

Prepared by:
Tiffany Soltis, Esq.
Wilson, Cribbs & Goren, PC
2500 Fannin
Houston, Texas 77002

After recording return to:
Juliana Ayalde
One Conquest Title & Escrow
15800 Pines Blvd. Suite 205
Pembroke Pines, FL 33027

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF FLORIDA §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BROWARD §

UNIVAR USA, INC., a Washington corporation f/k/a VOPAK USA INC., a Washington corporation, successor, by merger, to Apperson Chemical, Inc., a Florida corporation ("Grantor"), whose address is 3075 Highland Parkway, Suite 200, Downers Grove, Illinois 60515, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto ENCO, LLC, a Florida limited liability company, ("Grantee"), whose address is 5411 SW 25th Ct., Pembroke Park, Florida 33023, certain land located in Broward County, Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings, structures and other improvements located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest, if any, in and to adjoining streets, alleys and rights-of-way, and all strips and gores, unto Grantee and Grantee's successors, heirs, and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend the Property unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR HAS NOT MADE AND IS NOT NOW MAKING, AND GRANTOR SPECIFICALLY DISCLAIMS AND GRANTEE WAIVES, ANY WARRANTIES, REPRESENTATIONS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES, REPRESENTATIONS OR GUARANTIES AS TO (I) MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET FORTH IN THIS DEED; (II) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY; (III) ENVIRONMENTAL MATTERS RELATING TO THE PROPERTY OR ANY PORTION THEREOF; (IV) GEOLOGICAL CONDITIONS, INCLUDING, WITHOUT LIMITATION, SUBSIDENCE, SUBSURFACE CONDITIONS, WATER TABLE, UNDERGROUND WATER RESERVOIRS, LIMITATIONS REGARDING THE WITHDRAWAL OF WATER AND EARTHQUAKE FAULTS AND THE RESULTING DAMAGE OF PAST AND/OR FUTURE EARTHQUAKES; (V) WHETHER AND THE EXTENT TO WHICH THE PROPERTY OR ANY PORTION THEREOF IS AFFECTED BY ANY STREAM (SURFACE OR UNDERGROUND), BODY OF WATER, FLOOD PRONE AREA, FLOOD PLAIN, FLOODWAY OR SPECIAL FLOOD HAZARD; (VI) DRAINAGE; (VII) SOIL CONDITIONS, INCLUDING THE EXISTENCE OF INSTABILITY, PAST SOIL REPAIRS, SOIL ADDITIONS OR CONDITIONS OF SOIL FILL, OR SUSCEPTIBILITY TO LANDSLIDES, OR THE SUFFICIENCY OF ANY UNDERSHORING; (VIII) ZONING TO WHICH THE PROPERTY OR ANY PORTION THEREOF MAY BE SUBJECT; (IX) THE AVAILABILITY OF ANY UTILITIES TO THE PROPERTY OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, WATER, SEWAGE, GAS AND ELECTRIC; (X) USAGES OF ADJOINING PROPERTY; (XI) ACCESS TO THE PROPERTY OR ANY PORTION THEREOF; (XII) THE VALUE OR COMPLIANCE WITH ANY PLANS AND SPECIFICATIONS, SIZE, LOCATION, AGE, USE, DESIGN, QUALITY, DESCRIPTION, SUITABILITY, STRUCTURAL INTEGRITY, OPERATION, TITLE TO, OR PHYSICAL OR FINANCIAL CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, OR ANY INCOME, EXPENSES, CHARGES, LIENS, ENCUMBRANCES, RIGHTS, LICENSES, RESERVATIONS, CONDITIONS, OR CLAIMS ON OR AFFECTING OR PERTAINING TO THE PROPERTY OR ANY PART THEREOF; (XIII) THE PRESENCE OF HAZARDOUS SUBSTANCES OR HAZARDOUS MATERIALS IN, ON, UNDER, OR EMANATING FROM, OR MIGRATING ONTO THE PROPERTY; (XIV) THE CONDITION OR USE OF THE PROPERTY OR COMPLIANCE OF THE PROPERTY WITH ANY OR ALL PAST, PRESENT OR FUTURE FEDERAL, STATE OR LOCAL ORDINANCES, RULES, REGULATIONS, OR LAWS, BUILDING FIRE OR ZONING ORDINANCES, CODES OR OTHER SIMILAR LAWS; (XV) THE EXISTENCE OR NON-EXISTENCE OF ASBESTOS, UNDERGROUND OR ABOVEGROUND STORAGE TANKS, OR ANY ENVIRONMENTAL CONDITIONS; (XVI) ANY OTHER MATTER AFFECTING THE STABILITY OR INTEGRITY OF THE PROPERTY; (XVII) THE POTENTIAL FOR FURTHER DEVELOPMENT OF THE PROPERTY; (XVIII) THE EXISTENCE OF VESTED LAND USE, ZONING OR BUILDING ENTITLEMENTS AFFECTING THE PROPERTY; (XIX) THE MERCHANTABILITY OF THE PROPERTY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE (GRANTEE AFFIRMING THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH THE

PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE); (XX) ANY TAX CONSEQUENCES RELATING TO THE OWNERSHIP OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE AMOUNT, USE OR PROVISIONS RELATING TO ANY TAX CREDITS); (XXI) THE PROPERTY'S INVESTMENT POTENTIAL OR RESALE AT ANY FUTURE DATE, AT A PROFIT OR OTHERWISE; OR (XXII) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS REGARDING TERMITES OR MATERIALS OF ENVIRONMENTAL CONCERN).

GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR ANY OF ITS AGENTS AND ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE, EXPERIENCED AND SOPHISTICATED PURCHASER OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS IN ACQUIRING THE PROPERTY. GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE WILL CONDUCT SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY AS GRANTEE DEEMS NECESSARY OR DESIREABLE TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY PHYSICAL OR ENVIRONMENTAL CONDITIONS ON, AT, UNDER, EMANATING FROM, OR MIGRATING ONTO THE PROPERTY, AND GRANTEE SHALL RELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS WITH RESPECT THERETO. GRANTEE HEREBY ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION DEFECTS AND ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS AND HEREBY WAIVES ANY CLAIM GRANTEE MAY HAVE, NOW OR IN THE FUTURE, IN CONNECTION WITH ANY SUCH ADVERSE MATTERS, INCLUDING, WITHOUT LIMITATION, ANY RIGHT OF CONTRIBUTION. GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS", WITH ALL FAULTS AND DEFECTS. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS, COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR, ANY AGENT OF GRANTOR OR ANY THIRD PARTY. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. GRANTEE ACKNOWLEDGES THAT THE CONSIDERATION REFLECTS THE "AS IS" NATURE OF THIS SALE AND ANY FAULTS, LIABILITIES, DEFECTS OR OTHER ADVERSE MATTERS THAT MAY BE ASSOCIATED WITH THE PROPERTY. GRANTEE HAS FULLY REVIEWED THE DISCLAIMERS, ASSUMPTIONS AND WAIVERS SET FORTH IN THIS DEED WITH ITS COUNSEL AND UNDERSTANDS THE SIGNIFICANCE AND EFFECT HEREOF.

Grantor reserves and retains all oil, gas and other minerals lying under, in, on or about

the Property; provided, however, Grantor waives any right of ingress and egress to and from the surface of the Property for the purpose of exploration or production of such oil, gas and/or other minerals; provided, further, Grantor may not conduct operations in a manner that would interfere with the subsurface support of any improvements constructed or to be constructed on the Property.

All taxes and assessments for the year as of which this Deed is executed have been prorated as of the effective date of this Deed, and by acceptance of this Deed, Grantee hereby assumes liability for the payment thereof.

EXECUTED on the date set forth in the acknowledgement, to be effective as of the 16th day of August, 2019.

GRANTOR:

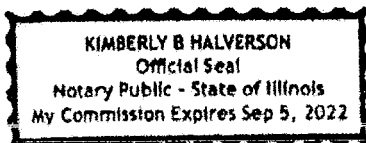
UNIVAR USA INC.,
a Washington corporation
f/k/a VOPAK USA, INC.,
a Washington corporation,
successor, by merger, to Apperson Chemicals, Inc.,
a Florida corporation

By: *Carl J. Lukach*
Name: CARL J. LUKACH
Title: VP + CFO

THE STATE OF ILLINOIS §
§
COUNTY OF DUPAGE §

Before me, the undersigned authority, on this date, personally appeared GARL J. LUKACH, in his/her capacity as VP + CFO of UNIVAR USA INC., a Washington corporation, f/k/a VOPAK USA INC., a Washington corporation, successor, by merger, to Apperson Chemical, Inc., a Florida corporation, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and considerations therein expressed, in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this 13th day of August, 2019.



Kimberly B. Halverson
NOTARY PUBLIC in and for
the State of ILLINOIS

Exhibit A
Legal Description of Property

That property located in Broward County, Florida, described as follows:

That certain parcel of land, being a part of the SW 1/4 of the NW 1/4 of the SE 1/4 and the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, more particularly described as follows:

Begin at a point in the center of the Main line track of the Seaboard Air Line Railroad Company distant 1128 feet South of intersection of said Main line and the center line of the Hammondville Highway; run thence Easterly at a right angle to said Main line track 60 feet to a point of beginning; run thence Easterly at a right angle to said Main line track 156 feet to the Westerly edge of a paved driveway; thence Northerly and parallel with said Main line track 317 feet; thence Westerly at a right angle 156 feet to a point distance 60 feet measured at a right angle from the center of Seaboard Air Line Railroad Company's Main track; thence Southerly parallel with said Main track 317 feet to the Point of Beginning.

Exhibit "B"

Permitted Exceptions

1. Reservation by Seaboard Air Line Railroad Company of a perpetual right of way and easement contained in Deed recorded in Official Records Book 357, Page 566.
2. License Agreement recorded in Official Records Book 3049, Page 936.
3. Sixteen and one half (16 1/2) foot easement granted to AT&T Corp. and AT&T Communications - East, Inc. (collectively AT&T) for telecommunications purposes as described in Supplemental Final Order and Judgment recorded in Official Records Book 45217, Page 687.