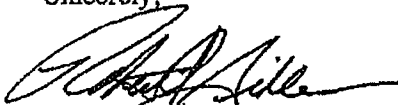
This letter also constitutes official OCC authorization for the branches of Western Financial Bank, National Association. These branch authorizations will convey automatically to the bank resulting from the merger and will not be reissued in the name of the resulting bank. In addition, this serves as official OCC authorization for the bank resulting from the merger to operate the former main office of Western Financial Bank, National Association as a branch. A list of the branches, with the OCC's branch authorization numbers, is attached. The list includes the branches resulting from both the conversion and the merger. Please furnish a copy of this letter to personnel responsible for branch administration.

Ms. Courtney D. Allison  
February 27, 2006  
Page 2

If the transaction does not occur as represented in your letter dated February 22, 2006, this certification must be returned to the OCC.

If you have questions regarding this letter, please contact me at (202) 874-4957 or by email at: [largebanks@occ.treas.gov](mailto:largebanks@occ.treas.gov). Please reference the application control number in any correspondence.

Sincerely,



Robert A. Sihler  
Senior Licensing Analyst

cc: David K. Wilson, EIC (electronic)  
Official File  
Large Bank Licensing Chron

## Exhibit F




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Comptroller of the Currency  
Administrator of National Banks

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Washington, DC 20219

March 20, 2010

Mr. James E. Hanson  
Senior Vice President  
Wells Fargo Bank, National Association  
90 South Seventh Street  
Minneapolis, MN 55479

Re: Applications to merge Wachovia Bank, National Association, Charlotte, North Carolina and Wachovia Bank of Delaware, National Association, Wilmington, Delaware with and into Wells Fargo Bank, National Association, Sioux Falls, South Dakota  
Application Control Number: 2009-ML-02-0012

Dear Mr. Hanson:

This letter is the official acknowledgement, authorization and certification by the Office of the Comptroller of the Currency (OCC) that effective March 20, 2010 Wachovia Bank, National Association, Charlotte, North Carolina and Wachovia Bank of Delaware, National Association, Wilmington, Delaware merged with and into Wells Fargo Bank, National Association, Sioux Falls, South Dakota, under the title of the latter. As result of the merger, the OCC has renumbered the charter number of Wells Fargo Bank, National Association (the resulting bank) from charter number 1741 to charter number 1.

This letter is also the official authorization for Wells Fargo Bank, National Association to operate the former main office of Wachovia Bank of Delaware, National Association and the branch offices of Wachovia Bank, National Association and Wachovia Bank of Delaware, National Association as branches of Wells Fargo Bank, National Association. A list of branches for the resulting bank will be sent under separate cover.

If you have questions regarding this letter, please contact me at (202) 874-5294 or by e-mail at [Stephen.Lybarger@occ.treas.gov](mailto:Stephen.Lybarger@occ.treas.gov). Please reference the application control number in any correspondence.

Since ty, re

*Stephen A. Lybarger*  
Stephen A. Lybarger  
Large Bank Licensing Lead Export

