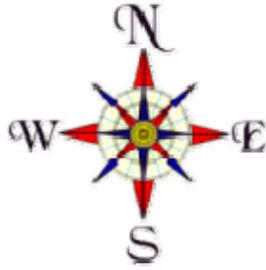


Section 12, Township 26 South, Range 27 East



SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – Hart Road R/W
Legacy at Davenport

Parent Parcel ID No.: 272612-702000-019044

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of March, 2024, between **DAVENPORT LEGACY MULTIFAMILY LLC**, a Florida limited liability company, whose address is 55 SW 9th Street, PH 4506, Miami, Florida 33130, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Witness #1 [Signature]
YUKY KUTKO

Print Name
2 NORTHFIELD PLAZA
Address NORTHFIELD, IL 60093

[Signature]
Witness #2
JULIA KORNEYEVA

Print Name
4020 GREENLEAF,
Address SKOKIE, IL 60076

**DAVENPORT LEGACY
MULTIFAMILY LLC**, a Florida
limited liability company

By: LDP LLC, a Delaware limited
liability company, its Manager

By: [Signature]
Alina Sandal, Manager

By: [Signature]
Mike Kaplun, Manager

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of MARCH, 2024, by Alina Sandal and Mike Kaplun, as Managers of LDP LLC, a Delaware limited liability company as Manager of Davenport Legacy Multifamily LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Larisa Khimchak
Notary Public

LARISA KHIMCHAK
Printed Name of Notary

10/13/2027
Commission Number and Expiration Date

**SKETCH OF DESCRIPTION
LEGACY AT DAVENPORT
HART ROAD RIGHT OF WAY PARCEL 1**

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF BLOCK A AND LOTS 1-3 OF BLOCK B OF CAPTAIN DAVID BURNS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERMOST CORNER OF LOT 4 OF BLOCK B OF SAID CAPTAIN DAVID BURNS SUBDIVISION, LYING ON THE WEST RIGHT-OF-WAY LINE OF HART ROAD (30-FOOT RIGHT OF WAY PER PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N29°24'30"E, A DISTANCE OF 42.78 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 27°52'26" AND A CHORD BEARING AND DISTANCE OF N12°54'02"E, 58.77 FEET) FOR AN ARC DISTANCE OF 59.35 FEET TO A POINT OF TANGENCY; THENCE N26°50'14"E, A DISTANCE OF 297.70 FEET TO THE NORTH LINE OF BLOCK A OF SAID CAPTAIN DAVID BURNS SUBDIVISION; THENCE ALONG SAID NORTH LINE, S59°15'54"E, A DISTANCE OF 15.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID HART ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S26°50'14"W, A DISTANCE OF 334.89 FEET; 2) S29°24'30"W, A DISTANCE OF 18.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 5043 SQUARE FEET (0.116 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR DEDICATION OF ADDITIONAL RIGHT OF WAY FOR HART ROAD.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST RIGHT-OF-WAY LINE OF HART ROAD BEARS S26°50'14"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgeels.com FLORIDA LICENSED BUSINESS NUMBER LB 8848</p>	<p>SKETCH OF DESCRIPTION FOR LEGACY AT DAVENPORT, LLC</p>	<p>DATE OF DRAWING: 01 MAR 2024</p>
	<p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 03/01/2023</p> <p>JEFFREY D. HOPIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH CADD: EAC</p> <p>PROJECT NUMBER: 1167-21001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 1167001SD4.DWG</p> <p>SCALE: 1" = 100' SHEET 1 OF 2</p>

