

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: 583206709

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **BRADLEY D FRANK**, 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. PS AT LWR-NORTH, 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 Manager of Grantor and I make this affidavit with the authority of and on behalf of PS AT LWR-NORTH, 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, except the following:

A. Construction Mortgage dated September 25, 2019 and recorded September 30, 2019 in O.R. Book 2804, Page 5597 of the Public Records of Manatee County, Florida.

B. Second Construction Mortgage dated September 25, 2019 and recorded September 30, 2019 in O.R. Book 2804, Page 5612 of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 83-1617292.

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.

BRADLEY D FRANK

Bradley D Frank

Signature

STATE OF

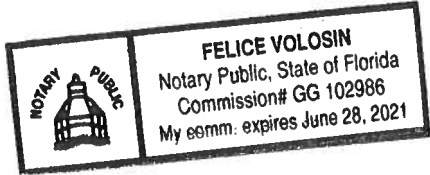
Florida

COUNTY OF

manatee

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 26 day of June, 2020, by BRADLEY D FRANK, who is personally known to me or who has produced FL driver license as identification.

Affix seal below:



Felice Volosin

Notary Public Signature

Felice Volosin

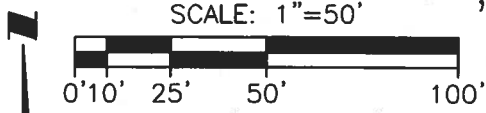
Printed Name

GG 102986

Commission Number

June 28, 2021

Expiration Date

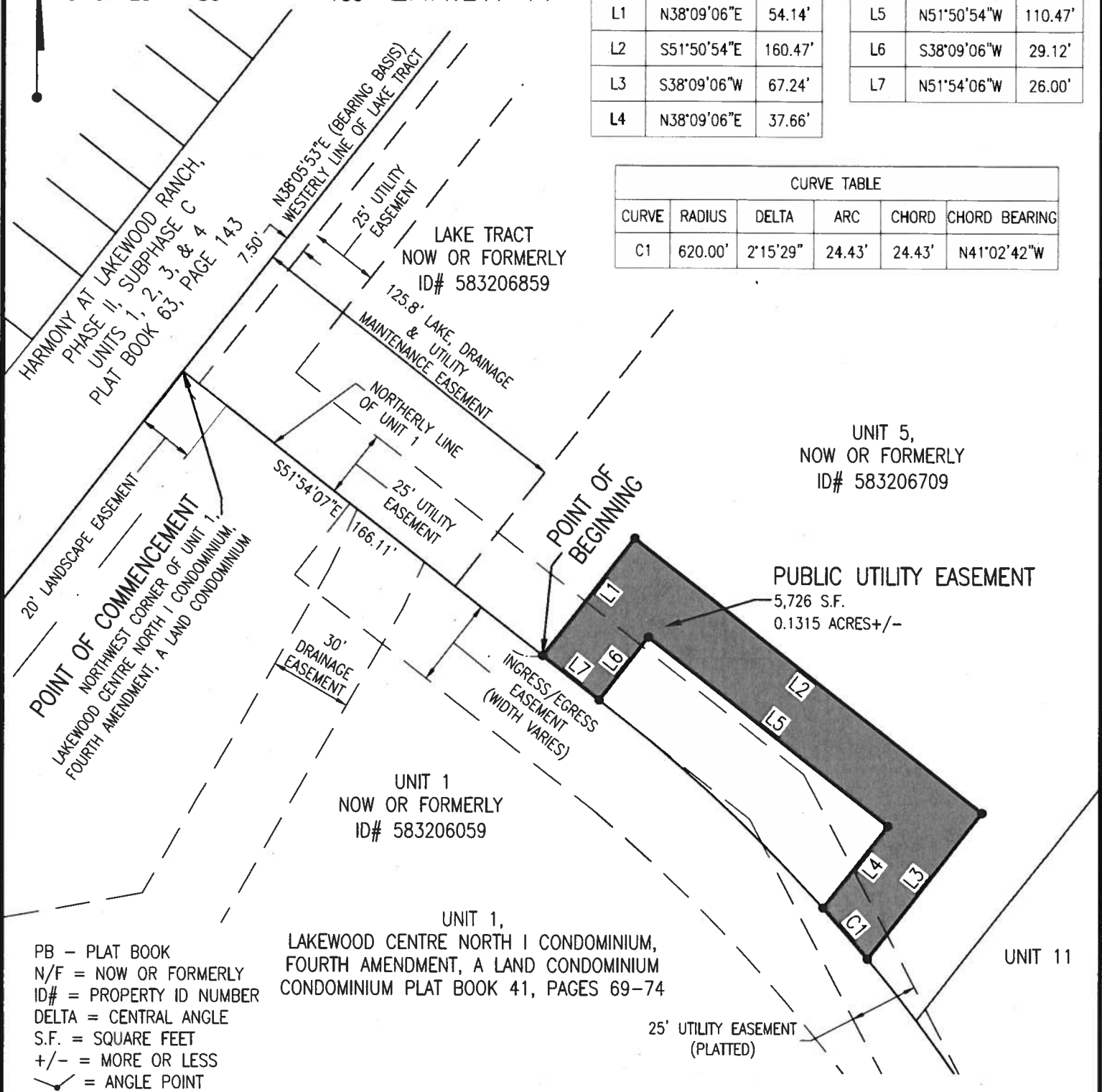


"COMPOSITE EXHIBIT A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°09'06"E	54.14'
L2	S51°50'54"E	160.47'
L3	S38°09'06"W	67.24'
L4	N38°09'06"E	37.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N51°50'54"W	110.47'
L6	S38°09'06"W	29.12'
L7	N51°54'06"W	26.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	620.00'	2°15'29"	24.43'	24.43'	N41°02'42"W



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

UNIT 1
 NOW OR FORMERLY
 ID# 583206059

UNIT 1,
 LAKEWOOD CENTRE NORTH I CONDOMINIUM,
 FOURTH AMENDMENT, A LAND CONDOMINIUM
