

Ownership and Encumbrance Property Information Report

Issuer: Attorneys' Title Fund Services, LLC
Recipient: Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen

Palm Beach
340 Columbia Drive, Suite 106
West Palm Beach, FL 33409
(800)515-0155
(866)818-6703

Fund File Number: 1513735

Agent's File Reference: 30358.075

Effective Dates: **From** January 17, 2023 at 8:00 AM

To March 28, 2024 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Broward County, Florida.

See Exhibit A

Apparent Title Vested in:

GWB, LLC, a Florida limited liability company by Special Warranty Deed recorded in Instrument Number 118686150; Instrument Number 118689528, Public Records of Broward County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: April 8, 2024

Prepared by: Sandra McGrath

Phone Number: (800) 515-0155 x6405

Email Address: smcgrath@thefund.com

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Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

Fund File Number: 1513735

ENCUMBRANCES

1. Nothing Found

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC.

Exhibit A

Fund File Number: 1513735

PARCEL 1:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the Plat thereof, as recorded in Plat Book 111, at Page 22, of the Public Records of Broward County, Florida, more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degrees 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet to the Point of Beginning; thence continue North 88 degrees 29' 51" East, a distance of 145.00 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence South 1 degrees 21' 25" East, along the said East Line of Parcel "D", a distance 227.51 feet; thence South 43 degrees 34' 13" West a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet; thence North 1 degrees 21' 25" West, a distance of 252.45 feet to the Point of Beginning.

PARCEL 2:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the Plat thereof as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida and being more fully described as follows:

Commencing at the Southwest corner of said Parcel "D"; thence North 01 degrees 24' 07" West, a distance of 625.34 feet; thence South 88 degrees 27' 47" West, a distance of 97.04 feet; thence North 01 degrees 22' 17" West, a distance of 65.40 feet; thence North 88 degrees 29' 51" East, a distance of 190.00 feet; thence North 01 degrees 22' 17" West, a distance of 187.55 feet to the Point of Beginning; thence continuing North 01 degrees 22' 17" West, a distance of 312.45 thence North 88 degrees 29' 51" East, a distance of 340.25 feet; thence South 01 degrees 21' 25" East, a distance of 312.45 feet; thence South 88 degrees 29' 51" West, a distance of 340.17 feet to the Point of Beginning.

PARCEL 3:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the plat thereof as recorded in Plat Book 111, at Page 22 of the Public Records of Broward County, Florida and being more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degree 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet thence South 1 degrees 21' 25" East, a distance of 252.45 feet to the Point of Beginning; thence continue South 1 degree 21' 25" East, a distance of 60.00 feet; thence North 88 degrees 29' 51" East, a distance of 119.94 feet; thence South 46 degrees 25' 47" East, a distance of 35.40 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence North 1 degree 21' 25" West, along the said East line of Parcel "D", a distance of

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Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC.

Exhibit A

Fund File Number: 1513735

110 feet; thence South 43 degrees 34' 13" West, a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet to the Point of Beginning.

LESS AND EXCEPT lands conveyed by Faith McCoy to the State of Florida Department of Transportation by Warranty Deed recorded in Official Record Book 48590, Pages 981-983, of the Public Records of Broward County, as to Parcels I and III, and being more particularly described as follows:

A portion of Parcel "D", "Addition to Copans Industrial Complex No. I", according to the plat thereof, as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida, lying in Section 27, Township 48 South, Range 42 East, Broward County, Florida; being more particularly described as follows:

