

**THIS INSTRUMENT PREPARED BY:**

Charles Meador, Real Property Specialist  
Manatee County Government  
Property Management Department, Property Acquisition Division  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Oasis at University Apartments  
PID NO: 2032000059

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared Richard R. Haley, 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. The Oasis at University Apartments, 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 Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company. The Oasis at University Apartments GP, LLC, is the Manager of the Grantor and I make this affidavit with the authority of and on behalf of The Oasis at University Apartments, 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:

Assignment of Impact Fees, Permits and Approvals between Manasara Corp., a Florida corporation; Tennessee Street Property, LLC, a Florida limited liability company and The Oasis at University Apartments, LLC, a Florida limited liability company recorded August 1, 2017 in Book 2686, Page 1959.

Mortgage, Security Agreement, Financing Statement and Assignment of Rents from The Oasis at University Apartments, LLC, a Florida limited liability company to Valley National

Bank, a national banking association, recorded August 1, 2017 in Book 2686, Page 1969, in the original principal amount of \$34,500,000.00, together with Assignment of Rents, Leases, Profits and Contracts recorded August 1, 2017 in Book 2686, Page 1991, and UCC-1 Financing Statement recorded August 1, 2017 in Book 2686, Page 1999.

Floodplain Disclosure Statement Non-Conversion Agreement recorded November 15, 2017 in Book 2701, Page 1416.

Easement and Memorandum of Agreement between The Oasis at University Apartments, LLC, a Florida limited liability company and Iquue LLC and Iquue's successors and assigns recorded May 15, 2018 in Book 2728, Page 1487.

Manatee County Easement Encroachment Agreement recorded November 13, 2018 in Book 2755, Page 6930.

Sewer Easement Agreement between The Oasis at University Apartments, LLC, a Florida limited liability company and Sarasota Powersports Properties, Inc., a Florida corporation recorded January 4, 2019 in Book 2763, Page 2259.

Declaration of Restrictive Covenant recorded May 15, 2019 in Book 2782, Page 2398.

16. The Grantor's Taxpayer Identification Number is 37-1851174.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Drainage Maintenance and Access 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.**

Richard R. Haley

[Signature]  
Signature

STATE OF FLORIDA  
COUNTY OF SEMINOLE

Sworn to (or affirmed), acknowledged and subscribed before me this 29<sup>th</sup> day of July, 2019, by Richard R. Haley, who (X) is personally known to me or who ( ) has produced \_\_\_\_\_ as identification.

Affix seal below:



Kristin Zapp  
Notary Public Signature

Kristin Zapp  
Printed Name

GG063086  
Commission Number

1-17-21  
Expiration Date

# EXHIBIT "A"

DESCRIPTION: DRAINAGE MAINTENANCE & ACCESS EASEMENT

COMMENCE AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°23'52"E, ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 47.17 FT. TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD FOR A POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2686, PAGE 1954, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE CONTINUE S89°23'52"E, ALONG SAID NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 AND THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 33.00 FT.; THENCE S00°25'22"W, PARALLEL WITH AFORESAID EAST RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD AND 33.0 FT. EASTERLY THEREOF, A DISTANCE OF 670.10 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID CERTAIN PARCEL; THENCE N89°24'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 33.00 FT. TO THE INTERSECTION WITH AFORESAID EAST RIGHT-OF-WAY LINE OF THE S.C.L. RAILROAD; THENCE N00°25'22"E, ALONG SAID EAST LINE, A DISTANCE OF 670.11 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 22,113 SQUARE FEET (0.51 ACRES) MORE OR LESS.

JULY 23, 2019  
DATE OF CERTIFICATE

  
KENNETH C. KOLARIK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5116  


REFER TO SHEET 2 OF 2 FOR THE SKETCH  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

