

Vacant Land Contract

- 1* **1. Sale and Purchase ("Contract"):** Richard Wasserstein MGR. Ella Development LLC
2* ("Seller") and Louise C. Yeiser
3 ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4 described as:
5* Address: 0 Dixie Hwy. Hobe Sound, FL. 33455
6* Legal Description: See addendum A attached and made part of this contract, See Attachment A (sketch of
7 properties); Both integral parts to this contract
8
9
10
11* SEC /TWP / /RNG of County, Florida. Real Property ID No.: See Addendum A
12* including all improvements existing on the Property and the following additional property: None
13
14* **2. Purchase Price:** (U.S. currency) \$ 1,010,000.00
15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
16* Escrow Agent's Name: Brandi Booth
17* Escrow Agent's Contact Person: Brandi Booth
18* Escrow Agent's Address: 3591 NW Federal Hwy., Jensen Bch., FL 34957
19* Escrow Agent's Phone: 772 404-9818
20* Escrow Agent's Email: Brandi@myengagetitle.com
21
22* (a) Initial deposit (\$0 if left blank) (Check if applicable)
23* ☐ accompanies offer
24* ☒ will be delivered to Escrow Agent within days (3 days if left blank)
25 after Effective Date \$ 100,000.00
26* (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
27* ☐ within days (10 days if left blank) after Effective Date \$
28* ☐ within days (3 days if left blank) after expiration of Due Diligence Period \$
29* (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$
30* (d) Other: \$
31* (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
32* to be paid at closing by wire transfer or other Collected funds \$ 910,000.00
33* (f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
34* unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify):
35 prorating areas of less than a full unit. The purchase price will be \$ per unit based on a
36 calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
37* accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
38 calculation:
39* **3. Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy
40 delivered to all parties on or before March 27, 2026, this offer will be withdrawn and Buyer's deposit, if
41 any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is
42 delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer
43* has signed or initialed and delivered this offer or the final counter-offer.
44 **4. Closing Date:** This transaction will close on June 26, 2026 ("Closing Date"), unless specifically
45 extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
46 but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
47 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
48 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
49 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
50 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
51 other items.
52 **5. Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
53 available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer (X) () and Seller () () acknowledge receipt of a copy of this page, which is 1 of 8 pages.

("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

- (1) ☐ **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or _____ % of the purchase price at (Check one) ☐ a fixed rate not exceeding _____ % ☐ an adjustable interest rate not exceeding _____ % at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.
- (2) ☐ **Seller Financing:** **Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of \$ _____, bearing annual interest at _____ % and payable as follows:

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

- (3) ☐ **Mortgage Assumption:** **Buyer** will take title subject to and assume and pay existing first mortgage to

LN# _____ in the approximate amount of \$ _____ currently payable at \$ _____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____ % which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____ % or the assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. **Assignability: (Check one)** **Buyer** ☐ may assign and thereby be released from any further liability under this Contract, ☒ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract.

8. **Title:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☒ statutory warranty deed ☐ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

- (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at (Check one) ☐ **Seller's** ☒ **Buyer's** expense and (Check one) ☐ within _____ days after Effective Date ☒ at least 15 days before Closing Date, (Check one)

- (1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.
- (2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.
- (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within _____ days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within _____ days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.
- (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).
- (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) **Inspections: (Check (1) or (2))**

- (1) ☒ **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 60 days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"

- condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.
- (2) ☐ **No Due Diligence Period:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.
- (b) **Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.
- (c) **Flood Zone:** **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.
- (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.
- ☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:

Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: All Real Estate Taxes due on property up to the day of Closing

(b) Buyer Costs:

Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: Owners Title Insurance Policy, Phase One report, any costs associated with County Approval of properties

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☒ **Seller** ☐ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) **PROPERTY TAX DISCLOSURE SUMMARY: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.**

(f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at closing.

(g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days, based on where the Property is located, will be used when computing time periods. Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103), or on a day a national legal holiday is observed shall extend to the next calendar day which is not a Saturday, Sunday, national legal holiday, or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may terminate this Contract by written notice to the other within 10 days after Buyer's receipt of Seller's notification, and Buyer's deposit(s) will be returned, failing which Buyer will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: Seller or Buyer will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of Seller or Buyer and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and Buyer's deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between Seller and Buyer. Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. Seller and Buyer will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "Seller," "Buyer," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of Seller, Buyer, and Broker.

Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 5 of 8 pages.
VAC-15 Rev 1/26

16. **Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.
- (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.
- (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.
17. **Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.
18. **Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.
19. **Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.
20. **Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.
21. **Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any offer of compensation made by **Seller** or listing broker to cooperating brokers.

326* Michael Dooley BK1768703
327 Seller's Sales Associate/License No.

Debra Parker
Buyer's Sales Associate/License No.

328* hslidooley@gmail.com
329 Seller's Sales Associate Email Address

debra@rogengage.com
Buyer's Sales Associate Email Address

330
331* 772 204-4457
332 Seller's Sales Associate Phone Number

772 260 3090
Buyer's Sales Associate Phone Number

333
334* Illustrated Properties, LLC
335 Listing Brokerage

Realty One Group Engage
Buyer's Brokerage

336
337 9148 SE Bridge Rd., Hobe Sound, FL 33455
338* Listing Brokerage Address

3591 NW Fed. Hwy., Jensen Bch. , FL 34597
Buyer's Brokerage Address

339 22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract
340 (Check if applicable):
341* ☐ A. Back-up Contract
342* ☐ B. Kick Out Clause
343* ☐ C. HOA Addendum
344 ☐ D. Other _____
345

346* 23. Additional Terms: Contingent upon the County of Martin, State of Florida accepting the subject property as a property that will be donated to the
347 County of Martin or any other non-profit organization deemed acceptable by the County of Martin for the purpose of perpetual preservation.
348
349 Such contingency shall be satisfied WITHIN 60 days after the effective date of the contract for sale and purchase. In the event the contingency is not satisfied, buyer
350 may at buyers sole discretion elect to terminate this contract or proceed to close this transaction. Closing shall be 30 days after the satisfaction of the contingency or
351 written notice by Buyers election to close on the property. Closing may occur sooner than 30 days after the contingency period if acceptable to Buyer and Seller.
352
353 Buyer will be responsible for any costs associated with a Phase One study if required by the County of Martin.
354
355 Contract contingent upon a clean site Phase One Study.
356
357 DUE DILIGENCE (Per contract lines 138 through Line 164 of contract shall be limited to the above contingencies).
358 Seller acknowledges and agrees that Illustrated Property, LLC and Realty One Group Engage are the only Brokers involved in this transaction and upon the
359 successful closing of this transaction Seller will pay, as part of Sellers Closing costs, 2.5% of the sales price to Illustrated Properties, LLC. and 2.5% said commission
360 to Realty One Group Engage.
361

COUNTER-OFFER/REJECTION

363* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
364 deliver a copy of the acceptance to Seller).
365* ☐ Seller rejects Buyer's offer

366 [The remainder of this page is intentionally left blank.

367 This Contract continues with Line 368 on Page 8 of 8.]

LY
Buyer () () and Seller () () acknowledge receipt of a copy of this page, which is 7 of 8 pages.
VAC-15 Rev 1/26

©2026Florida Realtors®

368 This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before
369 signing.

370 ATTENTION: SELLER AND BUYER

371 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
372 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
373 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
374 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
375 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. It is a crime to buy or knowingly sell property
376 in violation of the Act.

377 At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.
378 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

379
380* Buyer: Louise Yeiser Date: 03/23/2026 06:55 PM

381* Print name: Louise C Yeiser

382* Buyer: _____ Date: _____

383* Print name: _____

384 Buyer's address for purpose of notice:

385* Address: _____

386* Phone: _____ Fax: _____ Email: _____

387* Seller: Manager Ella Dev Date: 3/23/26

388* Print name: Richard Wasserstein, Manager

389** Seller: _____ Date: _____

390* Print name: Ella Development LLC

391 Seller's address for purpose of notice:

392* Address: 1124 Kane Concourse, Bay Island, FL 33154

393* Phone: 786-201-1455 Fax: _____ Email: was913@aol.com

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Buyer X () and Seller () () acknowledge receipt of a copy of this page, which is 8 of 8 pages.