Commence at a found concrete monument stamped Williams, Hatfield & Stoner marking the East One-Quarter (E 1/4) Corner of said Section 27; thence South 88°23'18" West along the South line of the Northeast One-Quarter (NE 1/4) of said Section 27, a distance of 1,734.30 feet to a point on the Baseline of Survey for Andrews Avenue Extension, according to the Florida Department of Transportation Right of Way Map for Item/Segment No. 2307301; thence North 01°24'08" West along said Baseline of Survey, a distance of 39.82 feet; thence South 88°23'18" West, a distance of 48.73 feet to the point of intersection of the Westerly Existing Right of Way line for said Andrews Avenue Extension and the Northerly Existing Right of Way line for NW 18th Street; thence North 01°31'03" West along said Westerly Existing Right of Way line, a distance of 625.25 feet; thence North 01°24'20" West continuing along said Westerly Existing Right of Way line, a distance of 227.34 feet to the Point of Beginning; thence North 46°28'34" West, a distance of 21.19 feet; thence North 01°24'20" West, a distance of 322.51 feet; thence North 88°27'12" East, a distance of 15.00 feet to a point on said Westerly Existing Right of Way line; thence South 01°24'20" East, along said Westerly Existing Right of Way line, a distance of 337.51 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

David Norris, Esq
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408
Property Appraisers Parcel Identification (Folio)
Number: 4842 27 26 0041

The actual purchase price or other valuable consideration paid
for the real property or interest conveyed by this instrument
is \$8,800,000.00. Florida Documentary Stamps in the amount
of \$61,600.00 have been paid hereon.

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 16 day of February, 2023 by Conti Florida Properties L.L.C., a Michigan limited liability company, whose post office address is 6417 Center Drive, Sterling Heights, Michigan 48312 herein called the Grantor, to Cheney Bros., Inc., a Florida corporation, whose post office address is One Cheney Way, Riviera Beach, FL 33404-7000, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions and reservations as shown on Exhibit "B" attached hereto, without reimposing the same.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

File Number: 30358075 - Warranty Deed

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06/26/2024

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

S. J. J.
Witness #1 Signature

David Kalish
Witness #1 Printed Name

L. E. J.
Witness #2 Signature

LISA E. JONES
Witness #2 Printed Name

Conti Florida Properties L.L.C., a Michigan limited liability company

By: Conti Properties, L.L.C., a Michigan limited liability company, its Manager

By: [Signature]
Paul J. Duhaime, Managing Member

STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of February, 2023 by Paul J. Duhaime, as Managing Member of Conti Properties, L.L.C., a Michigan limited liability company, as Manager of Conti Florida Properties L.L.C., a Michigan limited liability company, who is personally known to me or has produced _____ as identification.

SEAL

[Signature]
Notary Public

My Commission Expires: 08-08-27

SHANNON D. ALA
Printed Notary Name

SHANNON D. ALA
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires August 8, 2027
Acting in the County of MACOMB

File Number 20358075 - Warranty Deed

P&Z

PZ24-27000001
06/26/2024

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Parcel "D", Addition to Copans Industrial Complex No. 1, according to the Plat thereof, as recorded in Plat Book 111, at Page 22, of the Public Records of Broward County, Florida, more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degrees 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet to the Point of Beginning; thence continue North 88 degrees 29' 51" East, a distance of 145.00 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence South 1 degrees 21' 25" East, along the said East Line of Parcel "D", a distance 227.51 feet; thence South 43 degrees 34' 13" West a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet; thence North 1 degrees 21' 25" West, a distance of 252.45 feet to the Point of Beginning.

PARCEL 2:

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Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degree 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet thence South 1 degrees 21' 25" East, a distance of 252.45 feet to the Point of Beginning; thence continue South 1 degree 21' 25" East, a distance of 60.00 feet; thence North 88 degrees 29' 51" East, a distance of 119.94 feet; thence South 46 degrees 25' 47" East, a distance of 35.40 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence North 1 degree 21' 25" West, along the said East line of Parcel "D", a distance of 110 feet; thence South 43 degrees 34' 13" West, a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet to the Point of Beginning.

