

THIS INSTRUMENT PREPARED BY:

Chris Pickens, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Primrose School at Lakewood Centre
PID NO: 583206759

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **ANTHONY J. CHIOFALO**, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. LAKEWOOD RANCH COMMERCE PARK, LLC, a Florida limited liability company (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the Manager of LWR Holdings LLC, a Florida limited liability company, the sole Member of Grantor and I make this affidavit with the authority of and on behalf of LAKEWOOD RANCH COMMERCE PARK, LLC.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property.

16. The Grantor's Taxpayer Identification Number is 65-0598005.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utilities Easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ANTHONY J. CHIOFALO

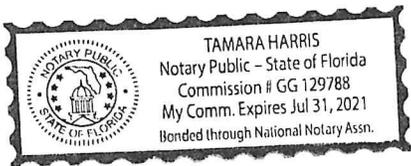
Signature

[Handwritten signature of Anthony J. Chiofalo]

STATE OF Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 29th day of June, 2020, by ANTHONY J. CHIOFALO, who is personally known to me or who has produced _____ as identification.

Affix seal below:



Tamara Harris
Notary Public Signature

Tamara Harris
Printed Name

Commission Number

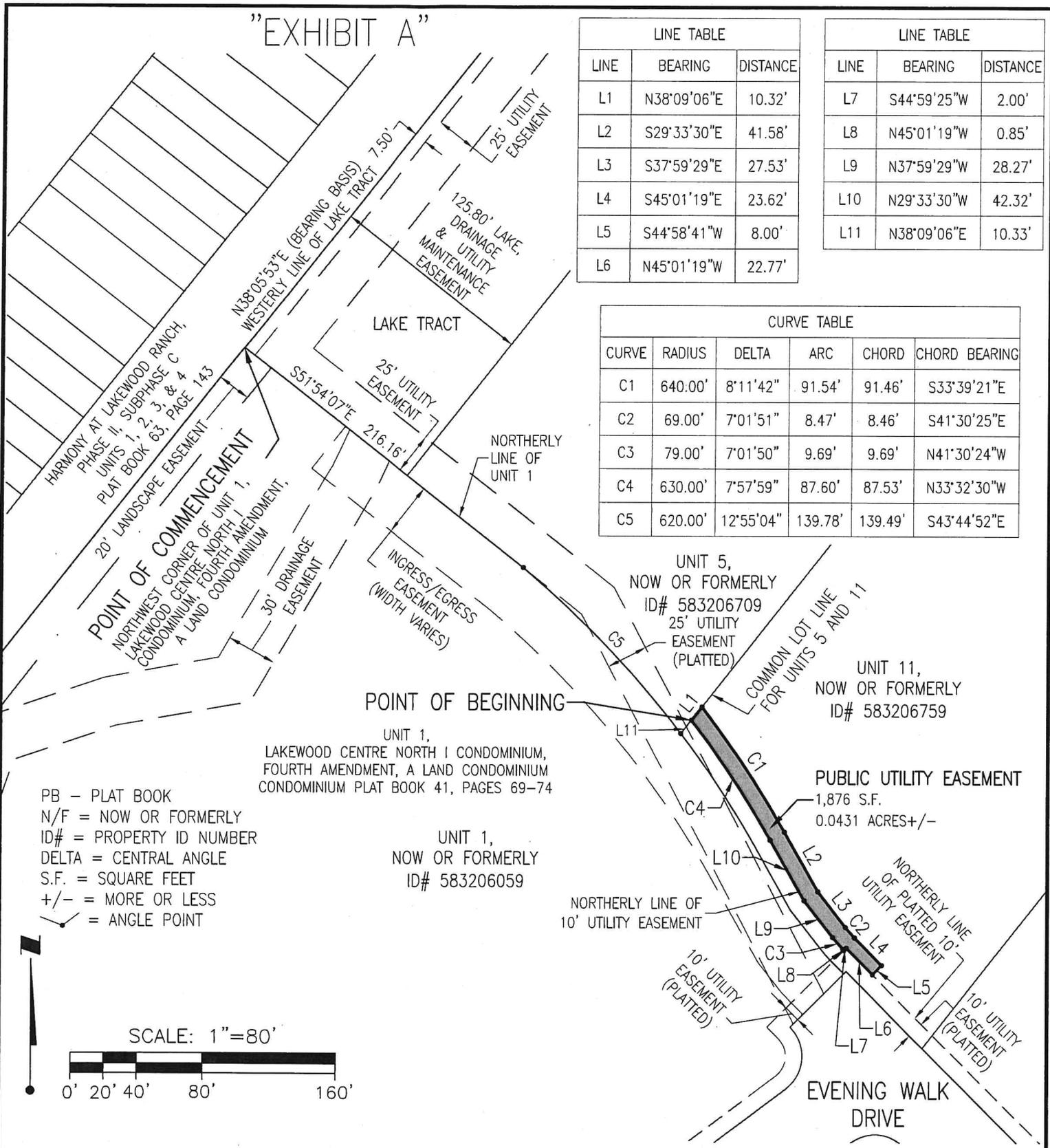
Expiration Date

"EXHIBIT A"

