

THIS INSTRUMENT PREPARED BY:

TF Vero Beach FL LLC  
5407 Trillium Blvd., Suite B120  
Hoffman Estates, IL 60192

WHEN RECORDED RETURN TO:

DTS Properties II, LLC  
C/O Premium Asset Management Inc  
Attn: Daniel Shoffet  
1111 N. Plaza Drive, Suite 200  
Schaumburg, Illinois 60173  
EVS 43566FL

Tax Parcel Numbers: 33390500007000000003.0

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, is executed this 15<sup>th</sup> day of July, 2024, **TF VERO BEACH FL LLC, a Delaware limited liability company** ("Grantor"), whose address is 5407 Trillium Blvd., Suite B120 Hoffman Estates, IL 60192, in favor of **DTS PROPERTIES II, LLC, an Illinois limited liability company** ("Grantee"), whose address is c/o Premium Asset Management Inc. Attn: Daniel Shoffet, 1111 N. Plaza Drive, Suite 200, Schaumburg, Illinois 60173.

Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto Grantee forever, all right, title, and interest which Grantor has, if any, in and to the real property more particularly described in Exhibit A attached hereto, together with all improvements thereon.

TO HAVE AND TO HOLD the same together with all and singular the privileges, rights, easements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including any right, title and interest of Grantor in and to any streets, alleys, passages, or other rights of way adjacent thereto, to the proper use and benefit of the Grantor. Grantor makes no warranty, express or implied, with respect to the property herein described. All warranties that might arise by applicable law are excluded. This conveyance is made subject to all taxes and assessments for the year 2024 and all subsequent years; and to all building, zoning, subdivision or governmental or quasi-governmental laws, ordinances, and regulations; any matter which might be disclosed by a survey or physical inspection of said property, but this reference shall not operate to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Quit-Claim Deed as of the day and year first above written.

[Remainder of this page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

WITNESS:

*Nicholas J. Bufford*  
Name: Nicholas J. Bufford

WITNESS:

*C. Kiri*  
Name: Chris Kiri

GRANTOR:

TF VERO BEACH FL LLC, a  
Delaware limited liability company

By: *[Signature]*

Name: D. Scott Carr  
Its: President – Real Estate

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July 2024, by D. Scott Carr as President – Real Estate of TF Vero Beach FL LLC, he personally appeared before me and has produced a Driver's License as identification.

NOTARY PUBLIC



*Bridget A. Lee*  
Print Name: Bridget A. Lee  
State of Illinois at Large  
My Commission Expires 3.2.2027

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

LOT 3, INDIAN RIVER MALL - THE MALL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 59 AND 59A, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

**PARCEL 2:**

EASEMENT RIGHTS AS CONTAINED IN THE INDIAN RIVER MALL RECIPROCAL EASEMENT AND OPERATING AGREEMENT BETWEEN DILLARD'S, INC., A DELAWARE CORPORATION, BURDINES, INC., AN OHIO CORPORATION, SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, J.C. PENNEY COMPANY, INC., A DELAWARE CORPORATION AND I R MALL ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED OCTOBER 10, 1997 IN OFFICIAL RECORDS BOOK 1174, PAGE 2945, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; AS AFFECTED BY DECLARATION OF EASEMENT FILED MAY 07, 2019, RECORDED IN OFFICIAL RECORDS BOOK 3204, PAGE 2368, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.