

**09.LA.01**

Date: November 12, 2025

This instrument prepared  
under the direction of:  
Angela D. Tucker, Chief Counsel  
Post Office Box 1249  
Bartow, Florida 33831-1249  
Department of Transportation

F.P. NO. 4526211  
PARCEL 900.1  
SECTION 09030-000  
STATE ROAD 25 (US 27)  
COUNTY Highlands

**LICENSE AGREEMENT**

This Agreement made the 23 day of January, 2026, between MHV II  
SEBRING HIGHLANDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, herein  
called licensor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,  
herein called licensee, whose post office address is: Post Office Box 1249, Bartow,  
Florida 33831-1249.

In consideration of the benefits accruing unto the licensor, the parties agree as  
follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of  
the terms and conditions hereof, the following described premises:

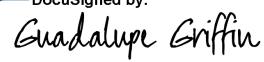
**SEE EXHIBIT "A"**

The premises may be occupied and used by licensee solely for sloping, grading,  
tying in, harmonizing and reconnecting existing features of the licensor's property with  
the highway improvements which are to be constructed together with incidental  
purposes related thereto during the period beginning with the date first above written  
and continuing until completion of the transportation project.

The making, execution and delivery of this agreement by licensor has been  
induced by no representations, statements, warranties, or agreements other than those  
contained herein. This agreement embodies the entire understanding of the parties and  
there are no further or other agreements or understandings, written or oral, in effect  
between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, said licensor has signed and sealed these presents the day and year first above written.

DocuSigned by:



DC7BD8714D8A47E...  
(Signature of Licensor)

Guadalupe Griffin  
MHV II Sebring Highlands, LLC

Legibly Print/Type Name

Licensor(s)' Mailing Address:

2901 Butterfield Road

Oak Brook, IL 60523

ST-2 MITERED END SECTION (2) 18' RCP (2) INV ELEV=131.68' ST-7 CONCRETE HEADWALL (2) TOP CENTER ELEV=135.58' 24" RCP (2) INV ELEV=130.34' ST-5 MITERED END SECTION (2) 18' RCP (2) INV ELEV=131.89' ST-8 MITERED END SECTION (2) 18' RCP (2) INV ELEV=132.95' ST-6 MITERED END SECTION (2) 18' RCP (2) INV ELEV=132.16' ST-9 MITERED END SECTION (2) 18' RCP (2) INV ELEV=132.86'

**EXHIBIT "A"**  
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OWNERS NAME: ATHENA SEBRING LLC, A  
FLORIDA LIMITED LIABILITY COMPANY  
FOLIO/PARCEL ID: S-26-34-28-A00-0031-0000  
SITE ADDRESS: 1100 US 27 N SEBRING, FL 33877  
COUNTY: HIGHLANDS

FLORIDA LAND TITLE COMPANY  
FOLIO/PARCEL ID: S-26-34-28-A00-0031-0000  
SITE ADDRESS: 1100 US 27 N SEBRING, FL  
COUNTY: HIGHLANDS

$l'' = 40.$