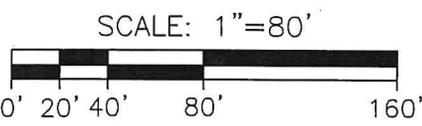
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°09'06"E	10.32'
L2	S29°33'30"E	41.58'
L3	S37°59'29"E	27.53'
L4	S45°01'19"E	23.62'
L5	S44°58'41"W	8.00'
L6	N45°01'19"W	22.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S44°59'25"W	2.00'
L8	N45°01'19"W	0.85'
L9	N37°59'29"W	28.27'
L10	N29°33'30"W	42.32'
L11	N38°09'06"E	10.33'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	640.00'	8°11'42"	91.54'	91.46'	S33°39'21"E
C2	69.00'	7°01'51"	8.47'	8.46'	S41°30'25"E
C3	79.00'	7°01'50"	9.69'	9.69'	N41°30'24"W
C4	630.00'	7°57'59"	87.60'	87.53'	N33°32'30"W
C5	620.00'	12°55'04"	139.78'	139.49'	S43°44'52"E



PB - PLAT BOOK
 N/F = NOW OR FORMERLY
 ID# = PROPERTY ID NUMBER
 DELTA = CENTRAL ANGLE
 S.F. = SQUARE FEET
 +/- = MORE OR LESS
 ∠ = ANGLE POINT



FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

Jul 09, 2020 - 12:39:32 BCUNNINGHAM\V:\2156\active\215614670\survey\drawing\sketch-desc\215614670v-spsk03.dwg

REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC
This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 320	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk03	PROJECT NO: 215614670	SHEET 1 OF 2	DRAWING INDEX NO: A215614670v-spsk03*	REV: A
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"EXHIBIT A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying within Unit 11, Lakewood Centre North I Condominium, Fourth Amendment, a Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida, lying in Section 17, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Unit 1 as shown on the condominium plat of Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida (the following two (2) calls are along the North line of said Unit 1); 1) thence S.51°54'07"E., a distance of 216.16 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 12°55'04"; 2) thence Southeasterly along the arc of said curve, a distance of 139.78 feet, said curve having a chord bearing and distance of S.43°44'52"E., 139.49 feet, to the end of said curve and the lot line common to Units 5 and 11 of said Lakewood Centre North 1 Condominium; thence N.38°09'06"E., along said common line, a distance of 10.33 feet to the POINT OF BEGINNING; thence continue N.38°09'06"E., along said common line, a distance of 10.32 feet to the point of curvature of a non-tangent curve to the right, having a radius of 640.00 feet and a central angle of 8°11'42"; thence Southeasterly along the arc of said curve, a distance of 91.54 feet, said curve having a chord bearing and distance of S.33°39'21"E., 91.46 feet, to the point of tangency of said curve; thence S.29°33'30"E., a distance of 41.58 feet; thence S.37°59'29"E., a distance of 27.53 feet to the point of curvature of a curve to the left having a radius of 69.00 feet and a central angle of 7°01'51"; thence Southeasterly along the arc of said curve, a distance of 8.47 feet to the point of tangency of said curve; thence S.45°01'19"E., a distance of 23.62 feet; thence S.44°58'41"W., a distance of 8.00 feet to a point on the Northerly line of a 10-foot-wide Utility Easement as shown on said Condominium Plat of Lakewood Centre North I Condominium, Fourth Amendment (the following two (2) calls are along the Northerly line of said 10-foot-wide Utility Easement); 1) thence N.45°01'19"W., a distance of 22.77 feet; 2) thence S.44°59'25"W., a distance of 2.00 feet; thence N.45°01'19"W., a distance of 0.85 feet to the point of curvature of a curve to the right having a radius of 79.00 feet and a central angle of 7°01'50"; thence Northwesterly along the arc of said curve, a distance of 9.69 feet to the point of tangency of said curve; thence N.37°59'29"W., a distance of 28.27 feet; thence N.29°33'30"W., a distance of 42.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 630.00 feet and a central angle of 7°57'59"; thence Northwesterly along the arc of said curve, a distance of 87.60 feet, said curve having a chord bearing and distance of N.33°32'30"W., 87.53 feet to the POINT OF BEGINNING.

Said tract contains 1,876 square feet or 0.0431 acres, more or less.

NOTES:

Bearings shown hereon are arbitrary and are based on Westerly line of the Lake Tract, as shown on said Condominium Plat Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida located in Section 17, Township 35 South, Range 19 East having a bearing of N38°05'53"E and do not refer to the true meridian.

Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper..

This is a sketch only and does not represent a field survey.

BY: 
 JOSEPH JASPER
 P.S.M. NO. 7168 STATE OF FLORIDA
 REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

7/9/2020
 DATE OF SIGNATURE

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

This is NOT a Survey and Not valid without all sheets.

Jul 09, 2020 - 12:39:32 BCUNNINGHAM\J.V.2156\active\215614670\survey\drawing\sketch-desc\215614670v-spsk03.dwg

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
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