

Special Warranty Deed

Prepared by:
James M. Durant, Jr.,
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Phone: (850) 521-6718

Parcel IDs: 31373-000-000 and 31373-010-000

Note to Recorder: The Property described below is not encumbered by a mortgage. No consideration was given in exchange for this deed. Grantor holds a direct or indirect interest in Grantee. Under Rule B-4.012(5), Fla. Admin Code, minimum documentary stamp taxes are being paid in connection with the delivery and recording of this deed. See § 201.02(1), Fla. Stat.; Rule 12B-4.014(2), Fla. Admin Code.

This **Special Warranty Deed** is dated January 16, 2026, and is between

Grantor: **Bay Point Capital Partners II, LP**, a Delaware limited partnership whose address is 3050 Peachtree Rd. NW, Suite 740, Atlanta, GA 30305; and

Grantees: **BPCP PCB LLC**, a Delaware limited liability company, whose address is 3050 Peachtree Road NW, Suite 740, Atlanta, Georgia 30305

Grantor, in consideration of the sum of \$10.00 and other good and valuable consideration, does convey to Grantee, and to Grantee's successors, heirs, and assigns forever, the real property located in Bay County, Florida, more particularly described in the attached **Exhibit A** ("Property").

Together with (1) all the tenements, hereditaments, easements, and appurtenances belonging or in any way appertaining to the Property, and (2) all buildings, fixtures, and other improvements presently located on the Property.

To have and to hold the same in fee simple forever.

Subject to taxes and assessments for the year 2023 and all subsequent years; easements and other restrictions of record, if any; matters that would be disclosed by a current and accurate survey of the Property; and all applicable zoning, land use, and other restrictions imposed by law.

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

Signed in the presence of:

Grantor:

Witness:

Bay Point Capital Partners II, LP, a Delaware limited partnership

Amanda Stebb
Print name: Amanda Stebb
Address: 3050 Peachtree Rd
Atlanta, GA 30305

By: Bay Point Advisors, LLC, a Delaware limited liability company, its General Partner

Witness:

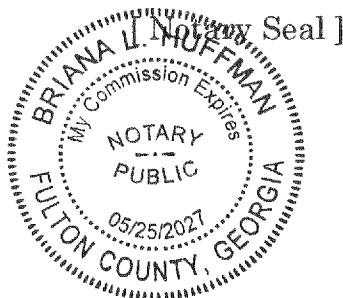
[Signature]

By: Gregory Jacobs, its Manager

Julia Montecino
Print name: Julia Montecino
Address: 3050 Peachtree Rd
Atlanta, GA 30305

State of GA
County of Fulton

The forgoing instrument was acknowledged before me by means of physical presence on January 16, 2026, by Gregory Jacobs, as Manager of Bay Point Advisors, LLC, a Delaware limited liability company, as General Partner of Bay Point Advisors, LLC, a Delaware limited partnership, who is personally known to me or has produced a driver's license as identification.



Notary Public: Briana L. Huffman

Exhibit A
Description of Property

ALL THOSE CERTAIN LOTS, PARCELS OR TRACTS OF LAND, SITUATE AND LYING IN THE CITY OF PANAMA CITY BEACH, COUNTY OF BAY, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA AND THENCE RUN NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 7, FOR A DISTANCE OF 376.5 FEET; THENCE, LEAVING SAID EASTERLY BOUNDARY LINE, RUN NORTH 65 DEGREES 06 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 36.36 FEET; THENCE RUN NORTH 79 DEGREES 33 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BAY POINT ROAD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 76 DEGREES 00 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 67.06 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE ROAD RIGHT-OF-WAY FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AND THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 169.10 FEET; THENCE RUN NORTH 39 DEGREES 44 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 45.89 FEET; THENCE RUN NORTH 17 DEGREES 20 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 16.19 FEET; THENCE RUN NORTH 06 DEGREES 24 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 39.73 FEET; THENCE RUN NORTH 46 DEGREES 48 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 5.91 FEET; THENCE RUN NORTH 06 DEGREES 04 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 15.70 FEET; THENCE RUN SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 12.40 FEET TO A POINT OF NON-TANGENCY ON A CURVE, IN THE EASTERLY RIGHT-OF-WAY LINE OF BAY POINT ROAD, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 507.99 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVING EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 58 SECONDS, FOR AN ARC DISTANCE OF 28.37 FEET, SAID ARC HAVING A CHORD DISTANCE OF 28.36 FEET AND BEARING NORTH 21 DEGREES 07 MINUTES 57 SECONDS EAST TO A POINT OF NON-TANGENCY IN SAID CURVE; THENCE LEAVING SAID CURVING EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 78 DEGREES 59 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 17.01 FEET; THENCE RUN NORTH 16 DEGREES 47 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 35.90 FEET; THENCE RUN SOUTH 85 DEGREES 48 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 10.03 FEET; THENCE RUN NORTH 50 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 7.54 FEET; THENCE RUN NORTH 06 DEGREES 17 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 22.58 FEET; THENCE RUN NORTH 60 DEGREES 17 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 42.33 FEET; THENCE RUN NORTH 69 DEGREES 46 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 14 DEGREES 46 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 201.69 FEET; THENCE RUN SOUTH 56 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN NORTH 53 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 224.68 FEET; THENCE RUN SOUTH 36 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 105.58 FEET TO A POINT OF NON-TANGENCY OF CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROAD RIGHT-OF-WAY, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 455.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVING WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 145.27 FEET, SAID ARC HAVING A CHORD DISTANCE OF 144.65 FEET AND BEARING SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 06 DEGREES 33 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 302.83 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 83 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1.99 FEET TO THE POINT OF A CURVATURE OF CURVE IN SAID NORTHERLY RIGHT-