ADDENDUM 1
LEGAL DESCRIPTION
For Ella Development LCC as Seller to
Lousie C Yeiser, as Buyer
Contract Dated: 3/23/2026

Lot 2 and 3,
described as:

A PARCEL OF LAND LYING WITHIN LOTS 1, 2, 3, AND 10 BLK 1, TOGETHER WITH A PORTION OF CLOSED RIDGE AVE ADJACENT TO THE NORTH LINE OF LOTS 1, 2, AND 3, BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 10 BLK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 10 AND THE NORTHERLY ROW LINE OF HILLSIDE CIRCLE, NE ALONG THE SOUTHEAST LINE OF LOT 10 BLK 1 FOR 25 FT, THENCE NW PARALLEL WITH SAID SOUTHERLY LINE OF LOT 10 FOR 100.04 FT TO A POINT ON THE NORTHWEST LINE OF LOT 10 BLK 1, SW ALONG NORTHEASTERLY LINE FOR 25 FT TO A POINT BEING THE MOST WESTERLY CORNER OF LOT 10 BLK 1, THENCE SE ALONG THE SOUTHEASTERLY LINE OF LOT 10 FOR 100.04 FT TO THE POB TOGETHER WITH THE EASTERLY CORNER OF LOT 3 AND NORTHERLY LINE OF 15 FT ALLEY, THENCE SW 26.09 FT TO THE POB, THENCE CONT SW ALONG THE NORTH LINE OF 15 FT ALLEY FOR 178.88 FT TO A POINT ON THE CENTERLINE OF RIDGE AVE, THENCE NW ALONG CENTERLINE FOR 129.45 FT TO A POINT ON THE WEST LINE OF 26-39-42, THENCE WEST ALONG THE WEST LINE OF SECTION 26 FOR 155.70 FT, THENCE SE FOR 220.98 FT TO THE POB, CONTAINING .674 AC MORE OR LESS (AS PER OR BK 3259 PG 2256)

and

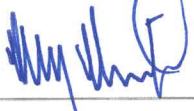
A PARCEL OF LAND LYING WITHIN LOTS 2, 3, AND 10 BLK 1, TOGETHER WITH A PORTION OF CLOSED RIDGE AVE ADJACENT TO THE NORTH LINE OF LOTS 2 AND 3 AND TOGETHER WITH A PORTION OF UNNUMBERED TRIANGLE LYING SOUTHWEST OF LOTS 1, 2 AND 3 BLK 2 LYING SOUTHWESTERLY OF THE NORTHWEST EXTENSION OF THE BOUNDARY LINE BETWEEN LOTS 3 AND 4 HOBE SOUND AMENDED PLAT OF BLKS 1-3; BEGIN AT THE MOST EASTERLY CORNER OF LOT 10 BEING THE INTERSECTION OF THE EASTERLY LINE OF LOT 10 AND THE NORTHERLY ROW LINE OF HILLSIDE CIR, CONTINUE SW ALONG THE SOUTHEAST LINE OF LOT 10 FOR 25 FT THENCE NW PARALLEL WITH THE EASTERLY LINE OF LOT 10 FOR 100.04 FT TO A POINT ON THE NORTHWEST LINE OF LOT 10, THENCE NE ALONG NORTHERLY LINE FOR 25 FT TO A POINT ON THE MOST NORTHERLY CORNER OF LOT 10, THENCE SE ALONG THE NORTHEAST LINE OF LOT 10 FOR 100.04 FT TO THE POB, CONTAINING .491 AC MORE OR LESS (AS PER OR 3259 PG 2251)

Lot 2: PCN:

263942001001000100

Lot 3: PCN:

263942001001000200

 Manager

SELLER: Richard Wasserstein, MGR.

