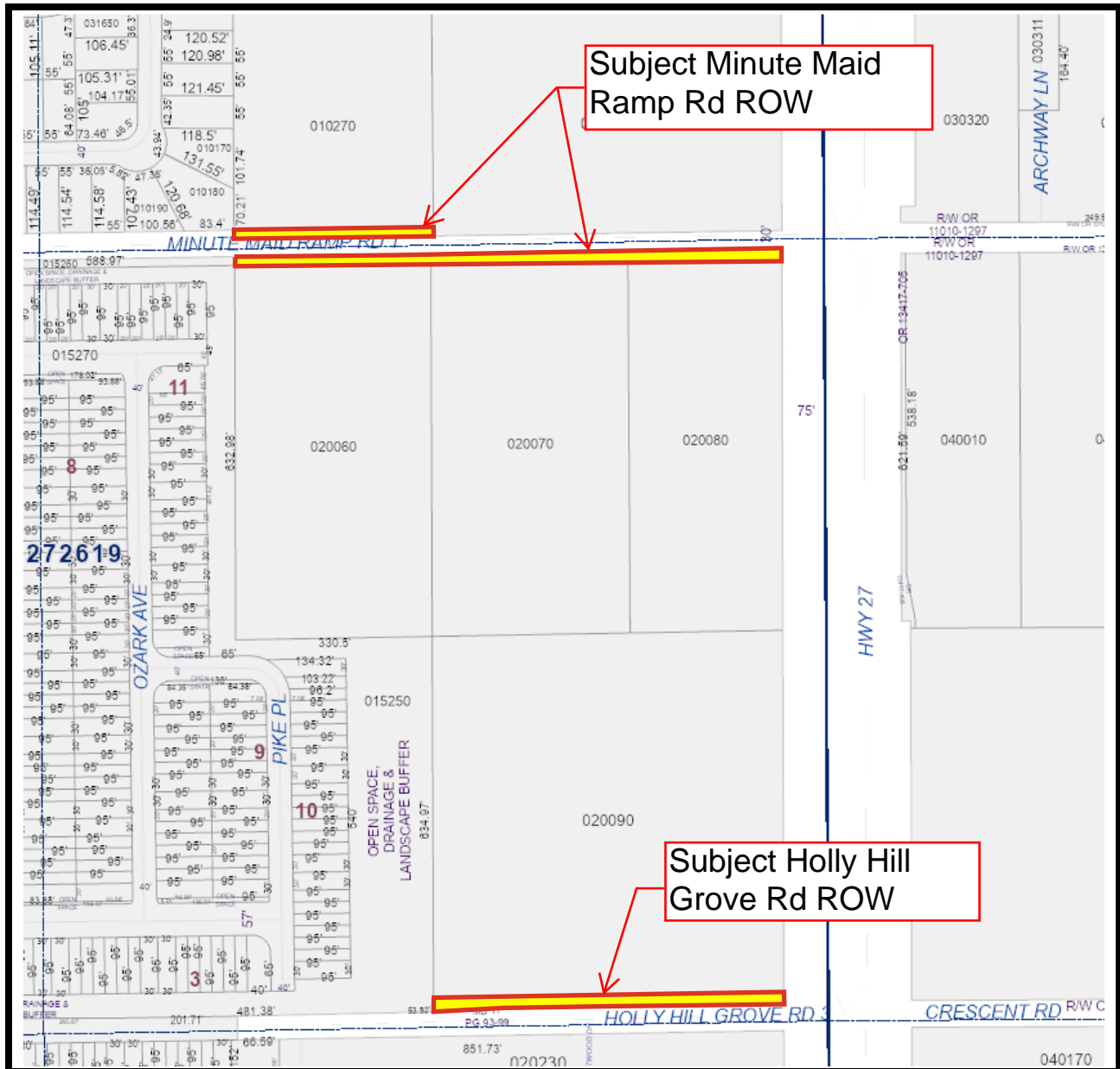


North

Subject Areas

Section 19, 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: DRC – Minute Maid Ramp Rd &  
Holly Hill Grove Rd 3 R/W

Parent Parcel ID Nos.: 272619-704500-010270/020060/020070/020080/020090

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 6th day of November, 2025, between **GPK SUNRISE LLC**, a Florida limited liability company, and **GPK SE HOLDING LLC**, a Delaware limited liability company, the address for both being 8615 Commodity Circle, suite 17, Orlando, Florida 32819, Grantors, 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 Grantors, for and in consideration of the sum of One Dollar, to them 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 Grantors have in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