OF-WAY LINE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 165.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVING NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 77.75 FEET, SAID ARC HAVING A CHORD DISTANCE OF 77.04 FEET AND BEARING SOUTH 69 DEGREES 56 MINUTES 40 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 56 DEGREES 26 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 142.27 FEET TO THE POINT OF CURVATURE OF CURVE, IN SAID NORTHERLY RIGHT-OF-WAY LINE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 180.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVING NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 48 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 96.78, SAID ARC HAVING A CHORD DISTANCE OF 95.62 FEET AND BEARING SOUTH 71 DEGREES 50 MINUTES 50 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SAID SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE N 00°00'28" E A DISTANCE OF 376.51 FEET TO A POINT; THENCE N 65°19'05" E A DISTANCE OF 36.36 FEET TO A POINT; THENCE N 79°45'20" E A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 75°48'00" E A DISTANCE OF 67.06 FEET TO A PK NAIL MARKED #8096 ON THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE; THENCE ALONG SAID RIGHT OF WAY, THENCE N 87°23'32" E A DISTANCE OF 40.64 FEET TO A PK NAIL MARKED #8096, THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 96.68 FEET AND A CHORD BEARING AND DISTANCE OF N 71°57'36" E, 95.52 FEET TO A PK NAIL MARKED #8096; THENCE N 56°40'18" E A DISTANCE OF 141.99 FEET TO A PK NAIL MARKED #8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 77.64 FEET AND A CHORD BEARING AND DISTANCE OF N 70°04'59" E, 76.93 FEET TO A 1/2" REBAR; THENCE N 88°17'20" E A DISTANCE OF 2.11 FEET TO A 5/8" REBAR WITH CAP #2372 AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE AND THE WESTERLY RIGHT OF WAY LINE OF MARRIOTT DR.; THENCE ALONG THE WESTERLY RIGHT OF WAY OF MARRIOTT DR N 06°17'46" W A DISTANCE OF 147.18 FEET TO A POINT AND ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY N 06°17'46" W A DISTANCE OF 155.79 FEET TO A 1/2" REBAR WITH CAP #604; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 8.06 FEET AND A CHORD BEARING AND DISTANCE OF N 05°56'10" W, 8.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 434.40 FEET, AN ARC LENGTH OF 183.60 FEET AND A CHORD BEARING AND DISTANCE OF S 24°45'15" W, 182.23 FEET TO A POINT; THENCE S 82°03'44" E A DISTANCE OF 34.05 FEET TO A POINT; THENCE N 83°05'46" E A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE N 00°00'28" E A DISTANCE OF 376.51 FEET TO A POINT; THENCE N 65°19'05" E A DISTANCE OF 36.36 FEET TO A POINT; THENCE N 79°45'20" E A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 75°48'00" E A DISTANCE OF 67.06 FEET TO A PK NAIL MARKED #8096 ON THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE; THENCE ALONG SAID RIGHT OF WAY, THENCE N 87°23'32" E A DISTANCE OF 40.64 FEET TO A PK NAIL MARKED #8096, THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 96.68 FEET AND A CHORD BEARING AND DISTANCE OF N 71°57'36" E, 95.52 FEET

TO A PK NAIL MARKED #8096; THENCE N 56°40'18" E A DISTANCE OF 141.99 FEET TO A PK NAIL MARKED #8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 77.64 FEET AND A CHORD BEARING AND DISTANCE OF N 70°04'59" E, 76.93 FEET TO A 1/2" REBAR; THENCE N 88°17'20" E A DISTANCE OF 2.11 FEET TO A 5/8" REBAR WITH CAP #2372 AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE AND THE WESTERLY RIGHT OF WAY LINE OF MARRIOTT DR.; THENCE ALONG THE WESTERLY RIGHT OF WAY OF MARRIOTT DR N 06°17'46" W A DISTANCE OF 147.18 FEET TO A POINT AND ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY N 06°17'46" W A DISTANCE OF 155.79 FEET TO A 1/2" REBAR WITH CAP #604; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 8.06 FEET AND A CHORD BEARING AND DISTANCE OF N 05°56'10" W, 8.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 434.40 FEET, AN ARC LENGTH OF 183.60 FEET AND A CHORD BEARING AND DISTANCE OF S 24°45'15" W, 182.23 FEET TO A POINT; THENCE S 82°03'44" E A DISTANCE OF 34.05 FEET TO A POINT; THENCE N 83°05'46" E A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.