ILLUSTRATED
PROPERTIES

Vacant Land Contract

1. Sale and Purchase ("Contract"): SE Hillside Circle LLC Mitchell Mantin, MGR ("Seller") and ~~Louise C Yeiser~~ Louise C. Yeiser ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:
Address: Unassigned. 0 Dixie Hwy., Hobe Sound, FL 33455
Legal Description: See EXHIBIT A and Sketch B integral parts to this contract

SEC ___/TWP ___/RNG ___ of ___ County, Florida. Real Property ID No.: SEE EXHIBIT A
including all improvements existing on the Property and the following additional property: None

2. Purchase Price: (U.S. currency) .... $ ~~2,995,000.00~~ 3,045,000
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: Brandi Booth
Escrow Agent's Contact Person: Brandi Booth
Escrow Agent's Address: 3591 NW Federal Hwy., Jensen Bch. FL. 34957
Escrow Agent's Phone: 772-404-9818
Escrow Agent's Email: Brandi@myengagetitle.com

ID:cOZoKs8wjooa6aoqFisM LCY April 18, 2026 April 16 2026

(a) Initial deposit ($0 if left blank) **(Check if applicable)**
☐ accompanies offer
☒ will be delivered to Escrow Agent within ______ days (3 days if left blank) after Effective Date .... $ 300,000.00
(b) Additional deposit will be delivered to Escrow Agent **(Check if applicable)**
☐ within ______ days (10 days if left blank) after Effective Date
☐ within ______ days (3 days if left blank) after expiration of Due Diligence Period .... $
(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) .... $ 2,745,000
April 16, 2026
(d) Other: .... $
(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds .... **$** ~~2,695,000.00~~

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): ______ prorating areas of less than a full unit. The purchase price will be $ ______ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: ______

3. Time for Acceptance: Effective Date: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before ~~April 7, 2026~~ April 18, 2026, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

Apr 16 2026

4. Closing Date: This transaction will close on ~~June 30, 2026~~ May 29, 2026 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

("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: ______________________________

(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: Phase One report and any costs associated with County approval of properties (See 23. Additional Terms)

(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.

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.

Michael Dooley BK176803	Debra Parker
Seller's Sales Associate/License No.	**Buyer's Sales Associate/License No.**
hsldooley@gmail.com	debra@rogengage.com
Seller's Sales Associate Email Address	**Buyer's Sales Associate Email Address**
772-204-4457	772-260-3090
Seller's Sales Associate Phone Number	**Buyer's Sales Associate Phone Number**
Illustrated Properties, LLC	Realty One Group Engage
Listing Brokerage	**Buyer's Brokerage**
9148 SE Bridge Rd., Hobe Sound, FL 33455	3591 NW Fed. Hwy., Jensen Bch., FL 34597
Listing Brokerage Address	**Buyer's Brokerage Address**

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract **(Check if applicable)**:

☐ A. Back-up Contract
☐ B. Kick Out Clause
☐ C. HOA Addendum
☐ D. Other ______

23. Additional Terms: ~~[illegible] County of Martin, State of Florida accepting the subject property as a property that will be donated to the County of Martin or any other non-profit organization deemed acceptable by the County of Martin for the purpose of perpetual preservation. 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 may at buyers sole discretion elect to terminate the contract or proceed to close this transaction. Closing shall be 30 days after the satisfaction of the contingency or 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. Buyer will be responsible for any costs associated with a Phase One study if [illegible] by the County of Martin. Contract contigent upon a clean site Phase One Study. DUE DILIGENCE (Per contract lines 138 through Line 164 of contract shall be limited to the above continegncy. Seller acknowledges and agrees that Illustrated Properties, LLC and Realty One Group Engage are the only Brokers involved in this transaction and upon the successful closing of this transaction Seller will pay, as part of Sellers Closing costs, 1.5% of the sales price to Illustrated Properties, LLC. and [illegible] commission to Realty One Group Engage.~~

See Addendum 1 to Contract regarding Additional Terms

COUNTER-OFFER/REJECTION

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

[The remainder of this page is intentionally left blank.
This Contract continues with Line 368 on Page 8 of 8.]