**SEE EXHIBITS "A", "B" and "C"**

**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 Grantors, 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)

**GPK SUNRISE LLC**, a Florida  
limited liability company

Witness #1

Zhen Li

Print Name

14526 Yellow Butterfly Rd Windermere, FL 34786

Address

Witness #2

Toby Spill

Print Name

1531 Little Wren Lane, Winter Park

Address

By: Sen Zhang

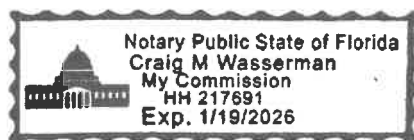
Sen Zhang, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of November, 2025, by Sen Zhang, as Manager of GPK Sunrise 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)



Craig Wasserman  
Notary Public

Craig Wasserman  
Printed Name of Notary

HH 217691

1-19-26

Commission Number and Expiration Date

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)

Zhan Li  
Witness #1

Print Name  
14526 Yellow Butterfly Rd. Windermere  
Address FL 34786

Toby Spill  
Witness #2

Print Name  
1531 Little Wren Lane Winter Park  
Address

**GPKE HOLDING LLC**, a Delaware  
limited liability company

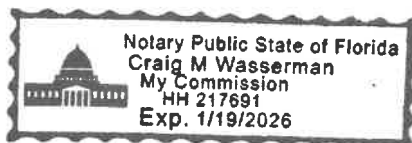
By: Sen Zhang  
Sen Zhang, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 6 day of November, 2025, by Sen Zhang, as Manager of  
GPKE Holding LLC, a Delaware limited liability company, on behalf of the company, who  
☒ is personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(AFFIX NOTARY SEAL)



Craig Wasserman  
Notary Public

Craig Wasserman  
Printed Name of Notary

114217691 1-19-26  
Commission Number and Expiration Date

**LEGAL DESCRIPTION  
MINUTE MAID RAMP ROAD 1  
NORTH RIGHT-OF-WAY**

Exhibit "A" - Sheet 1 of 2

**LEGAL DESCRIPTION:**

A STRIP OF LAND, BEING A PORTION OF TRACT 27, HOLLY HILL GROVE & FRUIT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 36, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST FOR A POINT OF REFERENCE; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, RUN SOUTH 88°59'20" WEST, 667.35 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°19'22" WEST, 15.00 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF MINUTE MAID RAMP ROAD 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°59'20" WEST, 325.02 FEET TO THE WEST LINE OF TRACT 27 OF SAID PLAT OF HOLLY HILL GROVE & FRUIT COMPANY; THENCE RUN ALONG SAID WEST LINE, NORTH 00°19'22" WEST, 15.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 88°59'20" EAST, 325.02 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT 27; THENCE RUN SOUTH 00°19'22" EAST, ALONG SAID EAST LINE, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND, LIES IN POLK COUNTY, FLORIDA AND CONTAINS 0.112 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 BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, BEING SOUTH 00°09'35" EAST.
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.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed  
by David A

White

Date:

2025.10.28

10:54:57 -04'00'



DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC.  
CERTIFICATE OF AUTHORIZATION L.B. #7808  
DATE OF SIGNATURE: 10-22-2025

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL DESCRIPTION

(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 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST**

DATE: OCTOBER 22, 2025

PREP BY: R.J.G.

