

This instrument prepared by:  
Charles Meador, Real Property Specialist  
On behalf of: Manager, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Validus Backflow Preventer  
PARCEL # N/A  
PROJECT # N/A  
PARCEL ID# 6844700259

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

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF SARASOTA

**BEFORE ME**, the undersigned notary public, personally appeared Robert Spencer, 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. Sarasota Manatee Airport Authority, a body politic and corporate created by Chapter 2003-309, Laws of Florida, as amended (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 Chairman of Sarasota Manatee Airport Authority, a body politic and corporate created by Chapter 2003-309, Laws of Florida, as amended, and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor's tenant, Validus Hangar, LLC, has sole and exclusive possession of the Property pursuant to the lease described in paragraph 15.g., below.
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's tenant, Validus Hangar, LLC, 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, other than the General Ground Lease identified in paragraph 15.g., below.
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. Reservations, covenants, restrictions and conditions set forth in Quitclaim Deeds recorded in Deed 233, Page 563 and Deed Book 243, Page 104; as affected by Deed of Release recorded in Official Records Book 102, Page 59, of the public records of Manatee County, Florida.
- b. Terms and conditions contained in Airport Zoning Regulations recorded in Deed Book 253, Page 412, and re-recorded in Deed Book 261, Page 345; as affected by Official Records Book 2412, Page 1417, of the public records of Manatee County, Florida.
- c. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 804, Page 959, of the public records of Manatee County, Florida.
- d. Easement in favor of the County of Manatee, a political subdivision of the State of Florida, recorded in Official Records Book 978, Page 1621, of the public records of Manatee County, Florida.
- e. Notice of Adoption of Development Order recorded in Official Records Book 1221, Page 3906; as amended in Official Records Book 1630, Page 2392, Official Records Book 1810, Page 4872, Official Records Book 2011, Page 4485 and Official Records Book 2047, Page 2662, of the public records of Manatee County, Florida.
- f. Notice of Preliminary Development Agreement recorded in Official Records Book 1453, Page 6776; as affected by Justification Statement for First Amended and Restated Preliminary Development Agreement for Sarasota Bradenton International Airport Book 1558, Page 5974; and by Notice of Second Amended and Restated Preliminary Development Agreement recorded in Official Records Book 1592, Page 4216, of the public records of Manatee County, Florida.
- g. General Ground Lease dated March 13, 2000, between Sarasota-Manatee Airport Authority, a body politic of the State of Florida, Landlord, and Zandy, LLC, a Florida limited liability company, Tenant, a Short Form of which is recorded in Official Records Book 1663, Page 1872; as affected by Notice of Assignment of Ground Lease recorded in Official Records Book 2311, Page 3759; and by Quit Claim Deed recorded in Official Records Book 2311, Page 3762; and by Assignment and Assumption of Ground Lease recorded in Official Records Book 2361, Page 6367; and by Quit Claim Deed recorded in Official Records Book 2361, Page 6372, of the public records of Manatee County, Florida. The aforesaid lease was amended by unrecorded Third Amendment dated January 27, 2014; by unrecorded Fourth Amendment dated January 27, 2015; and by unrecorded Fifth Amendment dated August 24, 2015.
- h. Interlocal Agreement for the Creation of the Metropolitan Planning Organization recorded in Official Records Book 2542, Page 7416; together with Joint Participation Agreement

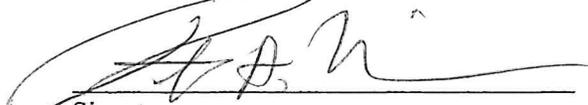
recorded in Official Records Book 2588, Page 2178, of the public records of Manatee County, Florida

16. The Grantor's Taxpayer Identification Number is 59-6001787.

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

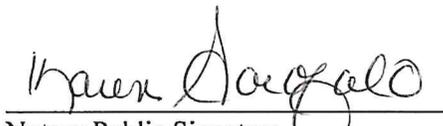
**Peter A. Wish, Vice Chairman**

  
Signature

PETER A. WISH  
Printed Name

Sworn to (or affirmed), acknowledged and subscribed to before me this 26 day of June, 2018, by Peter A. Wish, who  is personally known to me or  who has produced \_\_\_\_\_ as identification.

