

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that ARROWROCK IV SOUTH FLORIDA DISTRIBUTION CENTER, LLC, a Delaware limited liability company, with an address of 135 North Meramec, Suite 600, St. Louis, Missouri 63105 (“Seller”), party of the first part, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the City of Pembroke Pines, Florida, a municipal corporation of the State of Florida, located at 601 City Center Way, Pembroke Pines, Florida 33025, its successors and assigns, party of the second part (“Buyer”), the following goods and chattels:

All of the WATER and SEWER IMPROVEMENTS, together with all appurtenances attached thereto (collectively, the “Property”), which lie within the easements provided for same, as such easements are shown on Exhibit A attached hereto and incorporated herein and quantities and costs breakdown which is attached hereto as Exhibit B.

TO HAVE AND TO HOLD the same unto Buyer, its successors and assigns forever.

Seller hereby warrants and represents that it has the right and authority to sell the Property and that it has good and marketable title to the same, free and clear of all liens, claims, encumbrances and charges of every kind and description, and that it will warrant and defend the sale of the Property hereby made unto Buyer’s successors and assigns against the lawful claims and demands of all persons claiming by through or under Seller, but none other.

Dated this 26th day of SEPTEMBER, 2025

[signature page follows]

**EXHIBIT A
TO
BILL OF SALE**

[see attached]

REV	DATE	BY	DESCRIPTION
01	08-18-23	...	...
02	...	...	...
03	...	...	...
04	...	...	...
05	...	...	...
06	...	...	...
07	...	...	...
08	...	...	...
09	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...

CRAWEN • THOMPSON AND ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYORS

1565 N W 53RD STREET, SUITE 100, AUSTIN, TEXAS 78745
 TEL: (512) 338-6009
 FAX: (512) 338-6003

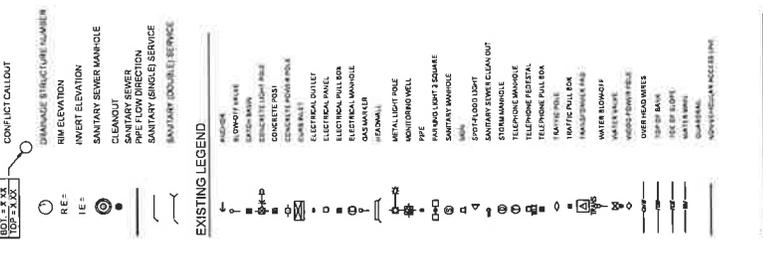
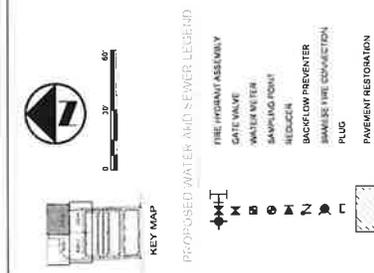
SOUTH FLORIDA DISTRIBUTION CENTER
 BUILDING "C"
 CITY OF PEMBROKE PINES, FLORIDA