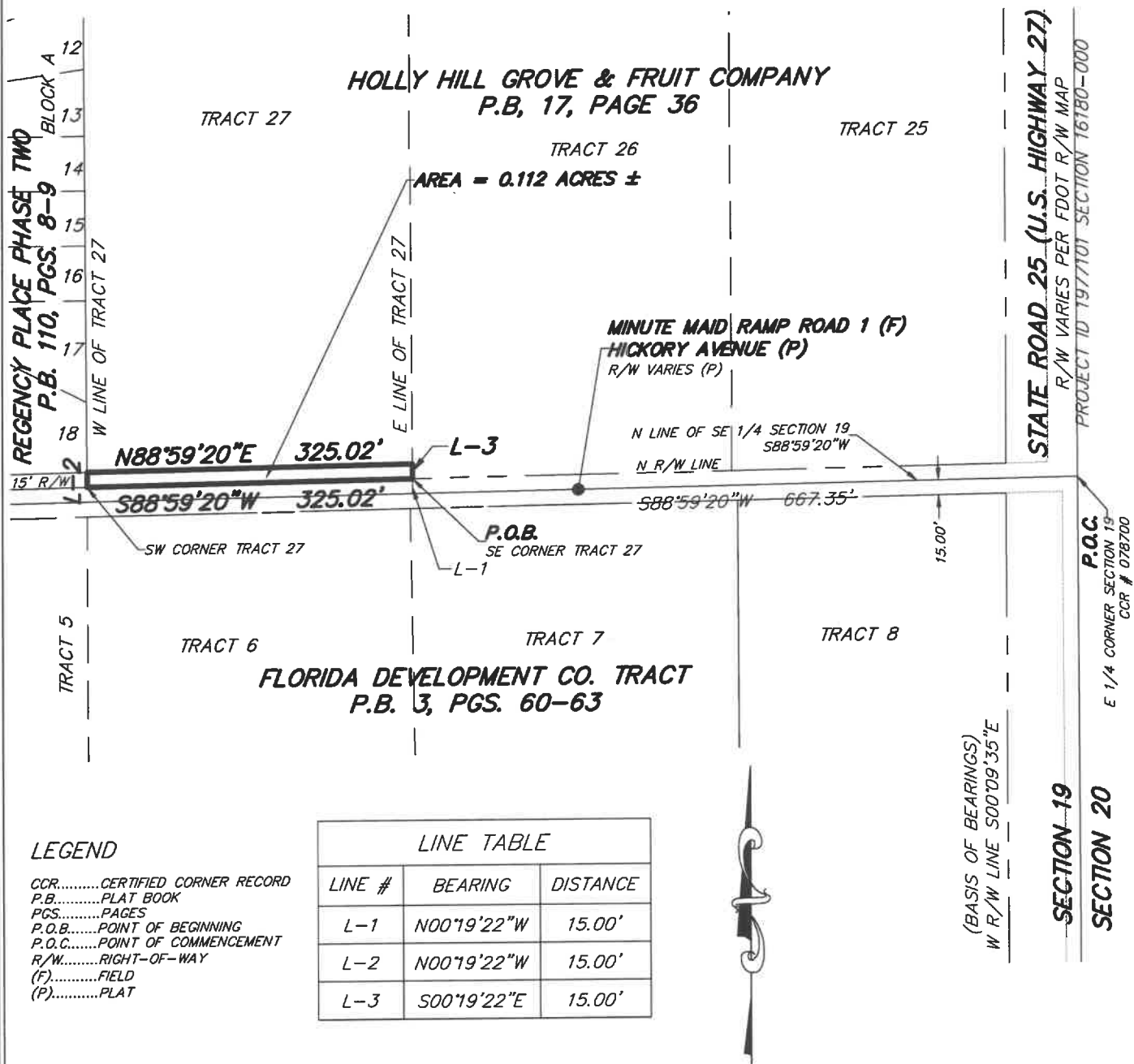
DRAWN BY: R.J.G.

JOB #: 25-081

0:25-081 GPK Minuteman Plat\25-081 MMR N RW.dwg Oct 22, 2025 - 4:07pm

# SKETCH OF DESCRIPTION MINUTE MAID RAMP ROAD 1 NORTH RIGHT-OF-WAY

Exhibit "A" - Sheet 2 of 2



(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**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

**SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST**

DATE: OCTOBER 22, 2025

PREP BY: R.J.G.

DRAWN BY: R.J.G.

JOB #: 25-081

O:\25-081 GPK Minuteman Plat\25-081 MMR N RW.dwg Oct 22, 2025 - 4:08pm

**LEGAL DESCRIPTION  
MINUTE MAID RAMP ROAD 1  
SOUTH RIGHT-OF-WAY**

Exhibit "B" - Sheet 1 of 2

**LEGAL DESCRIPTION:**

A STRIP OF LAND, BEING A PORTION OF TRACT 6, TRACT 7, AND TRACT 8, 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, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST FOR A POINT OF REFERENCE; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, RUN SOUTH 88°59'20" WEST, 71.35 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. HIGHWAY 27) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT I.D. 1977091, SECTION 16180-000; THENCE ALONG SAID NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE, RUN SOUTH 00°09'35" EAST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 00°09'35" EAST, 18.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 88°59'20" WEST, 595.93 FEET; THENCE RUN NORTH 87°24'11" WEST, 47.67 FEET; THENCE RUN SOUTH 88°59'20" WEST, 277.56 FEET TO A POINT ON THE WEST LINE OF TRACT 6 OF SAID PLAT OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°19'25" WEST, ALONG SAID WEST LINE OF SAID TRACT 6, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF MINUTE MAID RAMP ROAD 1; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°59'20" EAST, 921.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND, LIES IN POLK COUNTY, FLORIDA AND CONTAINS 0.360 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 BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, BEING SOUTH 00°09'35" EAST.
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.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally  
signed by  
David A White  
Date:  
2025.10.28  
10:55:42  
-04'00'



DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC.  
CERTIFICATE OF AUTHORIZATION L.B. #7808  
DATE OF SIGNATURE: 10-22-2025

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL DESCRIPTION

(SHEET 1 OF 2)

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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**SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST**

DATE: OCTOBER 22, 2025

PREP BY: R.J.G.