LESS AND EXCEPT lands conveyed by Faith McCoy to the State of Florida Department of Transportation by Warranty Deed recorded in Official Record Book 48590, Pages 981-983, of the Public Records of Broward County, as to Parcels I and III, and being more particularly described as follows:

A portion of Parcel "D", "Addition to Copans Industrial Complex No. I", according to the plat thereof, as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida, lying in Section 27, Township 48 South, Range 42 East, Broward County, Florida; being more particularly described as follows:

Commence at a found concrete monument stamped Williams, Hatfield & Stoner marking the East One-Quarter (E 1/4) Corner of said Section 27; thence South 88°23'18" West along the South line of the Northeast One-Quarter (NE 1/4) of said Section 27, a distance of 1,734.30 feet to a point on the Baseline of Survey for Andrews Avenue Extension, according to the Florida Department of Transportation Right of Way Map for Item/Segment No. 2307301; thence North 01°24'08" West along said Baseline of Survey, a distance of 39.82 feet; thence South 88°23'18" West, a distance of 48.73 feet to the point of intersection of the Westerly Existing Right of Way line for said Andrews Avenue Extension and the Northerly Existing Right of Way line for NW 18th Street; thence North 01°31'03" West along said Westerly Existing Right of Way line, a distance of 625.25 feet; thence North 01°24'20" West continuing along said Westerly Existing Right of Way line, a distance of 227.34 feet to the Point of Beginning; thence North 46°28'34" West, a distance of 21.19 feet; thence North 01°24'20" West, a distance of 322.51 feet; thence North 88°27'12" East, a distance of 15.00 feet to a point on said Westerly Existing Right of Way line; thence South 01°24'20" East, along said Westerly Existing Right of Way line, a distance of 337.51 feet to the Point of Beginning.

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File Number: 30558075 - Warranty Deed

PZ24-27000001

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EXHIBIT "B"
PERMITTED EXCEPTIONS

1. All matters contained on the Plat of Addition to Copans Industrial Complex No. I, as recorded in Plat Book 111, Page 22, Public Records of Broward County, Florida. (All parcels)
2. All matters contained on the Right of Way Map for North Andrews Avenue, as recorded in Road Plat Book 15, Page(s) 176, Public Records of Broward County, Florida. (Parcels 1 and 3)
3. Covenants, conditions, and restrictions recorded in O.R. Book 10564, Page 415, amended in O.R. Book 24361, Page 182 and O.R. Book 34538, Page 1224, together with Notice of Disbanded ARB, recorded in O.R. Book 34288, Page 754, Public Records of Broward County, Florida, which contain provisions creating use, easements and developers right of first refusal. Certificate of Waiver of Right of First Refusal recorded in O.R. Book 34288, Page 688 as to Parcel 3 and in O.R. Book 34288, Page 695, as to Parcel 2, Public Records of Broward County, Florida. (All parcels)
4. Riparian and littoral rights are not insured.
5. Easement for irrigation purposes contained in Warranty Deed recorded in Deed Book 694, Page 433, Public Records of Broward County, Florida. (All parcels)
7. Flowage Easement in favor of Broward County, Florida, recorded in O.R. Book 10011, Page 20, Public Records of Broward County, Florida. (Parcel 2)
8. Drainage Easement in favor of Broward County, Florida, recorded in O.R. Book 10011, Page 22, Public Records of Broward County, Florida. (Parcels 2 and 3)
9. Easement for public utilities in favor of the City of Pompano Beach, Florida, recorded in O.R. Book 10532, Page 47 and Subordination of City Utility Interests recorded in O.R. Book 47948, Page 643, Public Records of Broward County, Florida. (All parcels)
10. Cross Easement Agreement recorded in O.R. Book 34288, Page 702, affected by Quit Claim Deed recorded in O.R. Book 46472, Page 467, Public Records of Broward County, Florida, for water line purposes. (Parcel 2)
11. Easement for access road and utilities in favor of T.J. Miller-Trustee and Copans Lago Enterprises, a Florida, G.P., recorded in O.R. Book 10727, Page 559, Public Records of Broward County, Florida. (Parcel 3)
12. Terms and conditions contained in Drainage Easement between Copans Center, Ltd., and Broward County, Florida, recorded in O.R. Book 11728, page 313, Public Records of Broward County, Florida.

