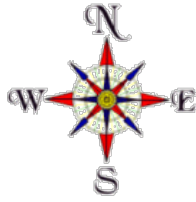
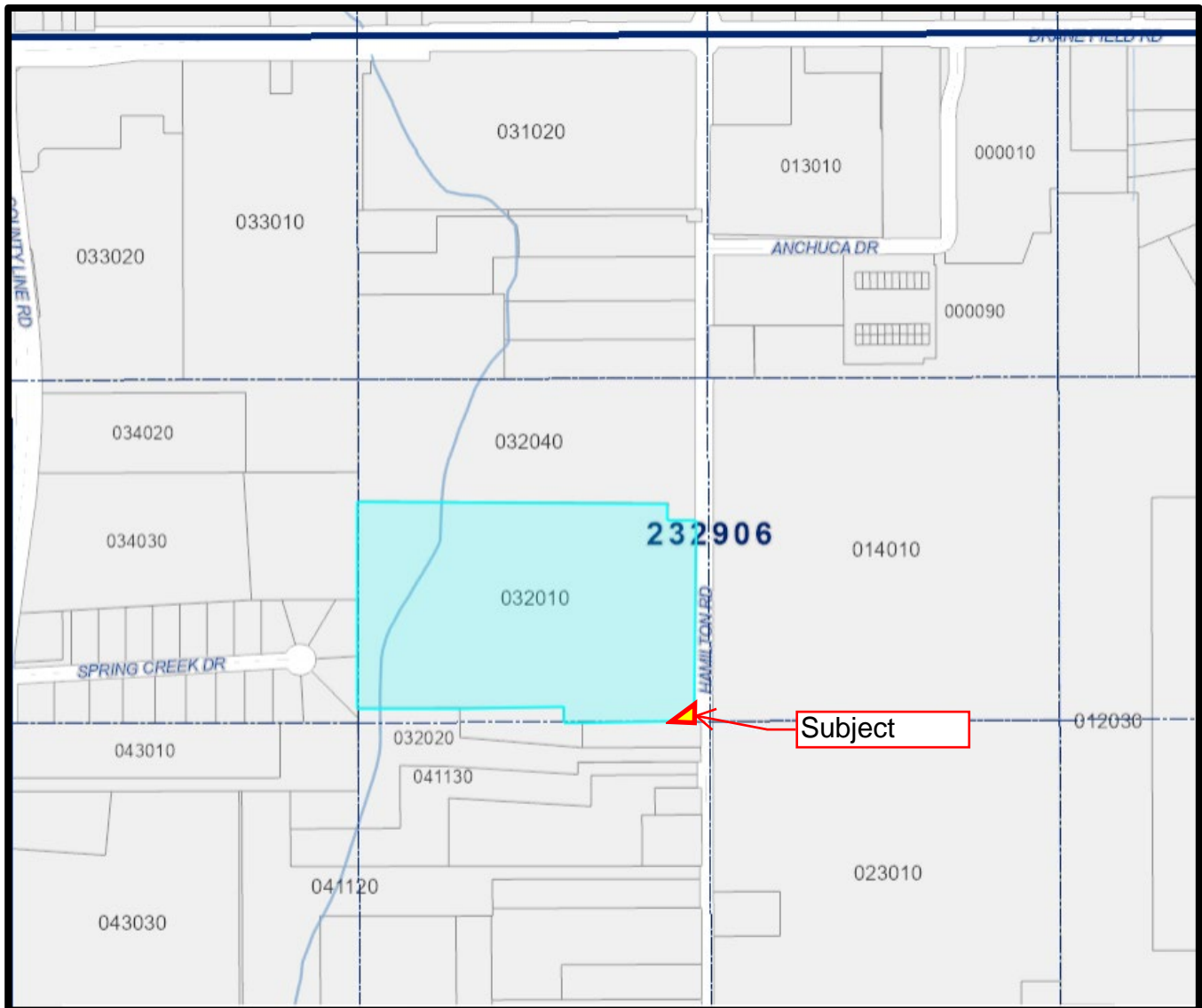


Section 6, Township 29 South, Range 23 East



**SECTION 06, TOWNSHIP 29 SOUTH, RANGE 23 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 – Hamilton Road Additional R/W  
LDNON-2023-133 – Hamilton Rd Industrial

Parent Parcel ID No.: 232906-000000-032010

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 12th day of December, 2025, between **ARROWROCK IV HAMILTON ROAD, LLC**, a Delaware limited liability company, whose address is 135 North Meramec Ave., Suite 600, St. Louis, Missouri 63105, 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

CHRISTOPHER L. COLLINS

Print Name

135 N. MERAMEL AVE. STE 100  
Address ST. LOUIS, MO 63105

  
\_\_\_\_\_  
Witness #2

Mackenzie Goodwin

Print Name

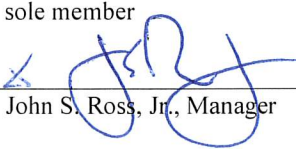
135 N. Meramec Ave STE 100  
Address St Louis MO 63105

**ARROWROCK IV HAMILTON  
ROAD, LLC**, a Delaware limited  
liability company

By: ARROWROCK US INDUSTRIAL FUND  
IV, LP, a Delaware limited partnership, its  
sole member

