

Vacant Land Contract

1. Sale and Purchase ("Contract"): SE Hillside Circle LLC Mitchell Martin, MGR Louise C. Yeiser Louise C. Yeiser ("Seller") and ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as: Unassigned, 0 Dixie Hwy., Hobe Sound, FL 33455 Address. 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) \$ 3,045,000.00 All deposits will be made payable to "Escrow Agent" named below and held in escrow by: Brandi Booth Escrow Agent's Name: Brandi Booth Escrow Agent's Contact Person: Brandi Booth Escrow Agent's Address: 3581 NW Federal Hwy., Jensen Bch. FL 34957 Escrow Agent's Phone: 772-404-9818 Escrow Agent's Email: Brandi@myengageitllc.com April 18, 2026 April 16, 2026

(a) Initial deposit (\$0 if left blank) (Check if applicable) [] accompanies offer [X] 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 \$ April 15, 2026 (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$ 2,745,000 (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: April 18, 2026

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signed by Seller and Buyer and an executed copy delivered to all parties on or before April 7, 2026, this offer will be withdrawn and Buyer's deposit, if any, will be returned.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. May 29, 2026

4. Closing Date: This transaction will close on June 30, 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

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

55 6. Financing: (Check as applicable)

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

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

64 (1) New Financing: Buyer will secure a commitment for new third party financing for \$ _____
65 or _____% of the purchase price at (Check one) a fixed rate not exceeding _____% an
66 adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate
67 based on Buyer's creditworthiness if neither choice is selected). Buyer will keep Seller and Broker fully
68 informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 disclose all such information to Seller and Broker.

70 (2) Seller Financing: Buyer will execute a first second purchase money note and mortgage to
71 Seller in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

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

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

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

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

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

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

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VAC-15 Rev 1/28

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- (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"

Buyer (*lany*) and Seller (*[Signature]*) acknowledge receipt of a copy of this page, which is 3 of 8 pages.
 VAC-15 Rev 1/26

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.

Buyer  and Seller  acknowledge receipt of a copy of this page, which is 4 of 8 pages.

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

Buyer (_____) and Seller (_____) acknowledge receipt of a copy of this page, which is 6 of 8 pages.
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326* Michael Dooley BK176803
 327 **Seller's Sales Associate/License No.**

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

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

332 Illustrated Properties, LLC
 333 **Listing Brokerage**

334* 9148 SE Bridge Rd., Hobe Sound, FL 33455
 335 **Listing Brokerage Address**

Debra Parker
Buyer's Sales Associate/License No.

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

772-260-3080
Buyer's Sales Associate Phone Number

Realty One Group Engage
Buyer's Brokerage

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:** _____
 347 _____
 348 _____
 349 _____
 350 _____
 351 _____
 352 _____
 353 _____
 354 _____
 355 _____
 356 _____
 357 _____
 358 See Addendum 1 to Contract regarding Additional Terms
 359 _____
 360 _____
 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.]

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 _____ 03/31/2026 Date: _____

380* **Buyer:** Louise _____

381* **Print name:** Louise C Yelzer _____ Date: _____

382* **Buyer:** _____

383* **Print name:** _____

384 **Buyer's address for purpose of notice:** _____

385* **Address:** _____

386* **Phone:** _____ **Fax:** _____ **Email:** _____

387* **Seller:** [Signature] _____ Date: 4-16-2026

388* **Print name:** Mitchell Mantin, MGR ALICE COSTANIS _____ Date: 4-16-2026

389** **Seller:** [Signature] _____ Date: 4-16-2026

390* **Print name:** Mitchell Mantin, MGR ALICE COSTANIS _____ Date: 4-16-2026

391 **Seller's address for purpose of notice:** _____

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

393* **Phone:** 407-756-5916 6795 **Fax:** _____ **Email:** UNITMAN37@AOL.COM

(313) 632-7006

BRIDGECREY@COMCAST.NET

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3/25/26, 1:36 PM

CFN#3056263 BK 3418 PG 1598 PAGE 5 of 5

EXHIBIT "A"

Padima eHistory Package ID: 2M27TgRQ5uqCjEv059tz

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



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Landmark Web Official Records Search

CFN#3056263 BK 3418 PG 1596 PAGE 3 of 5

Pactime eNotary Package ID: 2M27TgR2BulqCEv059H

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 200 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: 26-39-42-001-001-00200-0

THE EAST 52 FEET OF THE WEST 200 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: 26-39-42-001-001-00170-0

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.

File No.: 23-306

Warranty Deed

Page 3 of 5

Seller Signature

Buyer Signature

3/25/26, 1:36 PM

Landmark Web Official Records Search

CFN#3056263 BK 3418 PG 1597 PAGE 4 of 5

Pactima eNotary Package ID: 2M27TgRQ5urjGPEv058N

EXHIBIT "A"

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

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

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; THENCE 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: 26-39-42-001-00110-0

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

File No. 23-308

Seller Signature

Wesley Dent


Buyer Signature



Page 4 of 5



SKETCH B

Yellow Lined Parcels is Subject Properties Being Conveyed

Seller Signature

A handwritten signature in blue ink, consisting of several stylized, overlapping loops and lines.

Buyer Signature

A handwritten signature in blue ink, appearing to be a name followed by a surname, written in a cursive style.

Addendum to Contract

Addendum No. 1 to the Contract with the Effective Date of April 7, 2026 between SE Hillside Circle LLC (Seller) and Louise 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:ZkABYBpGxxYnHeD81S0i [Signature Box]

Buyer: [Signature] April 18, 2026

Buyer: _____

Seller: [Signature]

Seller: [Signature] ARTHUR L. COSTANIS

Date: _____

Date: _____

Date: April 16, 2026 4-16-2026

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 <div style="text-align: center; font-family: cursive; color: blue;">lcy</div>	Name: lcy Email Address: lcyaiser@hotmail.com	Signed: 4/18/26 @ 4:25 PM IP Address: 67.191.24.83
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Hillside Circle contract signed by Sellers 4-16-26

Page 4

Buyer Initials (position 782, 80)

ID: 9CEhSeRFbjbPFUORmIB <div style="text-align: center; font-family: cursive; color: blue;">lcy</div>	Name: lcy Email Address: lcyaiser@hotmail.com	Signed: 4/18/26 @ 4:26 PM IP Address: 67.191.24.83
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Hillside Circle contract signed by Sellers 4-16-26

Page 13

Buyer Signature (position 673, 80)

ID: ZkA8YBPGxxYnHeD81S0I <div style="text-align: center; font-family: cursive; color: blue;">lcyaiser</div>	Name: lcyaiser Email Address: lcyaiser@hotmail.com	Signed: 4/18/26 @ 4:27 PM IP Address: 67.191.24.83
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