File # 30358075 - Warranty Deed

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PZ24-27000001

06/26/2024

Prepared By and Return to:
David B. Norris, Esq.
Cohen, Norris, et al.
712 U.S. Highway One, Suite 400
North Palm Beach, Florida 33408

CERTIFICATE OF WAIVER OF RIGHT OF FIRST REFUSAL

THIS CERTIFICATE OF WAIVER OF RIGHT OF FIRST REFUSAL ("Certificate") is made this day of 10-17, 2023 by T.J. MILLER, as Trustee ("MILLER") and COPANS-LAGO ENTERPRISES OF FLORIDA, a Florida general partnership ("COPANS"). MILLER and COPANS are hereinafter collectively referred to as the "Developer."

WHEREAS, Developer is the "Developer" as identified in that certain "Declaration of Covenants and Restrictions for Copans Commerce Center" dated December 16, 1982, and recorded in Official Records Book 10564, Page 415, of the Public Records of Broward County, Florida (the "Declaration"); and

WHEREAS, pursuant to Article VI of the Declaration, the Developer has a right of first refusal on the sale of certain vacant property which is subject to the Declaration; and

WHEREAS, to Miller's actual knowledge, the Developer has not assigned its rights as "Developer" under the Declaration to any other person or entity and has not designated any other person or entity as "Developer"; and

WHEREAS, Conti Florida Properties, L.L.C., a Michigan limited liability company, is the owner of the real property legally described in Exhibit "A" to this Certificate (the Property") and has entered into a contract to sell the property to Cheney Bros Inc., a Florida corporation (the "Purchaser"); and

WHEREAS, the Developer has been requested to waive its right of first refusal as set forth in Article VI of the Declaration with respect to the prior transfer of the Property to Conti Florida Properties, LLC and to waive the use restriction as set forth in Article IV(f) of the Declaration on the terms set forth below, and Developer desires to waive such right of first refusal and use restriction and provide this Certificate to Conti Florida Properties, LLC and Purchaser.

WHEREAS, the Developer waives the use restriction as set forth in Article IV(f) only with respect to the following uses by Purchaser, only: the processing (i.e., repackaging), storage, and distribution of meat, poultry, cheese, and fish (collectively, the "Waived Use"); provided, in each case, that (i) no live animals, birds, or fish are brought onto the Property, (ii) all such Waived Use is conducted exclusively inside the improvements located on or to be built upon the Property and not visible from the street or adjacent properties, (iii) the Waived Use does not cause any odor or discharge onto the Property or properties adjacent thereto or increases the likelihood of pests on the Property or adjacent properties, and (iv) all of the by-products of the Waived Use are stored inside the improvements located on or to be built upon the Property and not kept outdoors prior to disposal.

WHEREAS, Purchaser and its successors and assigns shall indemnify and hold harmless Developer and Developer's partners, officers, and successors and assigns from and against all liabilities, claims, losses, damages, and expenses, including attorney's fees and costs, that Developer may incur for any reason as a result of the Purchaser's use of the Waived Use, including Developer's waiver of Article IV(f), which obligation shall run with the land.

NOW, THEREFORE, in consideration of the premises, Developer does hereby forever waive its right of first refusal as set forth in Article VI of the Declaration to purchase the Property described in Exhibit "A" to this Certificate and waives the use restriction with respect to the Property only as it pertains to Purchaser's use of the Waived Use; and Article VI of the Declaration shall no longer apply to the Property.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals as of the day and year first above written.

(SIGNATURES APPEAR ON NEXT PAGE)

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Signed, sealed and delivered in the presence of:

[Signature]

Print: Robin Sullivan

[Signature]

Print: Amy Westby

[Signature]

T.J. Miller, as Trustee

[Signature]

Copans-Lago Enterprises of Florida, a Florida general partnership – T.J. Miller, General Partner

STATE OF FLORIDA

COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 17 day of Jan, 2023 by means of ☒ physical presence or ☐ online notarization, by T.J. Miller, as Trustee, and by T.J. Miller, General Partner of Copans-Lago Enterprises of Florida, a general partnership, on behalf of partnership, who is personally known to me or who has produced _____, as identification.

