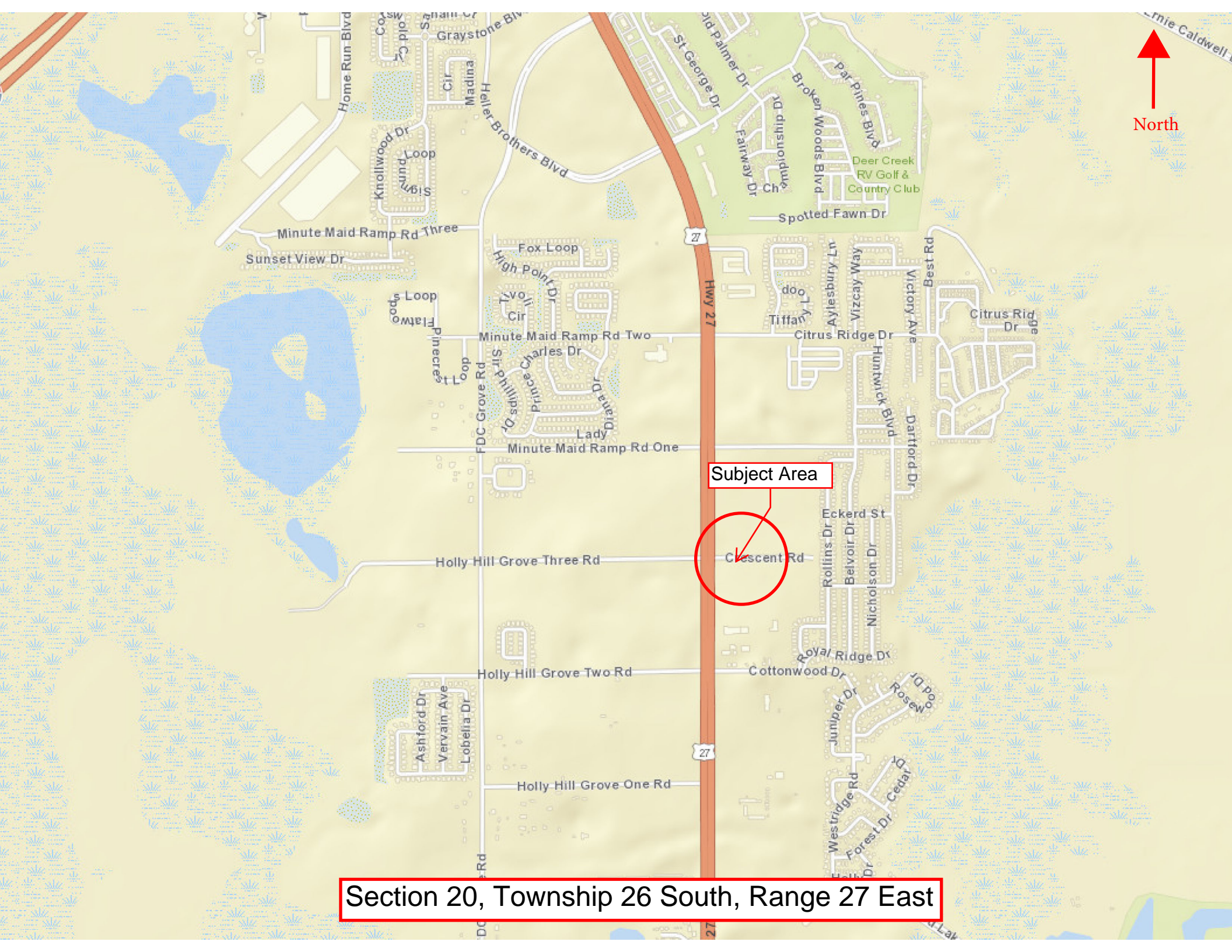


North

Subject Area

Section 20, Township 26 South, Range 27 East



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

Parent Parcel ID Nos.: 272620-705500-040170/040191/040192

QUIT CLAIM DEED

THIS INDENTURE, made this 14th day of December, 2025, between **GPK LIC II LLC**, a Delaware limited liability company, whose address is 7380 W. Sand Lake Road, Suite 605, Orlando, Florida 32819, 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)

[Signature]
Witness #1

ZHAN LI
Print Name
7380 W. Sand Lake Rd. Ste 65
Address
Orlando, FL 32819

[Signature]
Witness #2

Craig Wasserman
Print Name
7380 W. Sand Lake Rd Orlando, FL
Address

GPK LIC II LLC, a Delaware
limited liability company

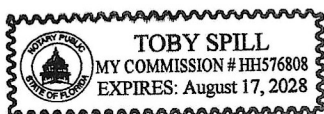
By: [Signature]
Sen Zhang, Sole Member

STATE OF FLORIDA

COUNTY OF orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of December, 2025, by Sen Zhang, as Sole Member of GPK LIC II LLC, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced N/A as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public

Toby Spill
Printed Name of Notary

HH576808 08/17/28
Commission Number and Expiration Date

LEGAL DESCRIPTION
CRESCENT ROAD SOUTH RIGHT-OF-WAY

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION:

A STRIP OF LAND, BEING A PORTION OF TRACTS 17, 18 AND 19 IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 349, ROYAL RIDGE PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 39 AND 40 OF SAID PUBLIC RECORDS, FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°18'10" WEST, ALONG THE MONUMENTED WEST LINE OF TRACT 20 OF SAID PLAT OF FLORIDA DEVELOPMENT CO. TRACT, 630.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN SOUTH 89°44'14" WEST, 851.35 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. 27), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 16180-000; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°17'06" WEST, 16.96 FEET TO THE MONUMENTED NORTH LINE OF TRACTS 17, 18 AND 19 OF SAID PLAT OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 89°52'28" EAST ALONG SAID MONUMENTED NORTH LINE, 851.34 FEET TO A POINT ON THE AFORESAID MONUMENTED WEST LINE OF TRACT 20; THENCE RUN SOUTH 00°18'10" EAST, ALONG THE AFORESAID MONUMENTED WEST LINE, 14.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND, LIES IN POLK COUNTY, FLORIDA AND CONTAINS 0.312 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO: THE MONUMENTED WEST LINE OF TRACT 20 OF PLAT OF FLORIDA DEVELOPMENT CO. TRACT, BEING NORTH 00°18'10" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.

