

Exhibit 2



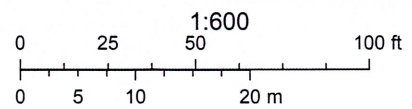
Site Address	603 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 35 03 0040
Property Owner	QUEEN PROGRESS INVESTMENTS INC	Millage	0312
Mailing Address	64 SHAFT RD *TORONTO ON CA M9W 4M2	Use	12-03
Abbr Legal Description	H C BROCKS SUB 3-24 B LOTS 4 & 5 LESS R/W		

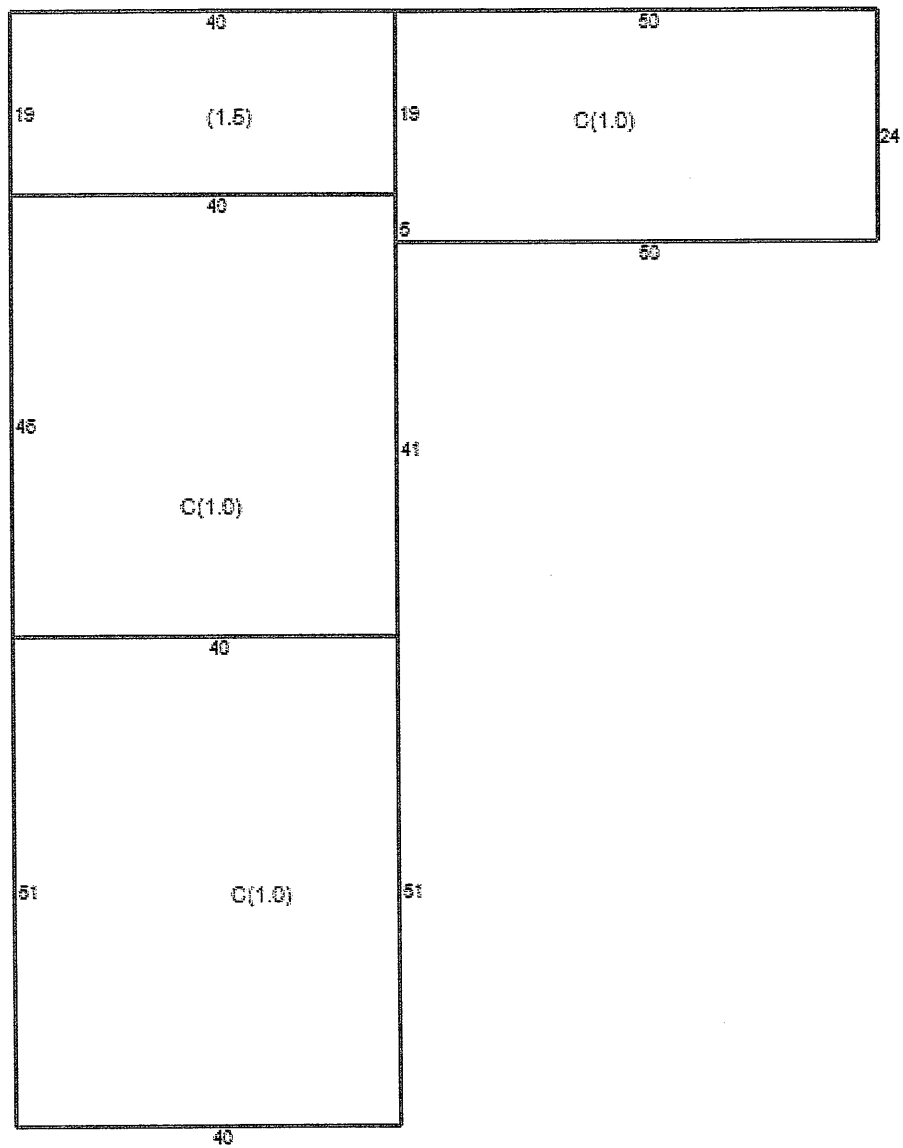
The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2025 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2025*	\$362,280	\$1,662,720	\$2,025,000	\$2,025,000		
2024	\$362,280	\$1,662,720	\$2,025,000	\$2,025,000	\$41,469.38	
2023	\$362,280	\$1,907,480	\$2,269,760	\$2,269,760	\$46,577.00	
2025* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,025,000	\$2,025,000	\$2,025,000	\$2,025,000		
Portability	0	0	0	0		
Assessed/SOH	\$2,025,000	\$2,025,000	\$2,025,000	\$2,025,000		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$2,025,000	\$2,025,000	\$2,025,000	\$2,025,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/29/2022	WD*-E	\$5,475,000	118124607	\$25.00	14,491	SF
1/23/2018	WD-Q	\$1,113,300	114852486			
9/25/2013	TD-T	\$311,000	111839757			
10/26/2001	WD*	\$100	32300 / 79			
6/4/1985	WD	\$151,200	12604 / 627	Adj. Bldg. S.F. (Card, Sketch)		6220
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1998/1966		