PREPARED FOR
SUMMIT REAL ESTATE GROUP

WATER AND SEWER PLAN

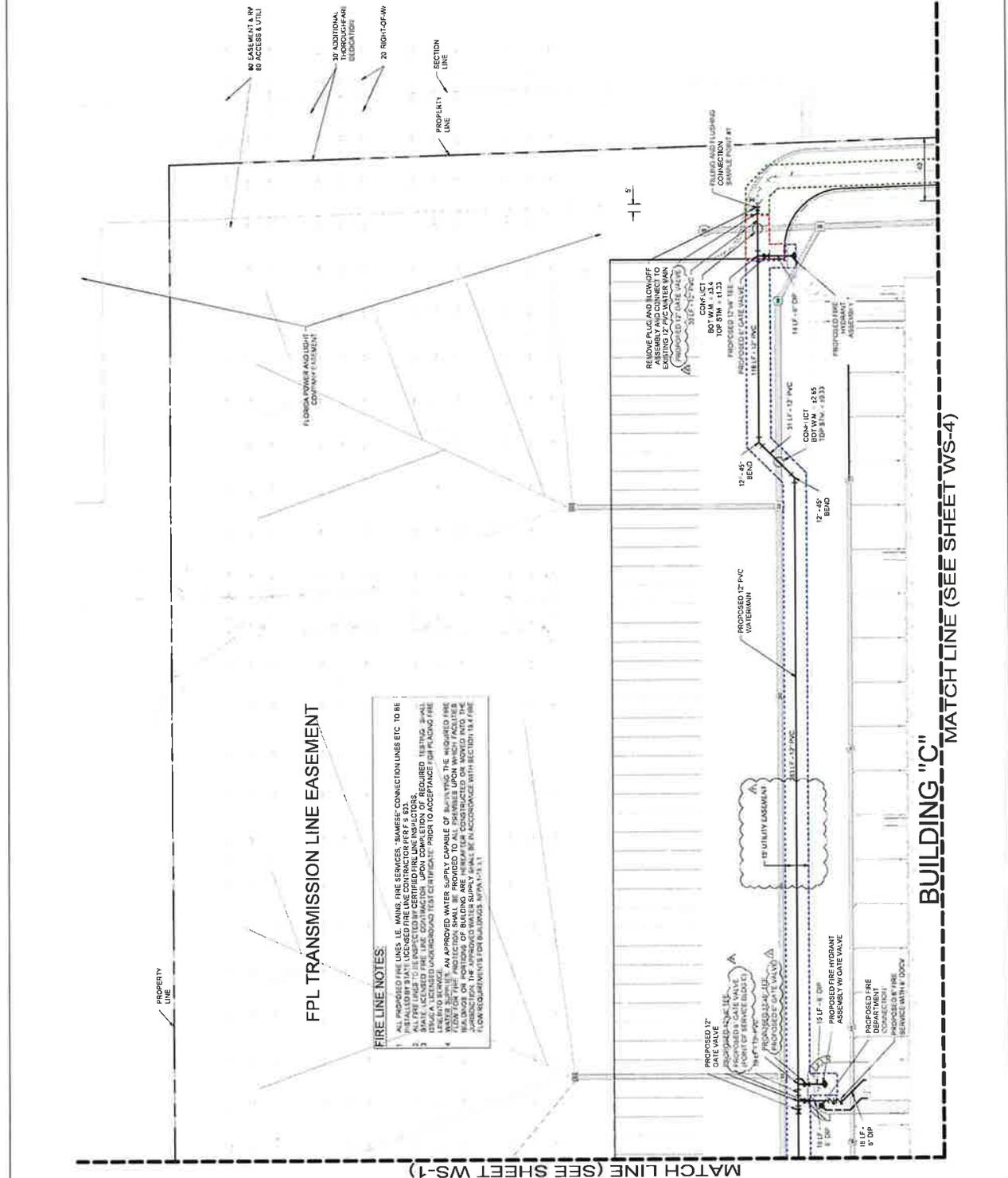
PROJECT NO.
15-0063-004-01

SHEET 18 OF 35
WS-2



Sunshine
 Call 811 or www.sunshine1.com two full business days before digging to locate utilities located and marked.

Check for more information: www.sunshine1.com



FPL TRANSMISSION LINE EASEMENT

FIRE LINE NOTES:

1. ALL PROPOSED FIRE LINES, E.G. MAINS, FIRE SERVICES, MANHOLE CONNECTION LINES, ETC. TO BE INSTALLED SHALL BE LICENSED FIRE LINE CONTRACTORS PER § 67D.
2. ALL FIRE LINES TO BE INSTALLED BY CERTIFIED FIRE LINE INSTALLERS.
3. ALL FIRE LINES SHALL BE INSTALLED UNDERGROUND TO THE UTILITY ASSEMBLY PRIOR TO ACCEPTANCE FOR PLACING FIRE SERVICE.
4. ALL FIRE LINES SHALL BE INSTALLED UNDERGROUND TO THE UTILITY ASSEMBLY PRIOR TO ACCEPTANCE FOR PLACING FIRE SERVICE.