By: ARROWROCK US INDUSTRIAL FUND  
IV GP, LLC, a Delaware limited liability  
company, its General Partner

By: SUMMIT REALTY VENTURES, LLC,  
a Missouri limited liability company, its  
sole member

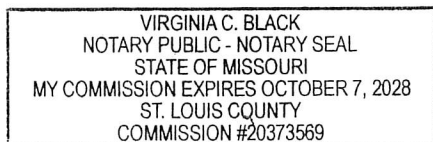
By:   
\_\_\_\_\_  
John S. Ross, Jr., Manager

STATE OF Missouri

COUNTY OF St. Louis

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of DECEMBER, 2025, by John S. Ross, Jr., as Manager of Summit Realty Ventures, LLC, a Missouri limited liability company, as sole member of Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company, as General Partner of Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership, as sole member of Arrowrock IV Hamilton Road, 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)



  
\_\_\_\_\_  
Notary Public

VIRGINIA C. BLACK

Printed Name of Notary

20373569 OCT. 7, 2028  
Commission Number and Expiration Date

**SKETCH OF DESCRIPTION  
HAMILTON ROAD LAKELAND**

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 2

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS CONVEYED BY DEED TO ARROWROCK IV HAMILTON RD LLC, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12900, PAGE 2039, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, S00°13'53"E, A DISTANCE OF 1327.04 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE, S89°48'54"W, A DISTANCE OF 50.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAMILTON ROAD (VARIABLE-WIDTH PUBLIC RIGHT OF WAY, PER MAP BOOK 13, PAGES 100-107, OFFICIAL RECORDS BOOK 8513, PAGE 864 AND INSTRUMENT NUMBER 2023295791, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S00°07'11"E, A DISTANCE OF 141.60 FEET; 2) S00°10'46"W, A DISTANCE OF 1161.56 FEET TO THE POINT OF BEGINNING;



THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°10'46"W, A DISTANCE OF 19.71 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG SAID SOUTH LINE, S89°46'30"W, A DISTANCE OF 33.19 FEET; THENCE DEPARTING SAID SOUTH LINE, N59°10'30"E, A DISTANCE OF 38.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 327 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR HAMILTON ROAD LAKELAND.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE CENTERLINE OF HAMILTON ROAD, BEARS N00°10'46"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

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

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH OF DESCRIPTION</b> FOR <b>SUMMIT REAL ESTATE GROUP</b></p>	<p>DATE OF DRAWING: 2 DEC 2025 MANAGER: JLY CADD: JAA PROJECT NUMBER: 1198-22002 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 1198002SD14.DWG SCALE: N/A SHEET 1 OF 2</p>
	<p><b>SURVEYOR'S CERTIFICATION</b> 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.  DATE: 12/4/2025 JL YOUNDERIAN PROFESSIONAL SURVEYOR AND MAPPER NUMBER 7549</p>	

# SKETCH OF DESCRIPTION HAMILTON ROAD LAKELAND

SECTION 6, TOWNSHIP 29 SOUTH, RANGE 23 EAST  
POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 2 of 2

## LEGEND

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
P.B. PLAT BOOK  
M.B. MAP BOOK  
O.R. OFFICIAL RECORDS BOOK  
PG.-PGS. PAGE - PAGES  
SEC SECTION  
T TOWNSHIP  
R RANGE  
NAD NORTH AMERICAN DATUM  
NGS NATIONAL GEODETIC SURVEY  
SQ.FT. SQUARE FEET  
R/W RIGHT OF WAY  
INSTR.# INSTRUMENT NUMBER

## DRANE FIELD ROAD

VARIABLE WIDTH R/W  
M.B. 1, PGS. 122-123

P.O.C.  
N 1/4 CORNER  
SEC 6, T29S, R23E

S00°13'53"E 1327.04'

EAST LINE - NW 1/4 SEC 6, T29S, R23E

S89°48'54"W 50.26'

NORTH LINE - SE 1/4 OF NW 1/4 SEC 6, T29S, R23E

0 20 40

GRAPHIC SCALE 1"=20'



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°10'46"W	19.71'
L2	S89°46'30"W	33.19'
L3	N59°10'30"E	38.72'

REMAINDER OF ARROWROCK IV  
HAMILTON RD LLC  
O.R.12900, PG. 2039

P.O.B.

PORTION OF  
ARROWROCK IV  
HAMILTON RD LLC  
327 SQ.FT.

L2

S00°07'11"E 141.60'

S00°10'46"W 1161.56'

WEST R/W LINE

HAMILTON ROAD

VARIABLE WIDTH PUBLIC R/W  
M.B. 13, PGS 100-107 & O.R. 8513, PG. 864  
INSTR.# 2023295791

CENTERLINE - HAMILTON ROAD  
N00°10'46"E (BASIS OF BEARINGS)

SOUTH LINE - SE 1/4 OF NW 1/4 SEC 6, T29S, R23E

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

**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  
SUMMIT REAL ESTATE GROUP

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

THIS IS NOT  
A SURVEY

DATE OF DRAWING: 2 DEC 2025

MANAGER: JLY CADD: JAA

PROJECT NUMBER: 1198-22002

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1198002SD14.DWG

SCALE: 1" = 250' SHEET 2 OF 2