Affix seal below:

  
Notary Public Signature



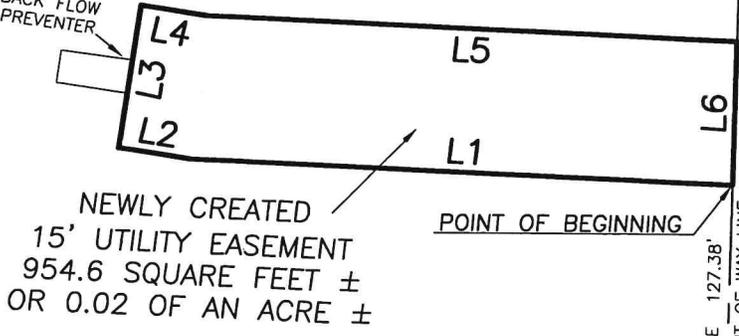
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Commission Number

6/19/22  
Expiration Date

SARASOTA-MANATEE AIRPORT  
 NOW OR FORMERLY PARCEL#: 6844700259  
 OFFICIAL RECORD BOOK 2361, PAGE 6367

BACK FLOW  
 PREVENTER



NEWLY CREATED  
 15' UTILITY EASEMENT  
 954.6 SQUARE FEET ±  
 OR 0.02 OF AN ACRE ±

SARASOTA-MANATEE AIRPORT  
 NOW OR FORMERLY PARCEL#: 6844700259  
 OFFICIAL RECORD BOOK 2361, PAGE 6367

STATE ROAD 683 A  
 (15TH STREET EAST)  
 100' RIGHT OF WAY PER FDOT MAP  
 SECTION NUMBER 1312-102 ROAD  
 PLAT BOOK 10, PAGE 17  
 PAVED ROADWAY

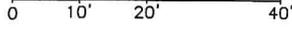
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°41'50"W	56.86'
L2	N81°38'37"W	7.70'
L3	N07°33'32"E	15.00'
L4	S81°38'37"E	7.11'
L5	S87°41'50"E	55.60'
L6	S00°32'17"W	15.01'

— 2 — = LINE DRAWN TO A  
 BROKEN SCALE

# EXHIBIT "A"



1" = 20'  
 GRAPHIC SCALE



POINT OF COMMENCEMENT  
 SOUTHEAST CORNER OF SECTION 36  
 TOWNSHIP 35 SOUTH, RANGE 17  
 EAST, MANATEE COUNTY, FLORIDA



**DESCRIPTION (NEWLY CREATED):**

A 15' UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°32'17"E ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2,270.91 FEET; THENCE N89°27'43"W 50.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 683A (FIFTEENTH STREET EAST); THENCE N00°32'17"E ALONG SAID WESTERLY RIGHT OF WAY LINE 127.38 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 87°41'50" WEST, 56.86 FEET; THENCE NORTH 81°38'37" WEST, 7.70 FEET; THENCE NORTH 07°33'32" EAST, 15.00 FEET; THENCE SOUTH 81°38'37" EAST, 7.11 FEET; THENCE SOUTH 87°41'50" EAST, 55.60 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°32'17" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 954.6 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

**SURVEYOR'S REPORT:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°32'17"E ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD 683A (FIFTEENTH STREET EAST) PER SURVEY PREPARED PALMER LAND SURVEYING, DATED 04/10/2017 AND PROVIDED BY LBYD ENGINEERING.
2. I HEREBY CERTIFY THAT THE "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE REQUIREMENTS.

<b>LEGAL DESCRIPTION</b>	Date: 01/11/2018 AE	Certification Number LB2108 62034001
	FOR	Job Number: 62034 Scale: 1" = 20'
<b>VALIDUS GROUP</b>	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 1	



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
 1130 Highway 90  
 Chipley, Florida 32428  
 (850) 638-0790  
 email: info@southeasternsurveying.com

*Thomas K. Mead*  
 THOMAS K. MEAD P.S.M.  
 REGISTERED LAND SURVEYOR Number 5624