

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist, Property Acquisition Division

On Behalf of: Division Manager, Property Acquisition

1112 Manatee Avenue West, Suite 800

Bradenton, Florida 34205

PROJECT NAME: Oasis at Sarasota

PROJECT NO: N/A

PARCEL NO: N/A

PID NO: 2032000059

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF SEMINOLE

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 encumber the Property.
3. I am the Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company ("Manager), the Manager of Grantor and I make this affidavit with the authority of and on behalf of the Manager of Grantor.
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. There are no unsatisfied construction liens of record concerning such Property.

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. Mortgage, Security Agreement, Financing Statement and Assignment of Rents in favor of Valley National Bank, in the original amount of \$34,500,000.00 recorded August 1, 2017 in Book 2686, Page 1969.
- b. Assignment of Rents, Leases, Profits and Contracts recorded August 1, 2017 in Book 2686, Page 1991.

- c. Uniform Commercial Code Financing Statement recorded August 1, 2017 in Book 2686, Page 1999.

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.]

16. The Grantor's Taxpayer Identification Number is 82-0646391.
17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a utility 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.

**The Oasis at University Apartments, LLC,
a Florida limited liability company**

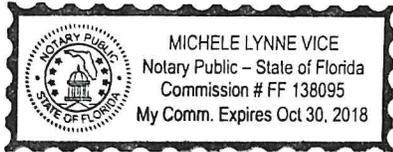
By: The Oasis at University Apartments
GP, LLC, a Florida limited liability
company, Manager

By: _____
Signature

Richard R. Haley, Affiant
Printed Name:

Sworn to (or affirmed), acknowledged and subscribed before me this 11 day of June, 2018, by Richard R. Haley, as Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company, the Manager of The Oasis at University Apartments, LLC, a Florida limited liability company, on behalf of such company, who ✓ is personally known to me or who has produced _____ as identification.

Affix seal below:



Michele Lynne Vice
Notary Public Signature

Michele Lynne Vice
Printed Name

Commission Number

Expiration Date

SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32 , Township 35 South, Range 18 East
Manatee County, Florida



DESCRIPTION (WATER MAIN EASEMENT):

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE N.00°31'07"E., ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 40.03 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY (STATE ROAD NO. 610) (200.0 FOOT WIDE) PER NORTH SARASOTA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 151, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 17190-2501; THENCE S.89°24'55"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 691.94 FEET TO THE POINT OF BEGINNING; THENCE N.00°35'05"E., A DISTANCE OF 98.02 FEET; THENCE N.44°24'55"W., A DISTANCE OF 24.17 FEET; THENCE N.00°35'05"E., A DISTANCE OF 26.87 FEET; THENCE S.89°24'55"E., A DISTANCE OF 15.00 FEET; THENCE S.00°35'05"W., A DISTANCE OF 20.65 FEET; THENCE S.44°24'55"E., A DISTANCE OF 24.17 FEET; THENCE S.00°35'05"W., A DISTANCE OF 104.23 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N.89°24'55"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 2236 SQUARE FEET, MORE OR LESS

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY BEING S.89°24'55"E. (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:

PICERNE CONSTRUCTION CORP.

Drawing name: \\2012SRV\ESS\CadServ\Land_Proj\Projects\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 1 Apr 25, 2018 11:23am by: dstroop

REVISED: 4-23-2018

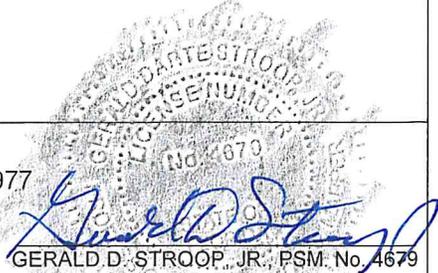
POC CHANGED



CROSS SURVEYING, L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX



| | | | | |
|-----------------|------------------|--------------|-----------------|----------------|
| SHEET 1 OF 2 | Scale: 1" = NONE | Drawn by: KC | FB/PG: SEE FILE | DATE: 03-12-18 |
| | | | | JOB: NA |

SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32, Township 35 South, Range 18 East
 Manatee County, Florida