 CONDOMINIUM PLAT BOOK 41, PAGES 69-74

UNIT 5,
 NOW OR FORMERLY
 ID# 583206709

PUBLIC UTILITY EASEMENT
 5,726 S.F.
 0.1315 ACRES+/-

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

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

Jul 09, 2020 - 10:49:14 BCUNNINGHAM\2156\active\215614670\survey\drawing\sketch-desc\215614670v-spsk01.dwg

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



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TASK CODE: 320	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk01	PROJECT NO: 215614670	SHEET 1 OF 4	DRAWING INDEX NO: A215614670v-spsk01*	REV: A
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"COMPOSITE EXHIBIT A"

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

A tract of land lying within Unit 5, 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; thence S.51°54'07"E., along the Northerly line of said Unit 1, a distance of 166.11 feet to the POINT OF BEGINNING; thence N.38°09'06"E., a distance of 54.14 feet; thence S.51°50'54"E., a distance of 160.47 feet; thence S.38°09'06"W., a distance of 67.24 feet to a point on said Northerly line of Unit 1, being the point of curvature of a non-tangent curve to the left, having a radius of 620.00 feet and a central angle of 2°15'29"; thence Northwesterly along the arc of said curve, also along said Northerly line of Unit 1, a distance of 24.43 feet, said curve having a chord bearing and distance of N.41°02'42"W., 24.43 feet, to the end of said curve; thence N.38°09'06"E., along a line non-tangent with the previously described curve, a distance of 37.66 feet; thence N.51°50'54"W., a distance of 110.47 feet; thence S.38°09'06"W., a distance of 29.12 feet to a point on said Northerly line of Unit 1; thence N.51°54'07"W., along said Northerly line of Unit 1, a distance of 26.00 feet to the POINT OF BEGINNING.


Said tract contains 5,726 square feet or 0.1315 acres, more or less.