June 23, 2026







603 NE 13 Street



Property Address	545 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 35 03 0050
Property Owner	QUEEN PROGRESS INVESTMENTS INC	Millage	0312
Mailing Address	64 SHAFT RD *TORONTO ON CA M9W 4M2	Use	33-02
Abbr Legal Description	H C BROCKS SUB 3-24 B LOT 6 LESS S 15		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

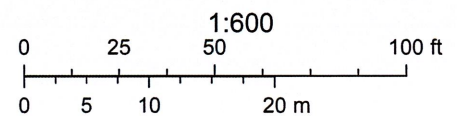
* 2026 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$181,150	\$326,810	\$507,960	\$507,960	
2025	\$181,150	\$326,810	\$507,960	\$507,960	\$11,192.75
2024	\$181,150	\$326,810	\$507,960	\$507,960	\$11,016.53
2026* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$507,960	\$507,960	\$507,960	\$507,960	
Portability	0	0	0	0	
Assessed/SOH	\$507,960	\$507,960	\$507,960	\$507,960	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$507,960	\$507,960	\$507,960	\$507,960	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor Type
4/29/2022	WD*-E	\$5,475,000	118124607	\$25.00	7,246 SF
1/8/2018	WD-Q	\$325,000	114825266		
8/2/2017	WD-Q	\$225,000	114541268		
7/1/1981	SWD	\$100	9703 / 414		
9/1/1971	WD	\$11,500			
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1965/1950	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
03						F2		
C								
1452						7246		



July 2, 2026





545 NE 13 Street



Property Address	535 NE 13 STREET, FORT LAUDERDALE FL 33304	ID #	4942 35 03 0060
Property Owner	QUEEN PROGRESS INVESTMENTS INC	Millage	0312
Mailing Address	64 SHAFT RD *TORONTO ON CA M9W 4M2	Use	11-01
Abbr Legal Description	H C BROCKS SUB 3-24 B LOT 7 LESS R/W,8 LESS R/W		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2026 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$362,280	\$1,535,290	\$1,897,570	\$1,897,570	
2025	\$362,280	\$1,396,760	\$1,759,040	\$1,759,040	\$36,805.92
2024	\$362,280	\$1,396,360	\$1,758,640	\$1,758,640	\$36,462.20

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,897,570	\$1,897,570	\$1,897,570	\$1,897,570
Portability	0	0	0	0
Assessed/SOH	\$1,897,570	\$1,897,570	\$1,897,570	\$1,897,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,897,570	\$1,897,570	\$1,897,570	\$1,897,570

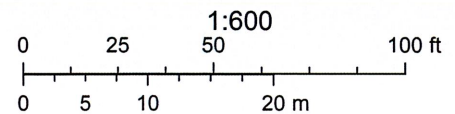
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/29/2022	WD*-E	\$5,475,000	118124607	\$25.00	14,491	SF
1/16/2018	WD-Q	\$900,000	114831092			
9/25/2013	TD-T	\$133,000	111839762			
9/25/2013	WD-T	\$133,000	111839760			
9/25/2013	PRD-T	\$133,000	111839761			
				Adj. Bldg. S.F. (Card, Sketch)		5940
				Eff./Act. Year Built: 1964/1963		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
03						F2		
C								
5940						14491		



July 2, 2026





535 NE 13 Street

Prepared By:
Arnold M. Straus, Jr., Esq.
STRAUS & ASSOCIATES P.A.
10081 Pines Boulevard, Suite C
Pembroke Pines, FL 33024
Telephone: (954) 431-2000
File Number: 22-6124B

Record and Return to:
Mark S. Schechter, Attorney
Schechter Law, P.A.
101 NE Third Avenue
Ft Lauderdale, FL 33301
Telephone: (954) 779-7009
File Number: 22-03109

WARRANTY DEED

THIS INDENTURE made this 4th day of April 2022, between EXPOSITION 603, LLC, a FLORIDA limited liability company, EXPOSITION, LLC, a MARYLAND limited liability company, registered to do business in FLORIDA as EXPOSITION 535, LLC and SANDBOX 101, LLC, a FLORIDA limited liability company as "GRANTOR*", and QUEEN PROGRESS INVESTMENTS INC, a FLORIDA corporation, whose mailing address is 64 Shaft Rd, Toronto, Ontario Canada M9W 4M2 as "GRANTEE*".