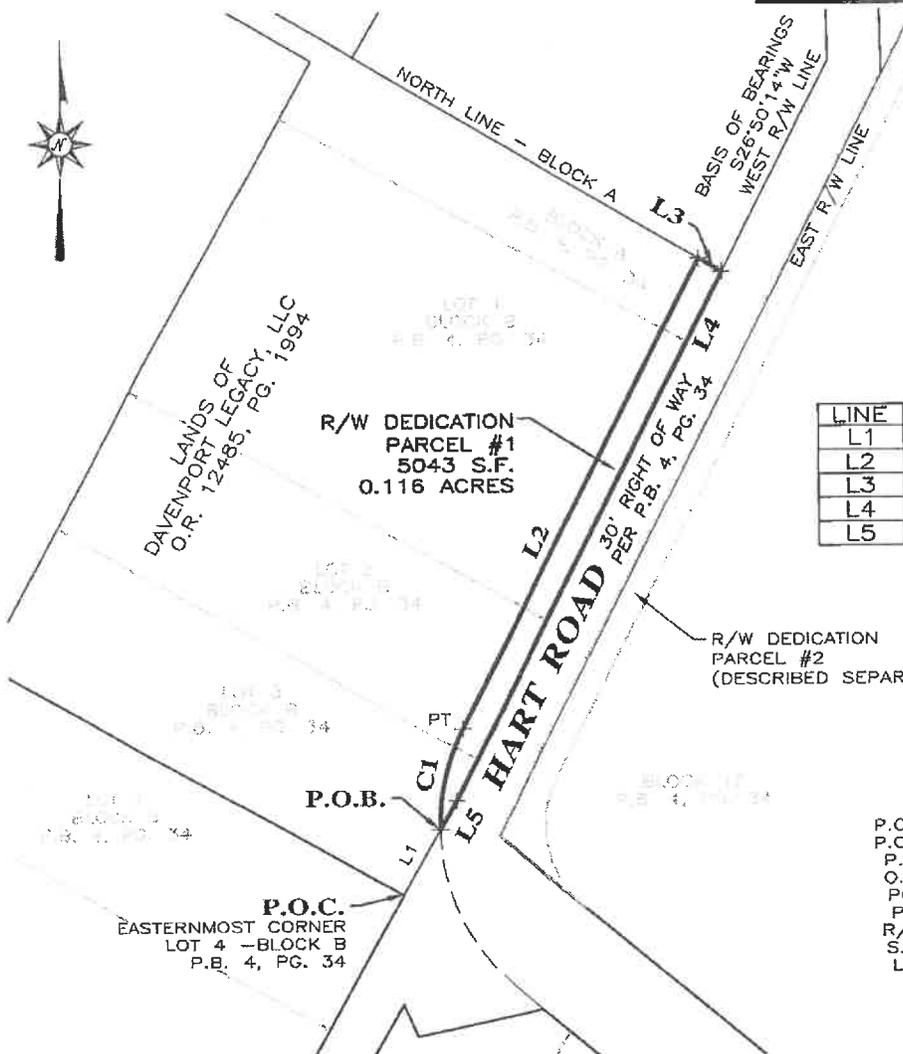
**SKETCH OF DESCRIPTION
LEGACY AT DAVENPORT
HART ROAD RIGHT OF WAY PARCEL 1**

Exhibit "A" - Sheet 2 of 2

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA



THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



LINE TABLE

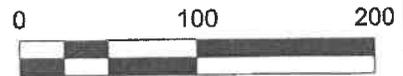
LINE	BEARING	DISTANCE
L1	N29°24'30"E	42.78'
L2	N26°50'14"E	297.70'
L3	S59°15'54"E	15.03'
L4	S26°50'14"W	334.89'
L5	S29°24'30"W	18.85'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- PT. POINT OF TANGENCY
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- LB LICENSED BUSINESS

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	122.00'	27°52'26"	N12°54'02"E	58.77'	59.35'



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LEGACY AT DAVENPORT, LLC

THIS IS NOT
A SURVEY

DATE OF DRAWING: 01 MAR 2024

MANAGER: JDH CADD: EAC

PROJECT NUMBER: 1167-21001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S):

COMPUTER FILE: 1167001SD4.DWG

SCALE: 1" = 100'

SHEET 2 OF 2

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – Hart Road R/W
Legacy at Davenport