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

ATTENTION: SELLER AND BUYER

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

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

Buyer: 03/31/2026 Date: ____________

Print name: Louise C Yeiser

Buyer: ____________ Date: ____________

Print name: ____________

Buyer's address for purpose of notice:

Address: ____________

Phone: ____________ Fax: ____________ Email: ____________

Seller: ____________ Date: 4-16-2026 4-16-2026

Print name: Mitchell Mantin, MGR ALLYNE COSTONIS

Seller: ____________ Date: 4-16-2026 4-16-2026

Print name: Mitchell Mantin, MGR ALYNE COSTONIS

Seller's address for purpose of notice:

Address: 9240 SE Riverfront Terr. Apt. Pines D, Jupiter , FL 33469

Phone: 493-756-~~561~~-6735 (781)632-7006 Fax: ____________ Email: UNITMAN37@AOL.COM BEDROCKDEYE@COMCAST.NET

EXHIBIT "A"

PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EASTERLY CORNER OF LOT 14 OF SAID BLOCK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT 14 AND SOUTHWEST RIGHT—OF—WAY LINE OF HILLSIDE CIRCLE (A 50.00 FOOT WIDE RIGHT—OF—WAY); THENCE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE (AS A BASIS OF BEARINGS), A DISTANCE OF 110.86 FEET TO A POINT BEING ON A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.64 FEET, A CENTRAL ANGLE OF 19°52'38", A DISTANCE OF 23.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.64 FEET A CENTRAL ANGLE OF 23°02'38", A DISTANCE OF 27.20 FEET; THENCE NORTH 86°06'28" WEST, A DISTANCE OF 132.09 FEET TO A POINT ON THE WEST LINE OF LOT 11; THENCE SOUTH 36°46'08" WEST ALONG SAID WEST LINE, A DISTANCE OF 58.15 FEET TO THE CENTERLINE OF SAID RIDGE AVENUE (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO RECORD BOOK 676, PAGE 1928; THENCE SOUTH 39°03'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 48.51 FEET; THENCE NORTH 70°48'54" EAST, A DISTANCE OF 147.84 FEET TO THE POINT OF BEGINNING.

PARCEL 10: 26-39-42-001-001-00111-0

LOT 1

A PARCEL OF LAND LYING WITHIN LOT 11, BLOCK 1 ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EASTERLY CORNER OF LOT 14 OF SAID BLOCK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT 14 AND SOUTHWEST RIGHT—OF—WAY LINE OF HILLSIDE CIRCLE (A 50.00 FOOT WIDE RIGHT—OF—WAY); THENCE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE (AS A BASIS OF BEARINGS), A DISTANCE OF 110.86 FEET; TO A POINT BEING ON A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.64 FEET, A CENTRAL ANGLE OF 42°55'15", A DISTANCE OF 50.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.64 FEET A CENTRAL ANGLE OF 32°54'36", A DISTANCE OF 38.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 11; THENCE NORTH 53°13'52" WEST ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 100.04 FEET TO THE NORTH CORNER OF LOT 11; THENCE SOUTH 36°46'08" WEST ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 108.52 FEET; THENCE SOUTH 86°08'28" EAST, A DISTANCE OF 132.09 FEET TO THE POINT OF BEGINNING.

Seller Signature

Buyer Signature

CFN#3056263 BK 3418 PG 1596 PAGE 3 of 5

Pactima eNotary Package ID: 2M27TgRGBulgCjEv0S9M

EXHIBIT "A"

PARCEL 1: 26-39-42-001-001-00540-0
ALL OF LOTS 17, 18, 19, 20, TR, 55, 56, AND 57, BLOCK 1, AMENDED PLAT OF BLOCKS 1, 2 AND 3, HOBE SOUND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT THE WEST 208 FEET OF LOTS 17, 18, 19, AND 20, BLOCK 1, ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3, HOBE SOUND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY.

PARCEL 2: 26-39-42-001-001-00200-4
THE EAST 52 FEET OF THE WEST 208 FEET OF LOTS 17, 18, 19 AND 20, BLOCK 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, FLORIDA.

PARCEL 3: 26-39-42-001-001-00190-0
THE EAST 52 FEET OF THE WEST 156 FEET, OF LOTS 17, 18, 19 AND 20, BLOCK 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, FLORIDA.

PARCEL 4: 26-39-42-001-001-00180-0
THE EAST 52 FEET OF THE WEST 104 FEET OF LOTS 17, 18, 19, AND 20, BLOCK 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, FLORIDA.