(* "Grantor" and "Grantee" are used for singular or plural, as context requires.)

WITNESSETH that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid to Grantor by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lots 4, 5, 6, 7 and 8, less the South 15 feet thereof, of H.C. BROCK'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 3, Page 24, Public Records of Broward County, Florida.

Folio No: 4942 35 03 0040, 4942 35 03 0050 and 4942 35 03 0060

Note: Grantor, Exposition 603, LLC, is conveying Lots 4 and 5
Grantor, Sandbox 101, LLC is conveying Lot 6;
Grantor, Exposition, LLC, is conveying Lots 7 and 8

SUBJECT TO:

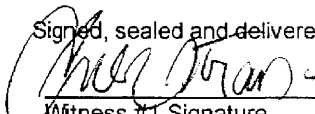
- 1 Taxes for the year 2022 and all subsequent years.
- 2 Restrictions, easements, limitations and zoning ordinances of record, without re-imposing same.

and said Grantor does hereby fully warrant the title to the said land, and will defend same against the lawful claims of all persons whomsoever.

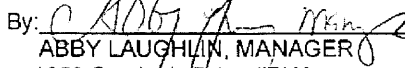
[Signatures on Following Page]

IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:


 Witness #1 Signature ARNOLD M. STRAUS, JR.
 Witness #1 Printed Name ARNOLD M. STRAUS, JR.
 Witness #2 Signature GRACE N. MANNE
 Witness #2 Printed Name GRACE N. MANNE

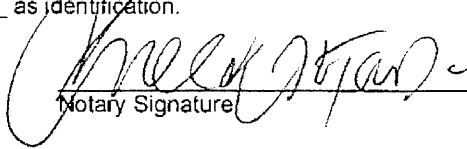
EXPOSITION, LLC, A MARYLAND LIMITED LIABILITY COMPANY REGISTERED TO DO BUSINESS IN FLORIDA AS EXPOSITION 535, LLC

By: 
 ABBY LAUGHLIN, MANAGER
 1050 Seminole Drive #PHA
 Fort Lauderdale, FL 33304

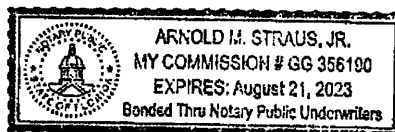
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of this 29 day of April, 2022, by ABBY LAUGHLIN, MANAGER OF EXPOSITION, LLC A MARYLAND LIMITED LIABILITY COMPANY REGISTERED TO DO BUSINESS IN FLORIDA AS EXPOSITION 535, LLC who ☒ is, personally known to me ☐ has produced his Driver's License ☐ has produced _____ as identification.

My Commission Expires:


 Notary Signature

Printed Notary Signature



SEAL

IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Arnold Straus, Jr.
Witness #1 Signature

ARNOLD M. STRAUS, JR.

Witness #1 Printed Name

Grace V. Manne
Witness #2 Signature

GRACE V. MANNE

Witness #2 Printed Name

SANDBOX 101, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By:

Abby Laughlin
ABBY LAUGHLIN, MANAGER
1050 Seminole Drive #PHA
Fort Lauderdale, FL 33304

STATE OF FLORIDA

COUNTY OF BROWARD

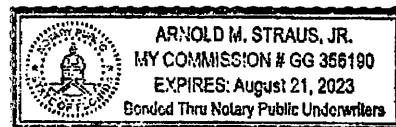
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of this 29 day of **April, 2022**, by **ABBY LAUGHLIN, MANAGER OF SANDBOX 101, LLC A FLORIDA LIMITED LIABILITY COMPANY** who ☒ is, personally known to me ☐ has produced his Driver's License ☐ has produced _____ as identification.

Arnold Straus, Jr.
Notary Signature

My Commission Expires:

Printed Notary Signature

SEAL



IN WITNESS WHEREOF, the GRANTOR has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

ARNOLD M. STRAUS, JR.

Witness #1 Printed Name

ARNOLD M. STRAUS, JR.

Witness #2 Signature

GRACE NIXON MANNE

Witness #2 Printed Name

EXPOSITION 603, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By:

ABBY LAUGHLIN, MANAGER

1050 Seminole Drive #PHA
Fort Lauderdale, FL 33304

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization of this 29 day of April, 2022, by **ABBY LAUGHLIN, MANAGER OF EXPOSITION 603, LLC A FLORIDA LIMITED LIABILITY COMPANY** who ☐ is, personally known to me ☐ has produced his Driver's License ☐ has produced _____ as identification.

Notary Signature

My Commission Expires:

Printed Notary Signature

SEAL

