

Exhibit 2



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\(8\)](#).

Property Assessment Values

2026* Exemptions and Taxable Values by Taxing Authority

Sales History

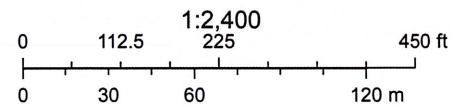
Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

CAM #26-0739
Exhibit 2
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July 8, 2026





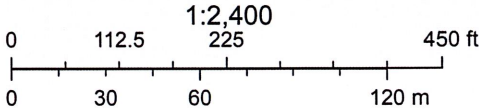
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* Denotes Multi-Parcel Sale (See Deed)

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July 8, 2026



THIS INSTRUMENT PREPARED BY:

John L. Shiekman, Esq.
GREENSPOON MARDER LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

Parcel ID Nos.: 4942 34 05 6800
4942 34 05 6830

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of December 3, 2025, between HOLMAN AUTOMOTIVE, INC., a Florida corporation, whose address is 911 NE 2nd Avenue, Fort Lauderdale, Florida 33304 (herein called "Grantor"), and HOLY CROSS HOSPITAL, INC., a Florida not for profit corporation, whose address is 4725 N. Federal Highway, Ft. Lauderdale, FL 33308, Attn: General Counsel (herein called "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all that certain land situate in Broward County, Florida, as more particularly described in **Exhibit A** attached hereto and made a part hereof by this reference (the "Property").

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the land in fee simple; that it has good right and lawful authority to sell and convey such land; that it hereby fully warrants the title to such land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, except the Property is being conveyed subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof, without reimposing same.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

**HOLMAN AUTOMOTIVE, INC., a
Florida corporation**

Kathryn Rose
Print Name: Kathryn Rose
Address: 640 Kismet Road
Philadelphia, PA 19151

By: [Signature]
Name: Christopher S. Hurren
Title: Executive Vice President - Finance

Carley Willis
Print Name: Carley Willis
Address: 93 Dickinson Court
Pemberton NJ 08068

STATE OF NEW JERSEY

COUNTY OF BURLINGTON

The foregoing instrument was acknowledged before me this 3RD day of DECEMBER, 2025 by means of ☒ of physical presence or ☐ online notarization, by CHRISTOPHER S. HURREN, the Executive Vice President - Finance of HOLMAN AUTOMOTIVE, INC., a Florida corporation, on behalf of the company. He/~~She~~ is either ☒ personally known to me, or ☒ has produced a _____ driver's license as identification.

(Notarial Seal)

BERNADETTE SMITH
Print Name: Bernadette Smith
Notary Public
State of NEW JERSEY at Large
My Commission Expires: _____

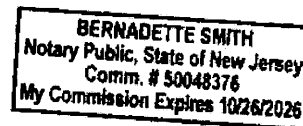


EXHIBIT A
TO SPECIAL WARRANTY DEED
PROPERTY

Lots 1 through 13, inclusive, and Lots 32 through 48, (Lots 1 through 4 and 45 through 48 are labeled as "Post Office" on the plat), inclusive, Block 213, PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida; said lands situate, lying and being in Broward County, Florida; LESS the North 15 feet of Lots 1 and 48 ("Post Office") previously conveyed for right-of-way purposes.

Less and Except the following parcel of land conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 42416, Page 1770, of the Public Records of Broward County, Florida.

A portion of that certain parcel labeled "POST OFFICE", lying North of Lots 5 and 44, Block 213, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida, more fully described as follows:

Commencing at the Southwest corner of said "POST OFFICE"; thence North 00°01'00" West, on the West line of said "POST OFFICE", a distance of 50.00 feet to the Point of Beginning; thence continuing North 00°01'00" West, on said West line, a distance of 35.00 feet; thence South 90°00'00" East, on a line 15.00 feet South of and parallel with the North line of said "POST OFFICE", a distance of 270.13 feet; thence South 00°01'00" East, on the East line of said "POST OFFICE", a distance of 35.00 feet; thence North 45°00'00" West, a distance of 35.36 feet; thence North 90°00'00" West, on a line 25.00 feet South of and parallel with the said North line of the "POST OFFICE", a distance of 220.13 feet; thence South 45°00'00" West, a distance of 35.36 feet to the Point of Beginning.

TOGETHER WITH the 15 - foot alley running North and South between Lots 5 through 11 and Lots 38 through 44, inclusive, in Block 213, PROGRESSO, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida, vacated by Ordinance No. C-83-3 recorded in Official Records Book 10662, Page 741, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

ALSO DESCRIBED AS Lots 5 through 13, both inclusive; Lots 32 through 44, both inclusive, all in Block 213; and the North 100 feet of said Block 213, (the North 100 feet of Block 213 are as "Post Office" on the plat) LESS the North 15 feet thereof of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida.

Less and Except the following parcel of land conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 42416, Page 1770, of the Public Records of Broward County, Florida.

A portion of that certain parcel labeled "POST OFFICE", lying North of Lots 5 and 44, Block 213, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida, more fully described as follows:

Commencing at the Southwest corner of said "POST OFFICE"; thence North 00°01'00" West, on the West line of said "POST OFFICE", a distance of 50.00 feet to the Point of Beginning; thence continuing North 00°01'00" West, on said West line, a distance of 35.00 feet; thence South 90°00'00" East, on a line 15.00 feet South of and parallel with the North line of said "POST OFFICE", a distance of 270.13 feet; thence South 00°01'00" East, on the East line of said "POST OFFICE", a distance of 35.00 feet; thence North 45°00'00" West, a distance of 35.36 feet; thence North 90°00'00" West, on a line 25.00 feet South of and parallel with the said North line of the "POST OFFICE", a distance of 220.13 feet; thence South 45°00'00" West, a distance of 35.36 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

TOGETHER WITH the 15 - foot alley running North and South between Lots 5 through 11 and Lots 38 through 44, inclusive, in Block 213, PROGRESSO, as recorded in Plat Book 2, Page 18, of the Public Records of Miami - Dade County, Florida, vacated by Ordinance No. C-83-3 recorded in Official Records Book 10662, Page 741, of the Public Records of Broward County, Florida.

EXHIBIT B

TO SPECIAL WARRANTY DEED

1. Taxes and assessments applicable to the Property for 2026 and subsequent years.
2. Provisions, dedications and reservations contained on the Plat of PROGRESSO, recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, as affected by the Ordinance recorded in Official Records Book 10662, Page 741, of the Public Records of Broward County, Florida, vacating a portion of the alley located in Block 213.
3. Order of the Board of Adjustment recorded in Official Records Book 10575, Page 538.
4. Temporary Structure Affidavit recorded in Official Records Book 44829, Page 373.
5. Sewer Easement in favor of Rosendo Maristany recorded in Official Records Book 45732, Page 223.

NOTE: All recording references in this Exhibit B shall refer to the public records of Broward County, Florida, unless otherwise noted.