Of Ella Development, LLC

3/23/26

DATE:

Louise Yeiser

03/23/2026 06:55 PM

BUYER: Louise C. Yeiser

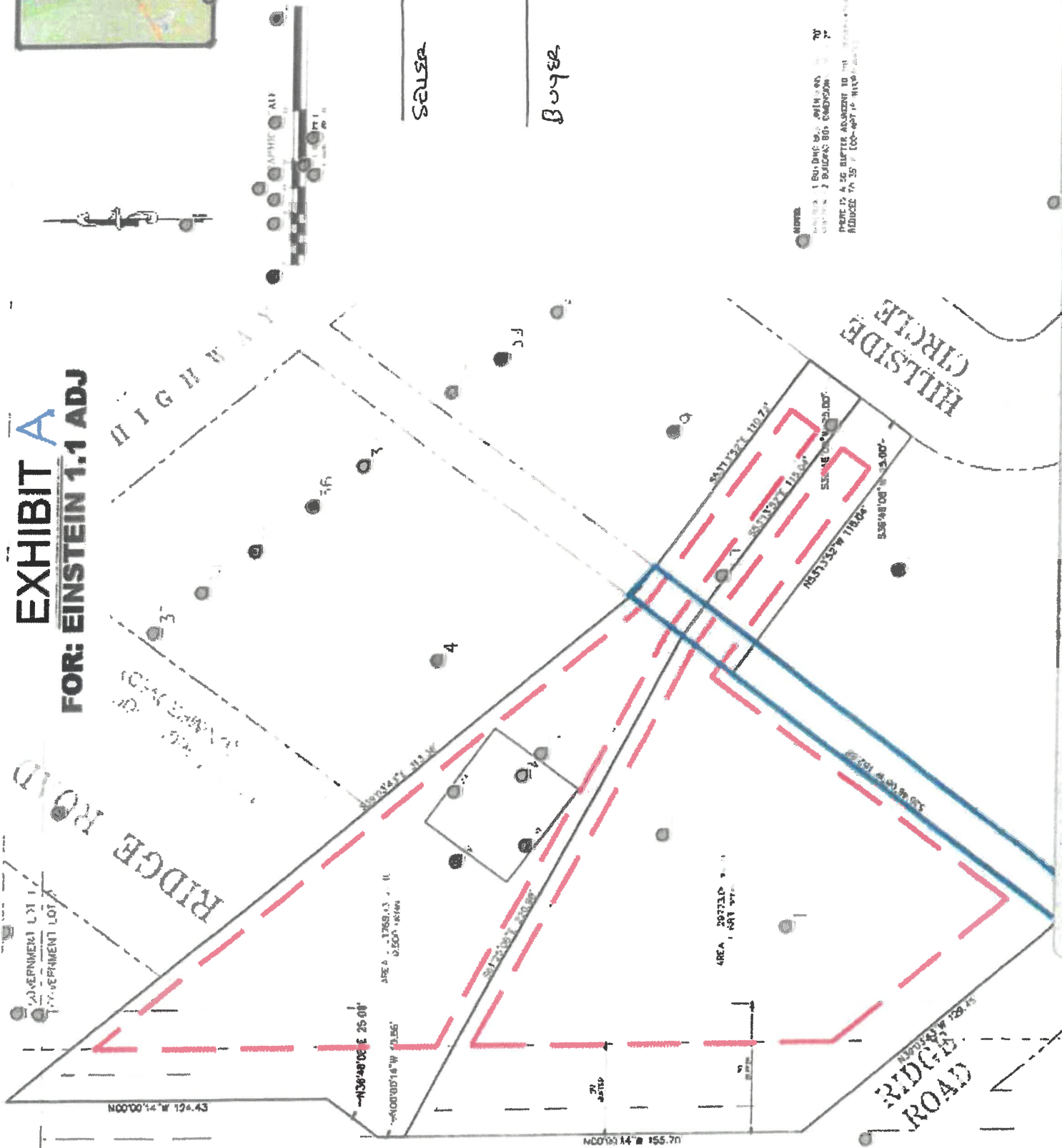
DATE:

EXHIBIT A

FOR: EINSTEIN 1.1 ADJ



VICINITY
NO SCALE



SEUSER

DATE

BUYER

DATE

NOTES:
1. BUILDING SHALL BE 20' WIDE
2. BUILDING SHALL BE 20' DEEP
3. THERE IS A 20' BUFFER ADJACENT TO THE PROPOSED LOT AREA. IT CAN BE ADJUSTED TO 25' IF 100'-00\"

HILLSIDE
CIRCLE

RIDGE ROAD

RIDGE ROAD

LY

NEVADA 320' WIDE