DRAWN BY: R.J.G.

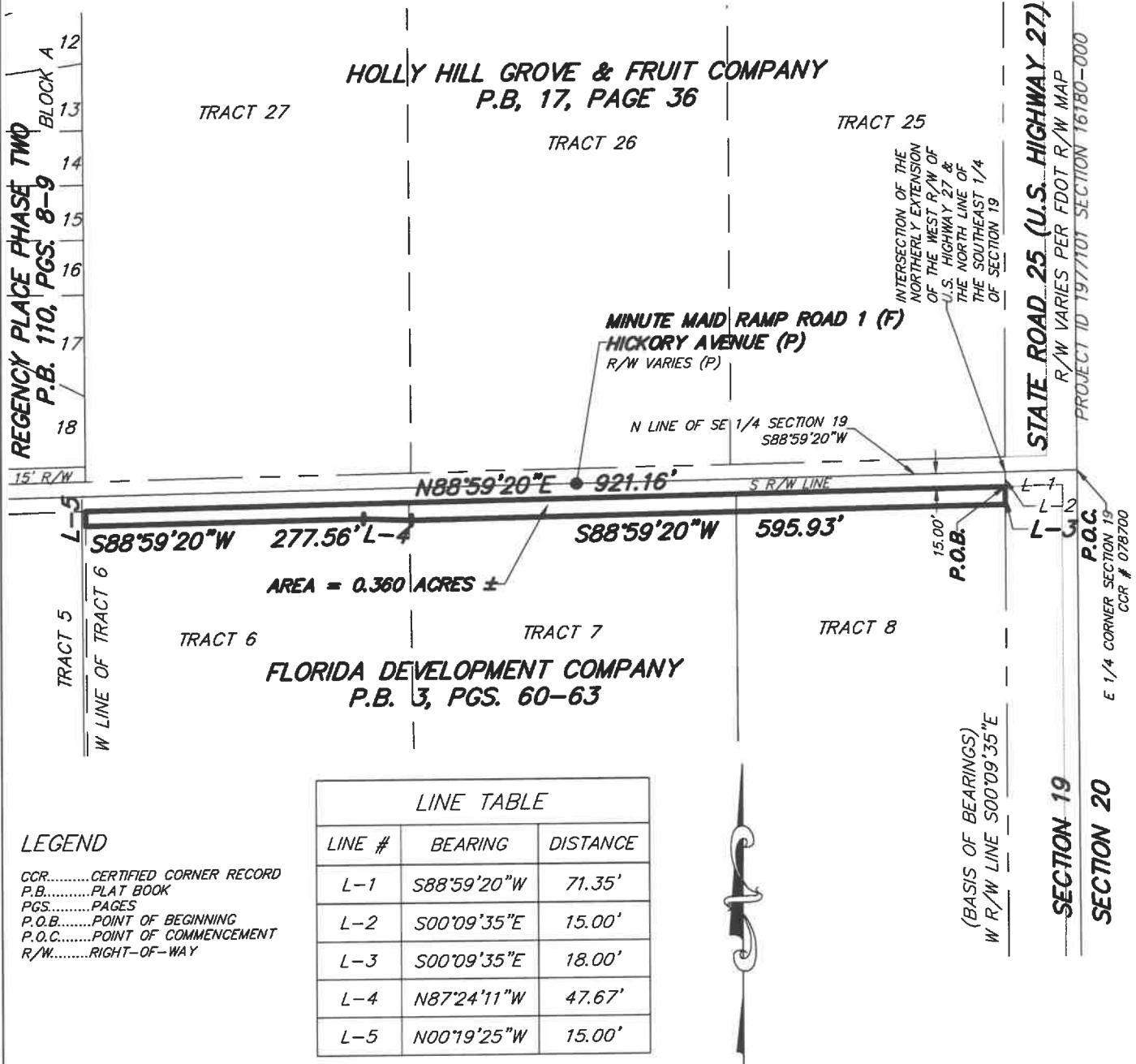
JOB #: 25-081

0: 25-081 GPK Minuteman Plat 25-081 MMR S RW.dwg Oct 22, 2025 - 4:09pm



**SKETCH OF DESCRIPTION**  
**MINUTE MAID RAMP ROAD 1**  
**SOUTH RIGHT-OF-WAY**

Exhibit "B" - Sheet 2 of 2



(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**  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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 WWW.PECONLINE.COM

**SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST**

DATE: OCTOBER 22, 2025      PREP BY: R.J.G.      DRAWN BY: R.J.G.      JOB #: 25-081

O:\25-081 GPK Minuteman Plat\25-081 MMR S RW.dwg Oct 22, 2025 - 4:10pm

**LEGAL DESCRIPTION  
HOLLY HILL GROVE ROAD 3  
NORTH RIGHT-OF-WAY**

Exhibit "C" - Sheet 1 of 2

**LEGAL DESCRIPTION:**

A STRIP OF LAND, BEING A PORTION OF TRACT 9 AND TRACT 10, 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, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST FOR A POINT OF REFERENCE; THENCE RUN SOUTH 88°59'20" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 71.35 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. HIGHWAY 27) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT I.D. 1977091, SECTION 16180-000; THENCE RUN SOUTH 00°09'35" EAST ALONG SAID NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE, 1280.40 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°09'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 15.00 FEET TO THE NORTHERLY MAINTENANCE RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 3 PER MAP BOOK 17, PAGES 93 THROUGH 99 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'41" WEST ALONG SAID NORTHERLY MAINTENANCE RIGHT-OF-WAY LINE, 354.17 FEET; THENCE RUN SOUTH 87°53'35" WEST ALONG SAID NORTHERLY MAINTENANCE RIGHT-OF-WAY LINE, 233.31 FEET TO A POINT ON THE WEST LINE OF TRACT 10 OF SAID PLAT OF FLORIDA DEVELOPMENT CO. TRACT; THENCE RUN NORTH 00°17'49" WEST ALONG SAID WEST LINE, 15.01 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 87°53'35" EAST, 233.02 FEET; THENCE RUN NORTH 89°17'41" WEST, 354.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND, LIES IN POLK COUNTY, FLORIDA AND CONTAINS 0.202 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 BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, 1983, WEST ZONE, RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, BEING SOUTH 00°09'35" EAST.
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.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally signed

by

c2695f19-178a-4

53a-98fd-6d1298

8b7e33

Date: 2025.10.28

10:53:19 -04'00'

  
DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC  
CERTIFICATE OF AUTHORIZATION L.B. #7808  
DATE OF SIGNATURE: 10-22-2025

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF LEGAL DESCRIPTION

(SHEET 1 OF 2)

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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**SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST**

DATE: OCTOBER 22, 2025

PREP BY: R.J.G.

DRAWN BY: R.J.G.

JOB #: 25-081

0: 25-081 GPK Minuteman Plat\25-081 HHG N RW.dwg Oct 22, 2025 - 4:25pm

# SKETCH OF DESCRIPTION HOLLY HILL GROVE ROAD 3 NORTH RIGHT-OF-WAY

Exhibit "C" - Sheet 2 of 2



SCALE  
1" = 100'

FLORIDA DEVELOPMENT CO. TRACT  
P.B. 3, PGS. 60-63

TRACT 10

AREA = 0.202 ACRES ±

TRACT 9

L-2 N87°53'35"E 233.02' N89°17'41"E 354.50' P.O.B.  
S87°53'35"W 233.31' S LINE OF TRACT 10 S89°17'41"W 354.17' S LINE OF TRACT 9 L-1

NORTHERLY MAINTENANCE R/W LINE PER  
MAP BOOK 17, PAGES 93-99

HOLLY HILL GROVE ROAD 3  
R/W VARIES PER MAP BOOK 17, PAGES 93-99

## LINE TABLE

LINE #	BEARING	DISTANCE
L-1	S00°09'35"E	15.00'
L-2	N00°17'49"W	15.01'

## LEGEND

CCR.....CERTIFIED CORNER RECORD  
P.B.....PLAT BOOK  
PGS.....PAGES  
P.O.B.....POINT OF BEGINNING  
P.O.C.....POINT OF COMMENCEMENT  
R/W.....RIGHT-OF-WAY

(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**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 19, TOWNSHIP 26 SOUTH, RANGE 27 EAST

DATE: OCTOBER 22, 2025

PREP BY: R.J.G.

DRAWN BY: R.J.G.

JOB #: 25-081

O: 25-081 GPK Minuteman Plat 25-081 HHG N RW.dwg Oct 22, 2025 - 4:26pm