Parent Parcel ID No.: 272612-702000-018010

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of March, 2024, between **DAVENPORT LEGACY LLC**, a Florida limited liability company, whose address is 1028 W. Leland Avenue, Chicago, Illinois 60640, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms “Grantor” and “Grantee” may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT “A”

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Witness #1 [Signature]
Print Name YURY KUTKO
Address 2 NORTHFIELD PLAZA
NORTHFIELD, IL 60093
Witness #2 [Signature]
Print Name JULIA KORNEYEVA
Address 4020 GREENLEAF ST.
SKOKIE, IL 60076

DAVENPORT LEGACY LLC, a
Florida limited liability company

By: LDP LLC, a Delaware limited
liability company, its Manager

By: [Signature]
Alina Sandal, Manager

By: [Signature]
Mike Kaplun, Manager

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of MARCH, 2024, by Alina Sandal and Mike Kaplun, as Managers of LDP LLC, a Delaware limited liability company as Manager of Davenport Legacy LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Larisa Khimchak
Notary Public

LARISA KHMCHAK
Printed Name of Notary

10/13/2027
Commission Number and Expiration Date

**SKETCH OF DESCRIPTION
LEGACY AT DAVENPORT
HART ROAD RIGHT OF WAY PARCEL 2**

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF BLOCK 12 OF CAPTAIN DAVID BURNS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST CORNER OF LOT 4 OF BLOCK B OF SAID CAPTAIN DAVID BURNS SUBDIVISION, LYING ON THE WEST RIGHT-OF-WAY LINE OF HART ROAD (30-FOOT RIGHT OF WAY PER PLAT BOOK 4, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N29°24'30"E, A DISTANCE OF 55.83 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, S60°35'30"E, A DISTANCE OF 30.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID HART ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N26°50'14"E, A DISTANCE OF 515.70 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, S01°00'57"E, A DISTANCE OF 32.11 FEET; THENCE S26°50'14"W, A DISTANCE OF 441.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 76°34'47" AND A CHORD BEARING AND DISTANCE OF S11°27'09"E, 76.84 FEET) FOR AN ARC DISTANCE OF 82.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HART ROAD (60-FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 5833, PAGE 935, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N49°44'33"W, A DISTANCE OF 64.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 8015 SQUARE FEET (0.184 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR DEDICATION OF ADDITIONAL RIGHT OF WAY FOR HART ROAD.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST RIGHT-OF-WAY LINE OF HART ROAD BEARS S26°50'14"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgeels.com</p>	<p>SKETCH OF DESCRIPTION FOR LEGACY AT DAVENPORT, LLC</p>	<p>DATE OF DRAWING: 01 MAR 2024</p>
	<p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 6J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 03/01/2023</p>	<p>MANAGER: JDH CADD: EAC</p> <p>PROJECT NUMBER: 1167-21001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 1167001SD5.DWG</p> <p>SCALE: 1" = 100' SHEET 1 OF 2</p>
<p>FLORIDA LICENSED BUSINESS NUMBER LB 6849</p>	<p>JEFFREY D. HOPIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	

