

**THIS INSTRUMENT PREPARED BY:**

Maggie Gaughan, Real Property Specialist  
Manatee County Government  
Property Management Department  
On behalf of Joy Leggett-Murphy, Property Acquisition Division Manager  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: The Oaks at Lakeside  
PID NO: 1696500055

SPACE ABOVE THIS LINE FOR RECORDING DATA

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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared **Matthew Rieger**, who being first duly sworn, deposes and says that, to the best of their knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **HTG Creekside, 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 HTG Creekside Manager, LLC the manager of the Grantor and I make this affidavit with the authority of and on behalf of HTG Creekside, 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, except for what is set forth in Paragraph 12 below. Grantor is currently under construction of the development and related improvements. 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, except as set forth in Paragraph 12 below.

11. There are no actions, proceedings, judgments, bankruptcies, 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 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. Declaration of Restrictive Covenant running in favor of the Florida Department of Environmental Protection, recorded on June 21, 2016 in Official Records Book 2625, Page 6009, of the Public Records of Manatee County, Florida.

B. Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture filing by HTG Creekside, LLC, a Florida limited liability company in favor of JPMorgan Chase, N.A., dated as of October 10, 2019, recorded October 11, 2019 in Official Records Book 2806, Page 7245, of the Public Records of Manatee County, Florida in the original principle amount of \$15,800,000.00.

C. UCC-1 Financing Statement naming HTG Creekside, LLC, as debtor, and naming JPMorgan Chase, N.A., as secured party, recorded October 11, 2019 in Official Records Book 2806, Page 7286, of the Public Records of Manatee County, Florida.

D. Multifamily Mortgage, Assignment of Rents and Security Agreement from HTG Creekside, LLC, a Florida limited liability company (Borrower), in favor of Walker & Dunlop, LLC, a Delaware limited liability company (Lender), in the principle amount of \$370,000.00, dated October 10, 2019, recorded on October 11, 2019 in Official Records Book 2806, Page 7292; and Assignment thereof to Freddie Mac pursuant to the Assignment of Security Instrument, recorded on October 11, 2019 in Official Records Book 2806, Page 7309, both of the Public Records of Manatee County, Florida.

E. Notice of Commencement recorded October 11, 2019 in Official Records Book 2806, Page 7314, of the Public Records of Manatee County, Florida.

F. Grant of Easement in favor of Bright House Networks, LLC, recorded January 15, 2020 under Clerk's File Number 202041004793.

G. Notice of Commencement recorded June 2, 2020 under Clerk's File Number 202041055481.

13. The Grantor's Taxpayer Identification Number is 82-4271331.

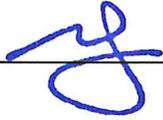
14. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utility Easement.

15. 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.**

**MATTHEW RIEGER**

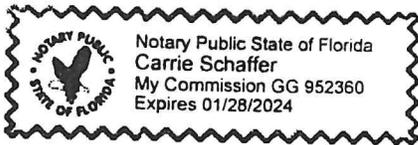
Signature

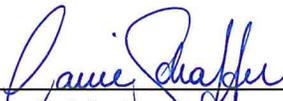


STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to (or affirmed), acknowledged and subscribed before me by means of  physical presence or  online notarization this 22 day of June, 2020, by Matthew Rieger, as Manager of HTG Creekside Manager, LLC, the manager of **HTG Creekside, LLC**, a Florida limited liability company, on behalf of the company, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Affix seal below:



  
Notary Public Signature

CARRIE SCHAFER  
Printed Name

GG952360  
Commission Number

01/28/2024  
Expiration Date

# EXHIBIT A: SKETCH OF DESCRIPTION

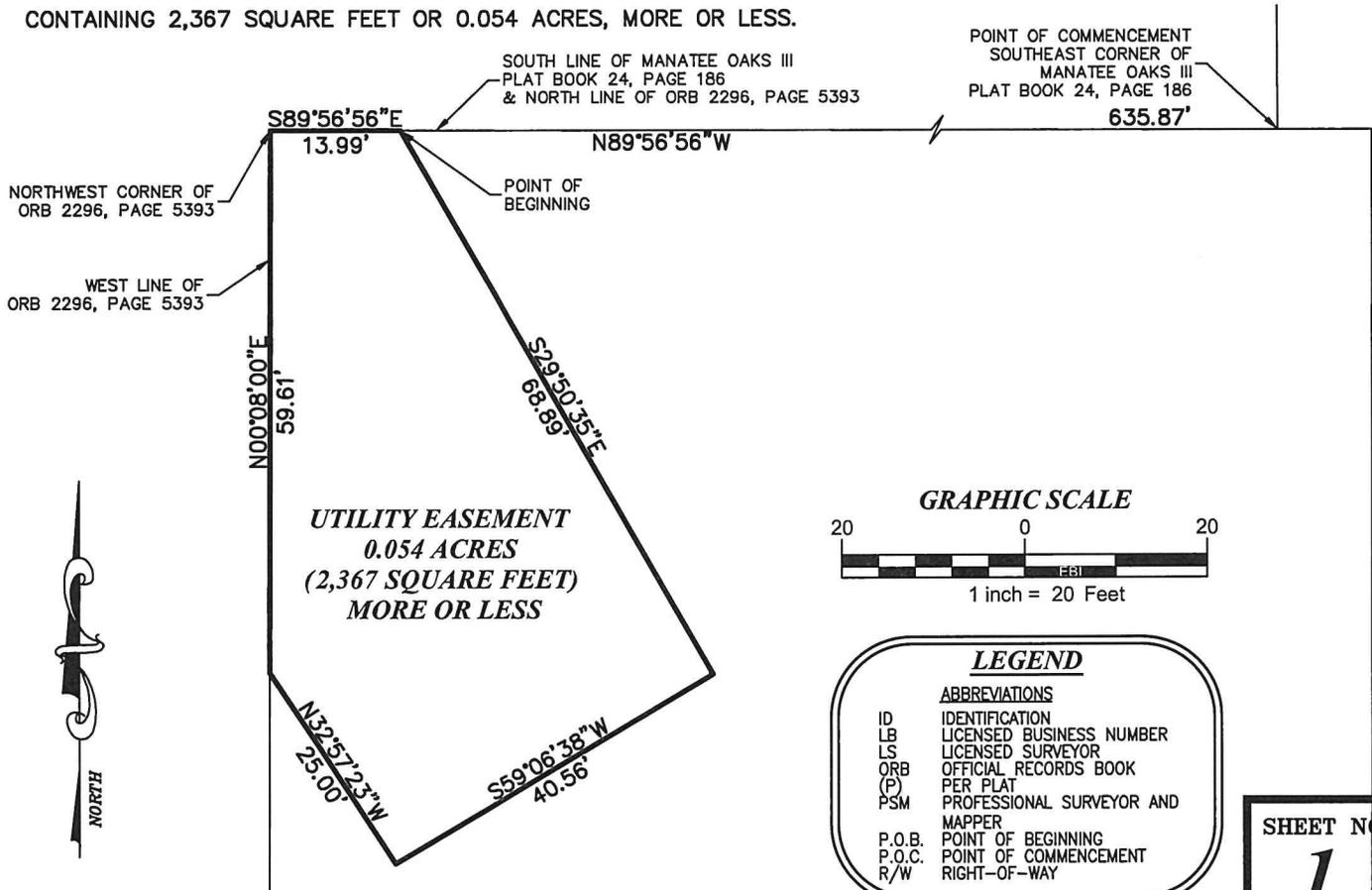
(NOT A BOUNDARY SURVEY)

## LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF MANATEE OAKS III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 186 OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID MANATEE OAKS III, SAME BEING THE NORTH LINE OF THAT CERTAIN PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 5393, OF THE PUBLIC RECORDS OF SAID MANATEE COUNTY, FLORIDA, N89°56'56"W, A DISTANCE OF 635.87 FEET TO THE POINT OF BEGINNING; THENCE S29°50'35"E, A DISTANCE OF 68.89 FEET; THENCE S59°06'38"W, A DISTANCE OF 40.56 FEET; THENCE N32°57'23"W, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF SAID PARCEL; THENCE ALONG SAID WEST LINE, N00°08'00"E, A DISTANCE OF 59.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND ALONG THE SOUTH LINE OF SAID MANATEE OAKS III, S89°56'56"E, A DISTANCE OF 13.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,367 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.



**EBI Surveying**  
 8415 Sunstate Street  
 Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081  
 Certificate of Authorization Number: LB-7652

**SURVEY REPORT:**  
 1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SKETCH OF DESCRIPTION AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SHEET NO.  
**1**  
 OF 1

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.



Digitally signed  
 by John Carr  
 Date:  
 2020.05.15  
 15:23:00 -04'00'

JOHN KENNETH CARR  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER LS-5195  
 EMAIL: kcarr@ebisurvey.com  
 Date Signed: 5/15/2020

DATE: 5/15/2020  
 DRAWN: EWB  
 CHECKED: JKC  
 REVISION:  
 FILE: HT01UESODX.dwg

SKETCH OF DESCRIPTION  
**UTILITY EASEMENT**  
**PART OF SECTION 8**  
 TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

PROJECT NUMBER:  
**HTGF0001**