



Nelson Mullins Riley and Scarborough LLP  
Lynn Financial Center  
1905 NW Corporate Boulevard  
Boca Raton, FL 33431  
Attention: Diane Karst, Esq.  
Email: Diane.Karst@nelsonmullins.com

Re: **SUNRISE VILLAGE CLOSING – DELIVERY OF DOCUMENTS INTO ESCROW**

Dear Diane Karst, Esq.:

Enclosed please find certain documents (the “Documents”) which are being delivered to Nelson Mullins Riley & Scarborough, LLP (“NM”) in its capacity as escrow agent in connection with the closing of the Sunrise Village transaction pursuant to the \$460,000 loan to Applicant, Blue St. Lucie, LLC, a Florida limited liability company:

- City Mortgage
- Promissory Note and Loan Agreement
- Declaration of Covenants and Restrictions (a/k/a Land Use Restriction Agreement “LURA”)
- Subordination Agreement (General Revenue Loan) to TD Bank, N.A. (senior lender)
- Right-of-Way Deed of Dedication
- Utility Easement

As escrow agent, NM is expressly instructed that:

- NM shall hold the Documents in escrow pending the closing of the transaction.
- NM may not release or record the Documents unless and until you have received authorization, in writing or by e-mail, from Sara Hedges authorizing such release.
- If such authorization is not received by December 31, 2025 at 5:00 p.m., the Documents shall be returned to the City.

Please confirm receipt of the Documents and NM’s agreement to these instructions by countersigning below.

Sincerely,

Sara Hedges,  
City Attorney

RECEIPT AND APPROVAL:  
Nelson Mullins Riley & Scarborough LLP

By: \_\_\_\_\_  
Diane Karst, Esq.