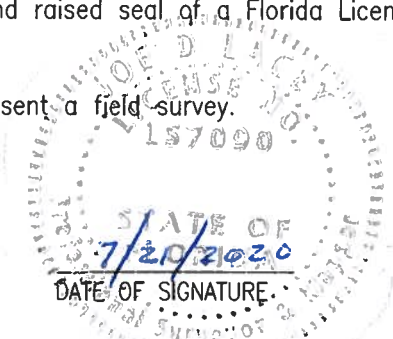
NOTES:

Bearings shown hereon are arbitrary and are based on Westerly line of the Lake Tract, as shown on the 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: 
 JOE LACEY,
 P.S.M. NO. 7090



FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

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

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

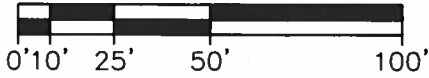


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TASK CODE: 320	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk01	PROJECT NO: 215614670	SHEET 2 OF 4	DRAWING INDEX NO: A215614670v-spsk01*	REV: A
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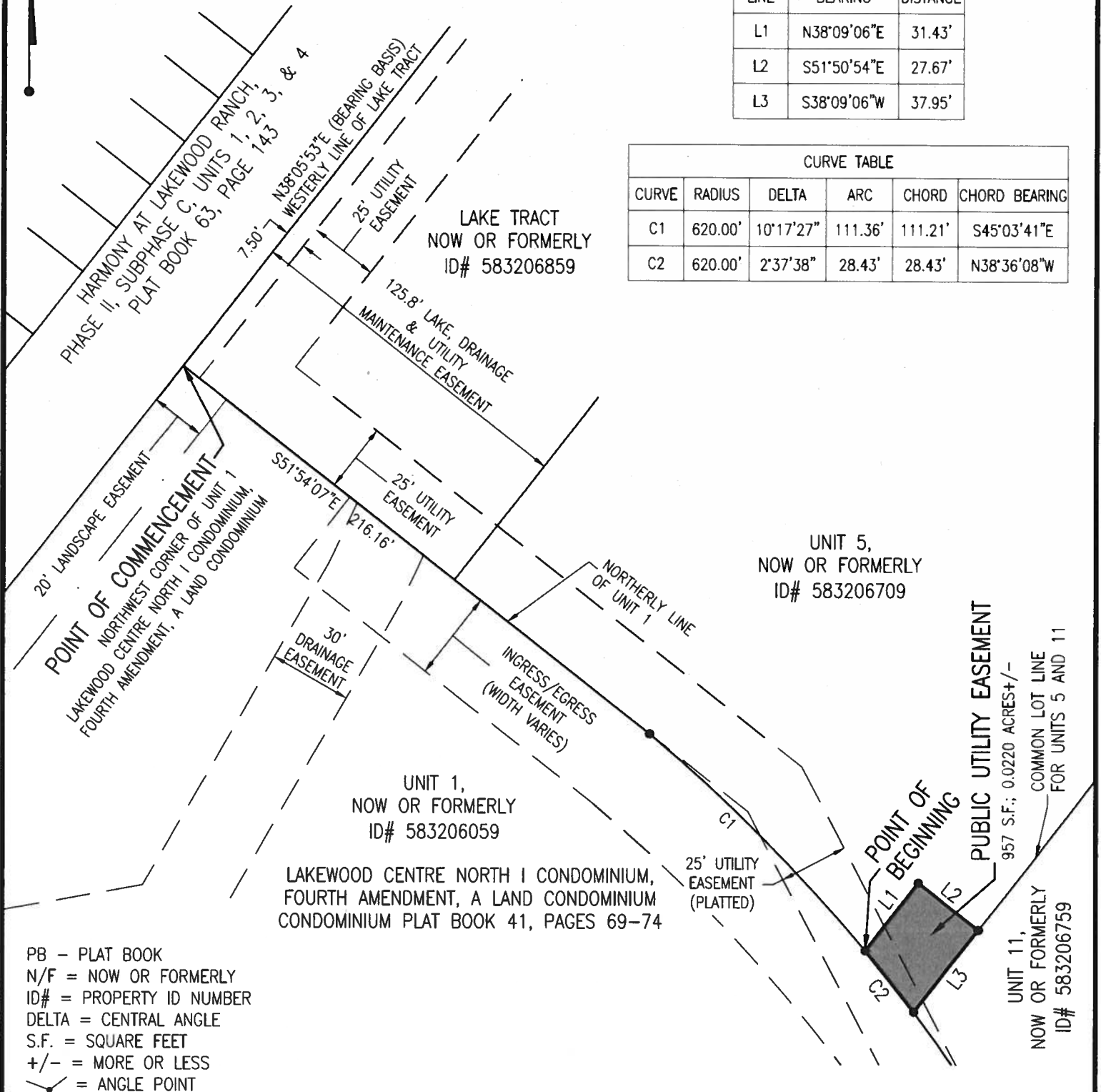
SCALE: 1"=50'