**SKETCH OF DESCRIPTION
LEGACY AT DAVENPORT
HART ROAD RIGHT OF WAY PARCEL 2**

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 2 of 2



THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

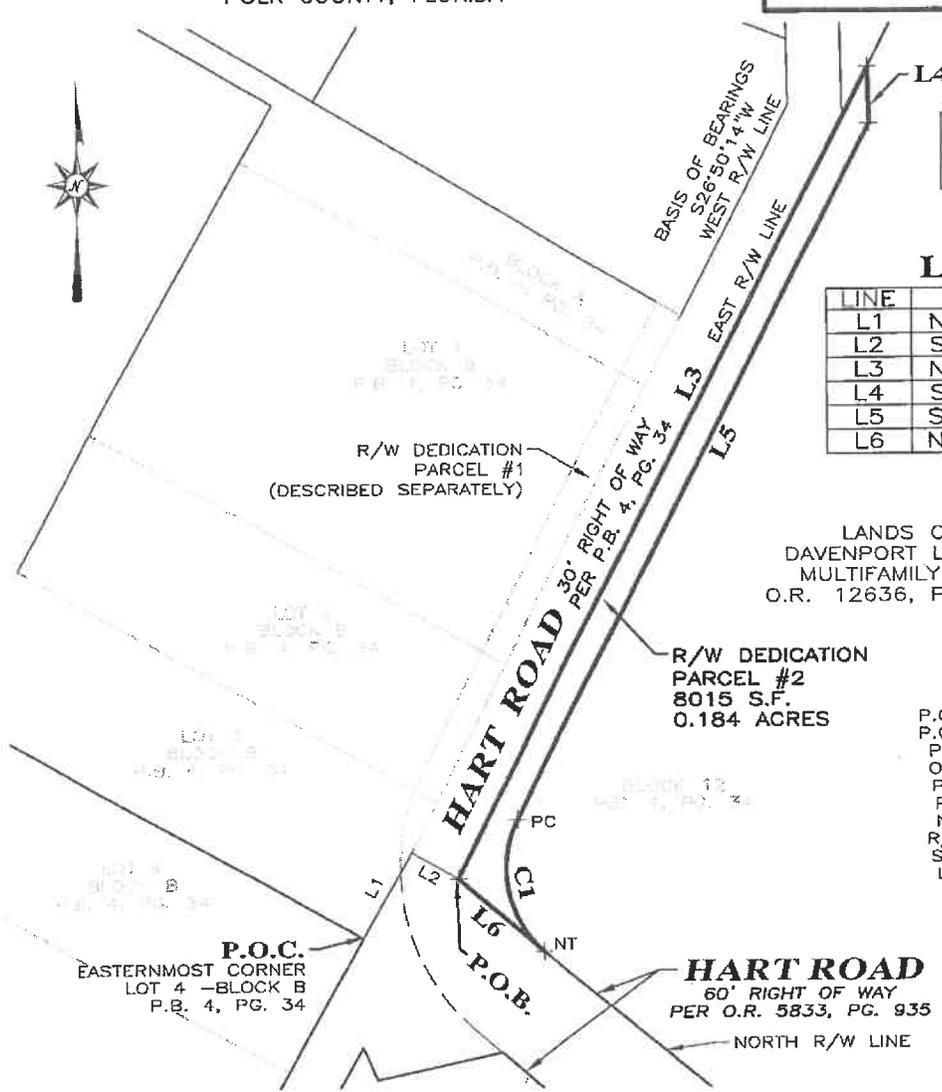
LINE TABLE

LINE	BEARING	DISTANCE
L1	N29°24'30"E	55.83'
L2	S60°35'30"E	30.29'
L3	N26°50'14"E	515.70'
L4	S01°00'57"E	32.11'
L5	S26°50'14"W	441.94'
L6	N49°44'33"W	64.37'

LANDS OF
DAVENPORT LEGACY
MULTIFAMILY, LLC
O.R. 12636, PG. 1501

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- PC POINT OF CURVATURE
- NT NON-TANGENT
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- LB LICENSED BUSINESS



R/W DEDICATION
PARCEL #2
8015 S.F.
0.184 ACRES

P.O.C.
EASTERNMOST CORNER
LOT 4 -BLOCK B
P.B. 4, PG. 34

HART ROAD
60' RIGHT OF WAY
PER O.R. 5833, PG. 935

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	62.00'	76°34'47"	S11°27'09"E	76.84'	82.87'



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9891
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LEGACY AT DAVENPORT, LLC

THIS IS NOT
A SURVEY

DATE OF DRAWING: 01 MAR 2024	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 1167-21001	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 1167001SD5.DWG	
SCALE: 1" = 100'	SHEET 2 OF 2