[Signature]



Jacqueline Shakes
Comm. #HH084128
Expires: Jan. 24, 2025
Bonded Thru Aaron Notary

Notary Public

Jacqueline Shakes

Name typed, printed or stamped

My Commission Expires: Jan. 24, 2025

P&Z

EXHIBIT "A"

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the Plat thereof, as recorded in Plat Book 111, at Page 22, of the Public Records of Broward County, Florida, more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degrees 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet to the Point of Beginning; thence continue North 88 degrees 29' 51" East, a distance of 145.00 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot right-of-way) and a point on the East line of said Parcel "D"; thence South 1 degrees 21' 25" East, along the said East Line of Parcel "D", a distance 227.51 feet; thence South 43 degrees 34' 13" West a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet; thence North 1 degrees 21' 25" West, a distance of 252.45 feet to the Point of Beginning.

P&Z

PZ24-27000001

06/26/2024

Prepared By and Return To:
David B. Norris, Esq.
Cohen, Norris, Wolmer, Ray,
Telepman, Berkowitz & Cohen
712 U. S. Highway One, Suite 400
North Palm Beach, Florida 33408

Property Control #4842 27 26 0041

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 20th day of February, 2023, by CHENEY BROS., INC., a Florida corporation, having an address at 1 Cheney Way, Riviera Beach, Florida 33404, hereinafter called the Grantor, to GWB, LLC, a Florida limited liability company, having an address at 1 Cheney Way, Riviera Beach, Florida 33404, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Broward County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO restrictions, reservations, covenants and easements of record, if any, to the extent that same are valid and enforceable and taxes for the year 2023 and thereafter.

SUBJECT TO Permitted Exceptions attached hereto as Exhibit "B".

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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

Signed, sealed and delivered in the presence of:

CHENEY BROS., INC., a Florida corporation

Shay Rohmann
Printed Name: SHAY ROHMANN

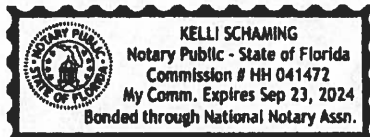
By: Michael Sullivan
Michael Sullivan, CFO

Kelli Schaming
Printed Name: Kelli Schaming

STATE OF FLORIDA)
ss:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 of February, 2023 by Michael Sullivan as CFO of Cheney Bros., Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

(SEAL)



Kelli Schaming
Notary Public, State of Florida
My Commission Expires: 9/23/2024

EXHIBIT "A"

PARCEL 1:

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PARCEL 3:

A portion of Parcel "D", Addition to Copans Industrial Complex No. I, according to the plat thereof as recorded in Plat Book 111, at Page 22 of the Public Records of Broward County, Florida and being more fully described as follows:

Commence at the Northeast corner of Parcel "A", of Yellow Freight Plat, according to the Plat thereof, as recorded in Plat Book 94, at Page 33, of the Public Records of Broward County, Florida; thence North 88 degree 29' 51" East, along the Easterly extension of the North line of said Parcel "A", a distance of 290.25 feet thence South 1 degrees 21' 25" East, a distance of 252.45 feet to the Point of Beginning; thence continue South 1 degree 21' 25" East, a distance of 60.00 feet; thence North 88 degrees 29' 51" East, a distance of 119.94 feet; thence South 46 degrees 25' 47" East, a distance of 35.40 feet to a point on the West right-of-way line of North Andrews Avenue (80 foot

right-of-way) and a point on the East line of said Parcel "D"; thence North 1 degree 21' 25" West, along the said East line of Parcel "D", a distance of 110 feet; thence South 43 degrees 34' 13" West, a distance of 35.31 feet; thence South 88 degrees 29' 51" West, a distance of 120.06 feet to the Point of Beginning.