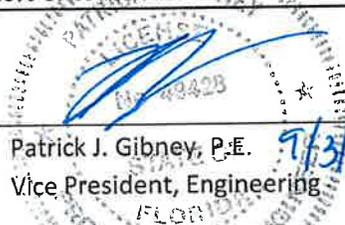
BUILDING "C" MATCH LINE (SEE SHEET WS-4)

**EXHIBIT B
TO
BILL OF SALE**

[see attached]

South Florida Distribution Center Building "C"
City of Pembroke Pines
CTA Job No. 15-0083-004-01

Bid Item No.	Description	Quantity	Unit	Unit Price	Total
Water Items:					
1	4" PVC Watermain	75	LF	\$ 84.00	\$ 6,300.00
2	12" PVC Watermain	1,020	LF	\$ 113.00	\$ 115,260.00
3	8" DIP Watermain	46	LF	\$ 105.00	\$ 4,830.00
4	6" DIP Watermain	29	LF	\$ 85.00	\$ 2,465.00
5	8" Fire Service and DDCV	1	EA	\$ 25,440.00	\$ 25,440.00
6	Fire Hydrant Assembly W/ Gate Valve	3	EA	\$ 7,800.00	\$ 23,400.00
7	6" Gate Valve	2	EA	\$ 2,460.00	\$ 4,920.00
8	8" Gate Valve	1	EA	\$ 3,000.00	\$ 3,000.00
9	12" Gate Valve	2	EA	\$ 6,030.00	\$ 12,060.00
10	6" x 4" Reducer	1	EA	\$ 250.00	\$ 250.00
11	12"- 45 Bend	4	EA	\$ 450.00	\$ 1,800.00
12	12"x6" TEE	2	EA	\$ 650.00	\$ 1,300.00
13	12"x8" TEE	1	EA	\$ 650.00	\$ 650.00
14	2" Water Meter	1	EA	\$ 5,300.00	\$ 5,300.00
15	3" Backflow Preventer	1	EA	\$ 8,500.00	\$ 8,500.00
16	Connect to Existing Water Main	3	EA	\$ 2,900.00	\$ 8,700.00
17	Install Sample Point	3	EA	\$ 550.00	\$ 1,650.00
Subtotal Water Items					\$ 225,825.00
Sewer Items:					
1	4' Dia. Manhole	2	EA	\$ 8,900.00	\$ 17,800.00
2	8" PVC Gravity Sewer	692	LF	\$ 86.00	\$ 59,512.00
3	Connect to Exist. Manhole	1	EA	\$ 7,600.00	\$ 7,600.00
4	6" PVC Sewer Lateral	88	LF	\$ 41.00	\$ 3,608.00
5	Sewer Cleanout	4	EA	\$ 1,500.00	\$ 6,000.00
Subtotal Sewer Items					\$ 94,520.00
Total:					\$ 320,345.00
Maintenance Bond (20% of Water and Sewer Utilities)					\$ 64,069.00


 Patrick J. Gibney, P.E. 9/3/25
 Vice President, Engineering



CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

Dated this 26th day of SEPTEMBER 2025

**ARROWROCK IV SOUTH FLORIDA
DISTRIBUTION CENTER, LLC**
a Delaware limited liability company

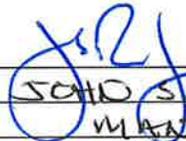
By: South Florida Logistics JV, LLC, a Delaware
limited liability company, its sole member

By: Arrowrock US Industrial Fund IV SFDC, LLC,
a Delaware limited liability company, its Manager

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: 
Name: JOHN S. ROSS JR.
Its: MANAGER

STATE OF MISSOURI)
) ss:
COUNTY OF ST. LOUIS)

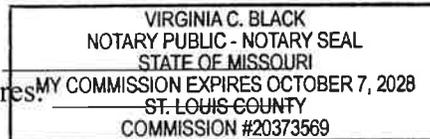
On this 26th day of SEPTEMBER, 2025, before me appeared JOHN S. ROSS, JR. who did say that he is MANAGER of Summit Realty Ventures, LLC, a Missouri limited liability company and sole member of Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company and sole General Partner of Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership and sole member of Arrowrock US Industrial Fund IV SFDC, LLC, a Delaware limited liability company and Manager of South Florida Logistics JV, LLC, a Delaware limited liability company and sole member of Arrowrock IV South Florida Distribution Center, LLC, a Delaware limited liability company, and that the foregoing instrument was signed in behalf of said limited liability companies and said limited partnership by authority of their respective members, managers, and partners, and said _____ acknowledged said instrument to be the free act and deed of said limited liability companies and said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 26th day of SEPTEMBER, 2025.

Virginia C. Black
Notary Public

My Commission No.:

My Commission Expires:



Personally Known OR Produced Identification

Type of Identification Produced _____