"COMPOSITE EXHIBIT A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°09'06"E	31.43'
L2	S51°50'54"E	27.67'
L3	S38°09'06"W	37.95'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	620.00'	10°17'27"	111.36'	111.21'	S45°03'41"E
C2	620.00'	2°37'38"	28.43'	28.43'	N38°36'08"W



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.

Jun 29, 2020 - 15:49:51

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REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

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



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TASK CODE: 210	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk02	PROJECT NO: 215615781	SHEET 3 OF 4	DRAWING INDEX NO: A215614670v-spsk02*	REV: A
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"COMPOSITE EXHIBIT A"

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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 Northerly 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 10°17'27"; (2) thence Southeasterly along the arc of said curve, a distance of 111.36 feet, said curve having a chord bearing and distance of S.45°03'41"E., 111.21 feet, to the end of said curve for the POINT OF BEGINNING; thence N.38°09'06"E., a distance of 31.43 feet; thence S.51°50'54"E., a distance of 27.67 feet to a point on the lot line common to Units 5 and 11 of said Lakewood Centre North 1 Condominium; thence S.38°09'06"W., along said common line, a distance of 37.95 feet to the point of curvature of a non-tangent curve to the left, having a radius of 620.00 feet and a central angle of 2°37'38", said point being on the above-mentioned Northerly line of said Unit 1; thence Northwesterly along the arc of said curve, also along said Northerly line of Unit 1, a distance of 28.43 feet, said curve having a chord bearing and distance of N.38°36'08"W., 28.43 feet, to the POINT OF BEGINNING.

Said tract contains 957 square feet or 0.0220 acres, more or less.

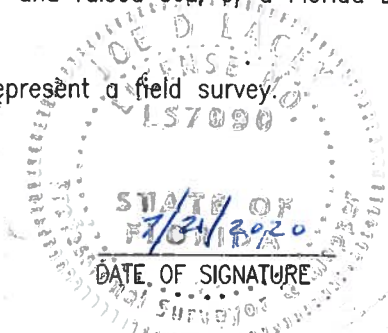
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Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.

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

BY: Joe Lacey
 JOE LACEY,
 P.S.M. NO. 7090



REV: A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

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

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

Jun 29, 2020 - 15:49:51

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



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TASK CODE: 210	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk02	PROJECT NO: 215615781	SHEET 4 OF 4	DRAWING INDEX NO: A215614670v-spsk02*	REV: A
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CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 14th day of July, 2020, by **WELLS FARGO BANK**, a national banking association, whose mailing address is 600 South 4th Street, 13th Floor, Minneapolis, Minnesota 55415, (hereinafter the **Mortgagee**), being the owner and holder of a Mortgage dated September 25, 2019, made by **PS AT LWR-NORTH, LLC**, a Florida limited liability company, whose mailing address is 9983 Cherry Hills Avenue Circle, Bradenton, Florida 34202, (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2804 Page 5612, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law.

MORTGAGEE:

WELLS FARGO BANK, a national banking association

Mariol Montañez-Mora
First Witness Signature

By: Michael R. Allen
Signature

Mariol Montañez-Mora
First Witness Printed Name

As: Underwriter
Title

[Signature]
Second Witness Signature

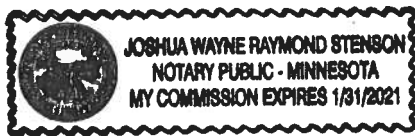
Michael R. Allen
Printed Name

Brittani Bicy
Second Witness Printed Name

STATE OF Minnesota
COUNTY OF Hennepin

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 14th day of July, 2020, by Michael Allen, as Underwriter of Wells Fargo Bank, a national banking association, on behalf of said association, who is personally known to me or who has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Joshua W R Stenson
Printed Name

31014266
Commission Number

1/31/2021
Expiration Date