LESS AND EXCEPT lands conveyed by Faith McCoy to the State of Florida Department of Transportation by Warranty Deed recorded in Official Record Book 48590, Pages 981-983, of the Public Records of Broward County, as to Parcels I and III, and being more particularly described as follows:

A portion of Parcel "D", "Addition to Copans Industrial Complex No. I", according to the plat thereof, as recorded in Plat Book 111, Page 22 of the Public Records of Broward County, Florida, lying in Section 27, Township 48 South, Range 42 East, Broward County, Florida; being more particularly described as follows:

Commence at a found concrete monument stamped Williams, Hatfield & Stoner marking the East One-Quarter (E 1/4) Corner of said Section 27; thence South 88°23'18" West along the South line of the Northeast One-Quarter (NE 1/4) of said Section 27, a distance of 1,734.30 feet to a point on the Baseline of Survey for Andrews Avenue Extension, according to the Florida Department of Transportation Right of Way Map for Item/Segment No. 2307301; thence North 01°24'08" West along said Baseline of Survey, a distance of 39.82 feet; thence South 88°23'18" West, a distance of 48.73 feet to the point of intersection of the Westerly Existing Right of Way line for said Andrews Avenue Extension and the Northerly Existing Right of Way line for NW 18th Street; thence North 01°31'03" West along said Westerly Existing Right of Way line, a distance of 625.25 feet; thence North 01°24'20" West continuing along said Westerly Existing Right of Way line, a distance of 227.34 feet to the Point of Beginning; thence North 46°28'34" West, a distance of 21.19 feet; thence North 01°24'20" West, a distance of 322.51 feet; thence North 88°27'12" East, a distance of 15.00 feet to a point on said Westerly Existing Right of Way line; thence South 01°24'20" East, along said Westerly Existing Right of Way line, a distance of 337.51 feet to the Point of Beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters contained on the Plat of Addition to Copans Industrial Complex No. I, as recorded in Plat Book 111, Page 22, Public Records of Broward County, Florida. (All parcels)
2. All matters contained on the Right of Way Map for North Andrews Avenue, as recorded in Road Plat Book 15, Page(s) 176, Public Records of Broward County, Florida. (Parcels 1 and 3)
3. Covenants, conditions, and restrictions recorded in O.R. Book 10564, Page 415, amended in O.R. Book 24361, Page 182 and O.R. Book 34538, Page 1224, together with Notice of Disbanded ARB, recorded in O.R. Book 34288, Page 754, Public Records of Broward County, Florida, which contain provisions creating use, easements and developers right of first refusal. Certificate of Waiver of Right of First Refusal recorded in O.R. Book 34288, Page 688 as to Parcel 3 and in O.R. Book 34288, Page 695, as to Parcel 2, Public Records of Broward County, Florida. (All parcels)
4. Riparian and littoral rights are not insured.
5. Easement for irrigation purposes contained in Warranty Deed recorded in Deed Book 694, Page 433, Public Records of Broward County, Florida. (All parcels)
7. Flowage Easement in favor of Broward County, Florida, recorded in O.R. Book 10011, Page 20, Public Records of Broward County, Florida. (Parcel 2)
8. Drainage Easement in favor of Broward County, Florida, recorded in O.R. Book 10011, Page 22, Public Records of Broward County, Florida. (Parcels 2 and 3)
9. Easement for public utilities in favor of the City of Pompano Beach, Florida, recorded in O.R. Book 10532, Page 47 and Subordination of City Utility Interests recorded in O.R. Book 47948, Page 643, Public Records of Broward County, Florida. (All parcels)
10. Cross Easement Agreement recorded in O.R. Book 34288, Page 702, affected by Quit Claim Deed recorded in O.R. Book 46472, Page 467, Public Records of Broward County, Florida, for water line purposes. (Parcel 2)
11. Easement for access road and utilities in favor of T.J. Miller-Trustee and Copans Lago Enterprises, a Florida, G.P., recorded in O.R. Book 10727, Page 559, Public Records of Broward County, Florida. (Parcel 3)
12. Terms and conditions contained in Drainage Easement between Copans Center, Ltd., and Broward County, Florida, recorded in O.R. Book 11728, page 313, Public Records of Broward County, Florida.