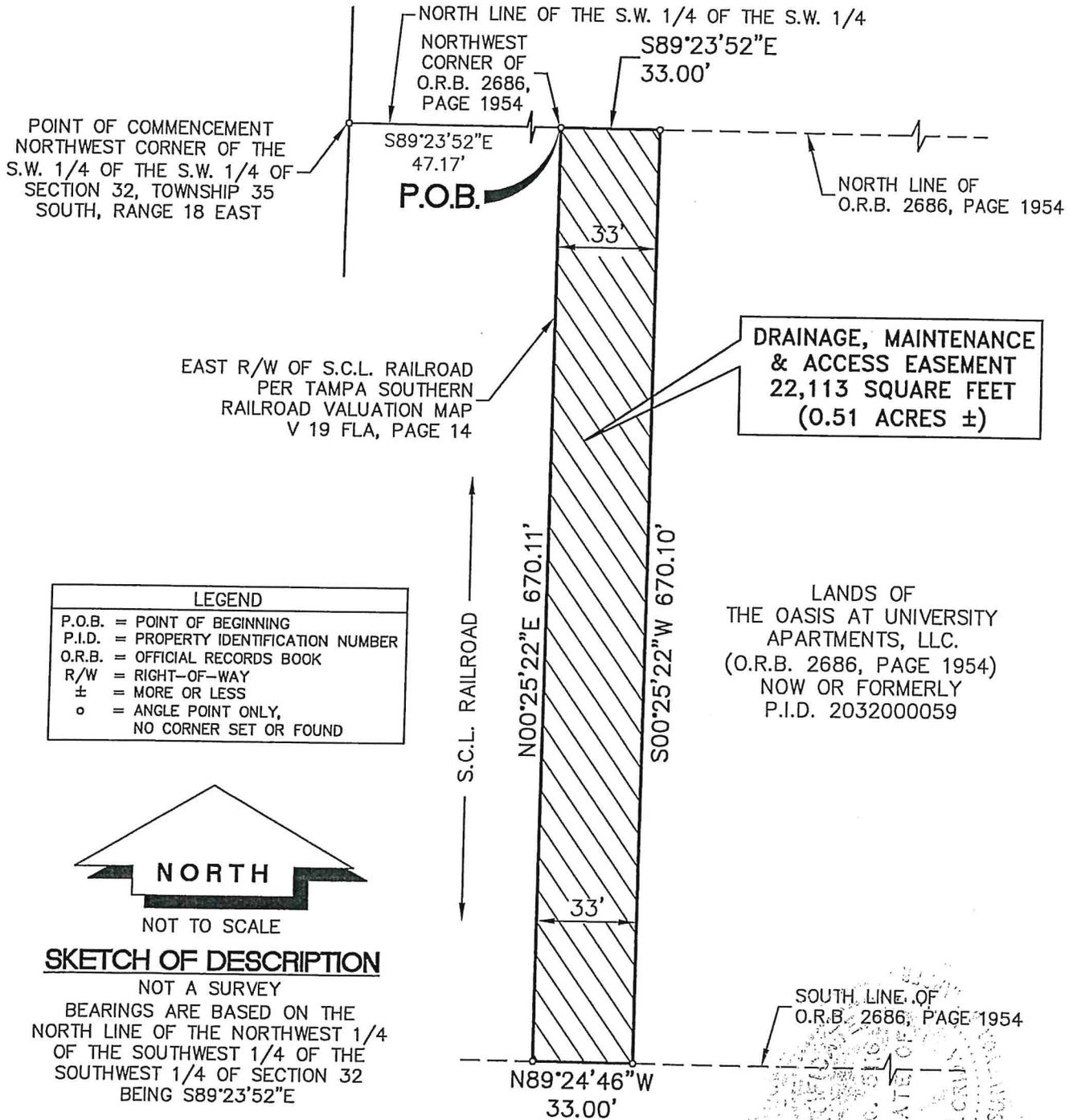
JOB NUMBER: 7993

SHEET NUMBER 1 OF 2

**FOLEY / KOLARIK, INC.**  
Consulting Engineers, Surveyors and Planners  
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



# EXHIBIT "A"



| LEGEND |   |
|--------|---|
| P.O.B. | = POINT OF BEGINNING                          |
| P.I.D. | = PROPERTY IDENTIFICATION NUMBER              |
| O.R.B. | = OFFICIAL RECORDS BOOK                       |
| R/W    | = RIGHT-OF-WAY                                |
| ±      | = MORE OR LESS                                |
| o      | = ANGLE POINT ONLY,<br>NO CORNER SET OR FOUND |



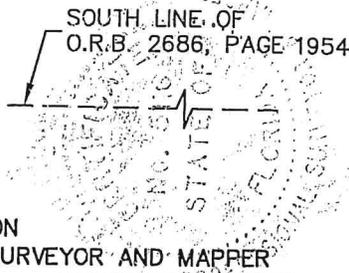
NOT TO SCALE

## SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 BEING S89°23'52"E

LANDS OF  
THE OASIS AT UNIVERSITY  
APARTMENTS, LLC.  
(O.R.B. 2686, PAGE 1954)  
NOW OR FORMERLY  
P.I.D. 2032000059



REFER TO SHEET 1 OF 2 FOR THE DESCRIPTION  
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Z:\MASTER DRAWING-CSD-SURV\_SKETCH & DESCOASIS AT UNIVERSITY\DRAIN\_MAIN\_ACCESS-SK.dwg, 7/23/2019 12:03:58 PM, ken, 1:100

JOB NUMBER: 7993 DRAWN BY: C.MITCHELL SCALE: NONE SHEET NUMBER 2 OF 2

## FOLEY / KOLARIK, INC.

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