PARCEL 5: 26-39-42-001-001-00170-6
THE WEST 52 FEET OF LOT 17, BLOCK 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW MARTIN COUNTY, FLORIDA.

PARCEL 6: 26-39-42-001-001-00140-0

LOT 5

A PARCEL OF LAND LYING WITHIN LOT 14, BLOCK 1 AND THE EAST HALF OF RIDGE ROAD (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERLY CORNER OF LOT 14 OF SAID BLOCK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT 14 AND SOUTHWEST RIGHT—OF—WAY LINE OF HILLSIDE CIRCLE (A 50.00 FOOT WIDE RIGHT—OF—WAY); THENCE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE (AS A BASIS OF BEARINGS), A DISTANCE OF 50.00 FEET; THENCE SOUTH 50°56'17" WEST, A DISTANCE OF 135.00 FEET TO THE CENTERLINE OF SAID RIDGE AVENUE (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO O.R. BOOK 676, PAGE 1928; THENCE SOUTH 39°03'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 50°56'17" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

Seller Signature

Buyer Signature

EXHIBIT "A"

PARCEL 7: 26-39-42-001-001-00130-0

LOT 4

A PARCEL OF LAND LYING WITHIN LOTS 13 AND 14, BLOCK 1 AND THE EAST HALF OF RIDGE ROAD (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EASTERLY CORNER OF LOT 14 OF SAID BLOCK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT 14 AND SOUTHWEST RIGHT—OF—WAY LINE OF HILLSIDE CIRCLE (A 50.00 FOOT WIDE RIGHT—OF—WAY); THENCE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE (AS A BASIS OF BEARINGS), A DISTANCE OF 50,00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 50°56'17" WEST, A DISTANCE OF 135.00 FEET TO THE CENTERLINE OF SAID RIDGE AVENUE (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO O.R. BOOK 676, PAGE 1928; THENCE SOUTH 39°03'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 50°56'17" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8: 26-39-42-001-001-00120-0

LOT 3

A PARCEL OF LAND LYING WITHIN LOTS 12 AND 13, BLOCK 1 AND THE EAST HALF OF RIDGE ROAD (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EASTERLY CORNER OF LOT 14 OF SAID BLOCK 1, SAID POINT BEING THE INTERSECTION OF THE SOUTHEAST LINE OF SAID LOT 14 AND SOUTHWEST RIGHT—OF—WAY LINE OF HILLSIDE CIRCLE (A 50.00 FOOT WIDE RIGHT—OF—WAY); THENCE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE (AS A BASIS OF BEARINGS), A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 39°03'43" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 10.86 FEET TO A POINT BEING ON A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 67.64 FEET, A CENTRAL ANGLE OF 19°52'38", A DISTANCE OF 23.47 FEET; THENCE SOUTH 70°48'54" WEST, A DISTANCE OF 147.84 FEET TO THE CENTERLINE OF SAID RIDGE AVENUE (A CLOSED 70.00 FOOT WIDE RIGHT—OF—WAY) AS RECORDED IN O.R. BOOK 676, PAGE 1928; SOUTH 39°03'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 84.13 FEET; THENCE NORTH 50°56'17" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9: 26-39-42-001-001-00110-0

LOT 2

A PARCEL OF LAND LYING WITHIN LOTS 11 AND 12, BLOCK 1 AND THE EAST HALF OF RIDGE ROAD (A 70.00 FOOT WIDE RIGHT—OF—WAY) ACCORDING TO THE AMENDED PLAT OF BLOCKS 1, 2 AND 3 HOBE SOUND FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. BEING MORE

Seller Signature Buyer Signature

SKETCH B

Yellow Lined Parcels is Subject Properties Being Conveyed

Seller Signature

Buyer Signature

Addendum to Contract

ILLUSTRATED
PROPERTIES

Addendum No. 1 to the Contract with the Effective Date of April 7, 2026 between SE Hillside Circle LLC (Seller) and Lousie C Yeiser (Buyer) concerning the property described as: 10 lots , SE Hillside Circle, Hobe Sound, FL

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:

Additional Terms: Buyer's Obligation to close on the transaction is contingent upon the County of Martin, State of Florida accepting the subject property as a property that will be donated by Buyer after closing to the County of Martin or any other non-profit organization deemed acceptable by the County of Martin for the purpose of perpetual preservation (the "Contingency"). Buyer shall immediately undertake good faith efforts to seek such approval. The Contingency shall be satisfied WITHIN 60 days after the effective date of the contract for sale and purchase (the "Contingency Period"). In the event the Contingency is not satisfied within the 60-day Contingency Period, buyer may, at buyers sole discretion, elect to terminate this contract. Such election to terminate the contract shall be made in writing by buyer prior to the close of business on the 61st day after the effective date. In the event that no such written election is provided by Buyer to Seller within the required time period, Buyer shall be obligated to close within 30 days of the close of the Contingency Period. In the event approval of the Contingency is obtained, Buyer shall be obligated to close within 30 days after satisfaction of the Contingency. Closing may occur sooner than 30 days after the Contingency Period, -if acceptable to Buyer and Seller. Buyer will be responsible for any costs associated with Phase One study if required by County of Martin. Contract contingent upon a clean site Phase One Study.
DUE DILIGENCE (Per contract lines 138 through line 164 of contract shall be limited to the above defined Contingency). Seller acknowledges and agrees that Illustrated Properties , LLC and Realty One Group Engage are the only Brokers involved in this transaction and upon the successful closing of this transaction Seller will pay, as part of Sellers Closing costs, 1.5% of the sales price to Illustrated Properties, LLC and 1.5% commission to Realty One Group Engage.

In all other respects, the Contract as entered into between the Buyer and Seller shall remain unchanged. In the event of any inconsistencies between the Contract and this Addendum, then this addendum shall control. Buyer shall not be obligated to close in the event that Seller is unable to deliver a marketable title as defined within this contract per lines 119 through line 127.

ID:ZkA8YBPGxxYnHeD81S0I

Buyer: lcyeiser Date: ______

April 18, 2026

Buyer: ______ Date: ______

Seller: [signature] MICHELLA MANTON Date: April 16, 2026 4-16-2026

Seller: [signature] ARTHUR COSTENIS Date: 4-16-2026

Digital Signature Verification Report

Process and Intent Verification

The appFiles digital signature platform provides for two types of digital signatures each with their own type of authentication. The purpose of this report is to provide the parties of the documents listed below with the proof of intent and verification information collected at the time of digital signature.

The first type of digital signature is an in-person digital signature which is administered in the presence of personnel experienced with the collection of digital signatures. For this style of signature we record not only the required verification information consisting of the signature ID, device IP address and timestamp that the signature was collected but also the name of the experienced digital signature administrator who personally observed and explained the digital signature process to the client.

The second type of digital signature is a send-away digital signature. In this type of signature, the digital signature administrator prepares a set of documents to be sent and signed on the client's own computer or mobile device. During the process of preparing the package of documents, the administrator assigns a role to the client and places/activates the correct signature and initial locations on the document for that individual. A link is then generated and emailed that is unique to that individual that will begin the review and digital signature process.

Due to the nature of the send-away signatures being remotely administered, the signer, upon receiving and opening the link to the document package, must agree to the digital signature terms and conditions that indicate that they have read and reviewed the documents before signing and that they further agree that their digital signature will be as legally binding as a physical pen and paper signature. Once they have agreed to these terms and conditions, the signature request system will guide them through the process of reviewing each page of the document package before initialing or signing. For this type of digital signature, the verification information consisting of signature ID, device IP address and timestamp is collected as the signatures and initials are completed.

Hillside Circle contract signed by Sellers 4-16-26 — Page 1

Buyer Initials (position 307, 537)

ID: cOZoKs8wjooa6aoqFIsM

Icy

Name: Icy

Email Address: Icyeiser@hotmail.com

Signed: 4/18/26 @ 4:25 PM

IP Address: 67.191.24.83

Hillside Circle contract signed by Sellers 4-16-26 — Page 4

Buyer Initials (position 782, 80)

ID: 9CEhSeRFbpjbPFU0RmIB

Icy

Name: Icy

Email Address: Icyeiser@hotmail.com

Signed: 4/18/26 @ 4:26 PM

IP Address: 67.191.24.83

Hillside Circle contract signed by Sellers 4-16-26 — Page 13

Buyer Signature (position 673, 80)

ID: ZkA8YBPGxxYnHeD81S0I

Icyeiser

Name: Icyeiser

Email Address: Icyeiser@hotmail.com

Signed: 4/18/26 @ 4:27 PM

IP Address: 67.191.24.83