Digitally signed
by David A
White
Date:
2025.12.08
14:38:28 -05'00'



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 12-04-2025

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL.

(SHEET 1 OF 2)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 20, TOWNSHIP 26 SOUTH, RANGE 27 EAST

DATE: DECEMBER 4, 2025

PREP BY: R.J.G.

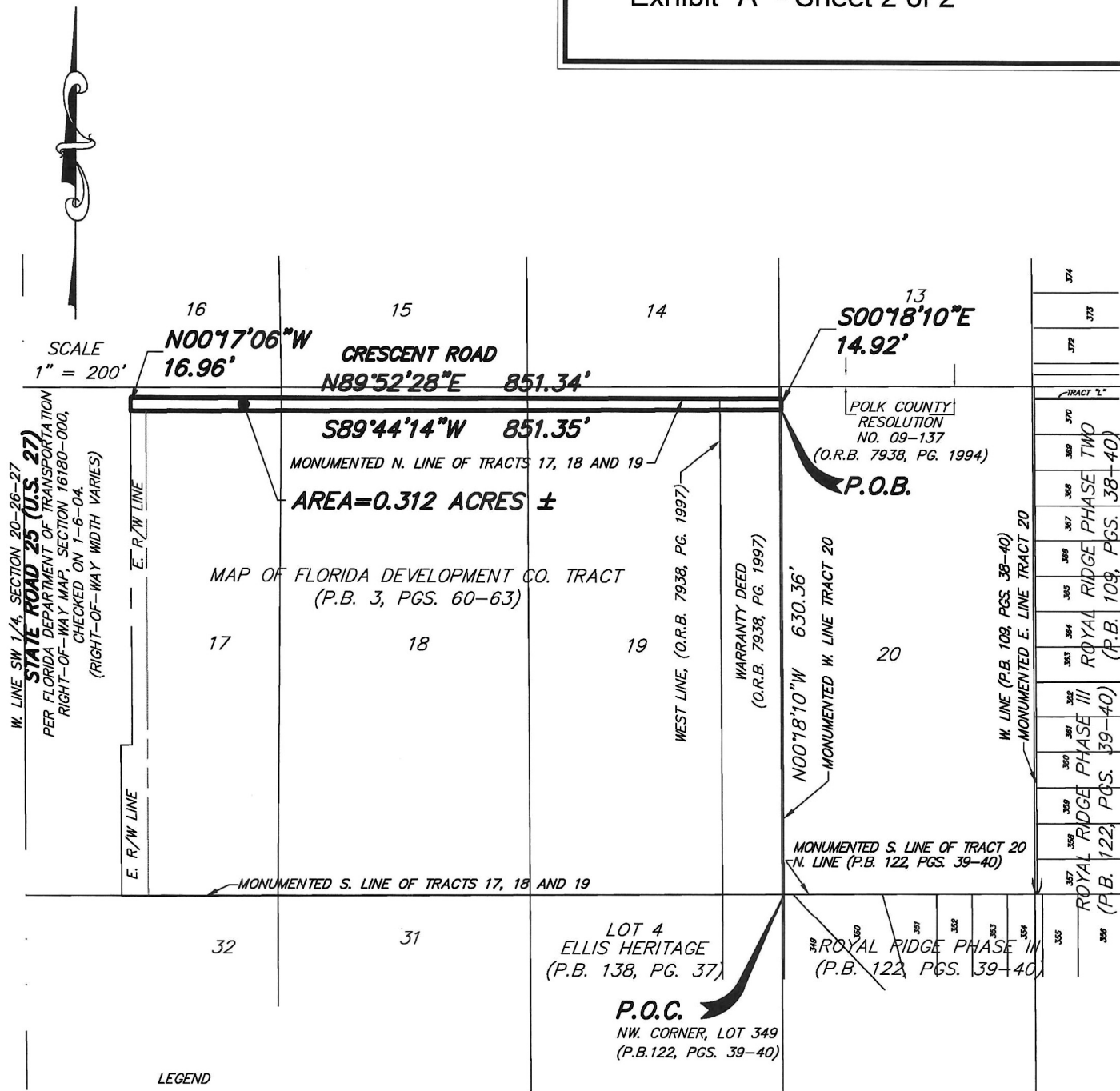
DRAWN BY: R.J.G.

JOB #: 25-047

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LEGAL DESCRIPTION CRESCENT ROAD SOUTH RIGHT-OF-WAY

Exhibit "A" - Sheet 2 of 2



LEGEND

P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF COMMENCEMENT
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PGS.....PAGES
O.R.B.....OFFICIAL RECORDS BOOK

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

(SHEET 2 OF 2)

PEC

SURVEYING AND MAPPING, LLC

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JOB #: 25-047

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