ASSUMED



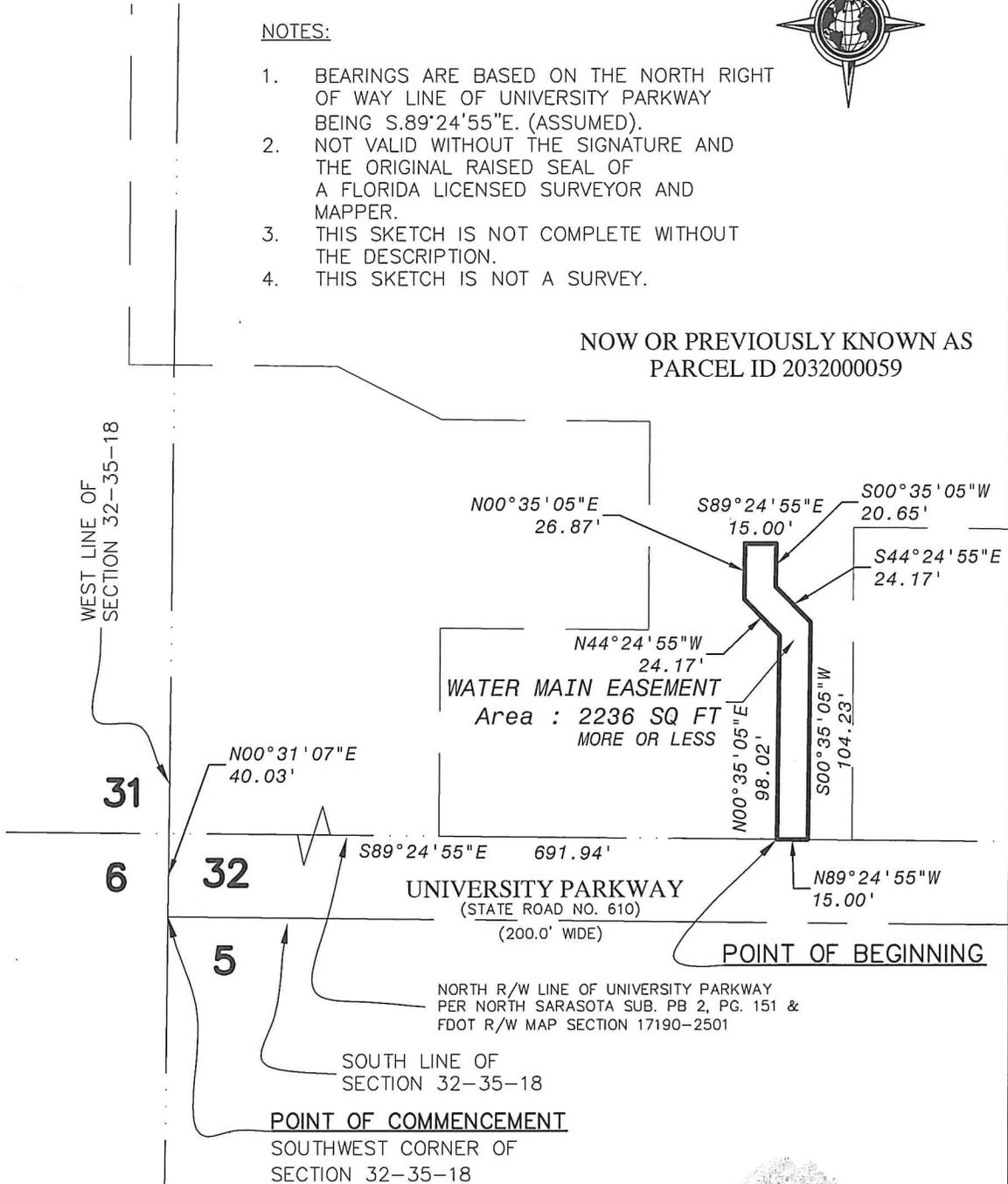
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3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION.
4. THIS SKETCH IS NOT A SURVEY.

NOW OR PREVIOUSLY KNOWN AS
 PARCEL ID 2032000059

LEGEND:

| | |
|------|--------------------------------------|
| ID | IDENTIFICATION |
| SQ | SQUARE |
| FT | FEET |
| SUB | SUBDIVISION |
| PB | PLAT BOOK |
| PG | PAGE |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION |
| POC | POINT OF COMMENCEMENT |
| R/W | RIGHT OF WAY |



PREPARED FOR:

PICERNE CONSTRUCTION CORP.

REVISED: 4-23-2018

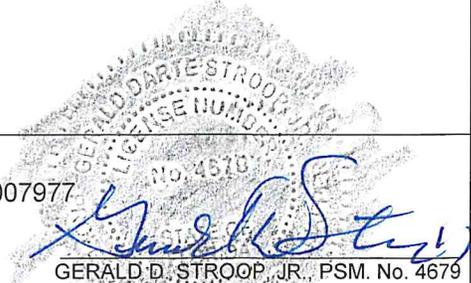
POC CHANGED



CROSS SURVEYING, L.L.C

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 BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX



GERALD D. STROOP, JR., PSM. No. 4679

SHEET
 2 OF 2

Scale: 1" = 80'

Drawn by: KC

FB/PG: SEE FILE

DATE: 03-12-18

JOB: NA

Drawing name: \\2012SRV\SS\CadServ\Cad\Projects\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 2 Apr 25, 2018 3:00pm by: dstroop