

THIS INSTRUMENT PREPARED BY:
Larry Decker, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: THE LEARNING EXPERIENCE
PROJECT # N/A
PARCEL # N/A
PID #: 584502109

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Pinellas

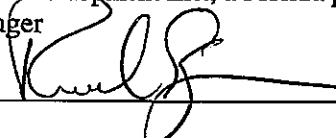
BEFORE ME, the undersigned authority, this day personally appeared Richard G. Kerper, as President of RGK Development Inc., a Florida profit corporation, the Manager for **TLE LR ACQUISITION, LLC**, a Florida limited liability company, whose mailing address is 2430 Estancia Boulevard, Suite 112, Clearwater, Florida 33761, who, being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the "Grantor," is the owner of and has full authority to sell or encumber the property situate in Manatee County, State of Florida, more particularly described as **Parcel Identification # 584502109** in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Property").
2. That the Grantor plans to convey an easement to **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").
3. That to the best of my knowledge, the only mortgages, liens, or encumbrances including, but not limited to, any leasehold interest or potential claims against the Property are:

Mortgage, Assignment of Rents and Security Agreement in favor of Florida Capital Bank, N.A., its successors and/or assigns, dated December 9, 2014, recorded in O.R. Book 2548, Page 1532, PRMCF.

4. That there has been no labor, material, or service furnished for improvement of the Property which remains unpaid, except as set forth in paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens, or judgments outstanding against the Property and that the Grantor is not indebted to anyone for any such property, except as set forth in paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the purpose of assisting the Grantee in the acquisition of the Property.

TLE LR ACQUISITION, LLC, a Florida limited liability company by:
RGK Development Inc., a Florida profit corporation, as its
Manager

By: 

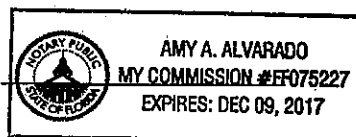
Printed Name: Richard G. Kerper

Title: President

SWORN to (or affirmed) and subscribed before me this 10 day of February, 2015, by Richard G. Kerper, as President, of RGK Development, Inc., a Florida profit corporation, the manager for **TLE LR ACQUISITION, LLC**, a Florida limited liability company, on behalf of the corporation, who is () personally known to me or () who has produced _____ as identification.

Notary Public Seal:

My Commission Expires:





NOTARY PUBLIC, State of Florida
Amy A. Alvarado
Printed Name

EXHIBIT "A"

DESCRIPTION: PUBLIC UTILITY EASEMENT

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, AS SHOWN ON THE PLAT OF "LORRAINE CORNERS SOUTHWEST", A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGES 78 THROUGH 83, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S89°19'57"E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 27.06 FEET FOR A POINT OF BEGINNING; THENCE S00°40'03"W, 17.44 FEET; THENCE S89°19'57"E, 14.74 FEET; THENCE N00°40'03"E, A DISTANCE OF 17.44 FEET TO THE INTERSECTION WITH AFORESAID NORTH LINE OF LOT 2; THENCE N89°19'57"W, ALONG SAID NORTH LINE, A DISTANCE OF 14.74 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 22, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 257 SQUARE FEET (0.01 ACRES), MORE OR LESS

(REFER TO SHEET 2 OF 2 FOR SKETCH)

JANUARY 27, 2015
DATE OF CERTIFICATE


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

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7840.5

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



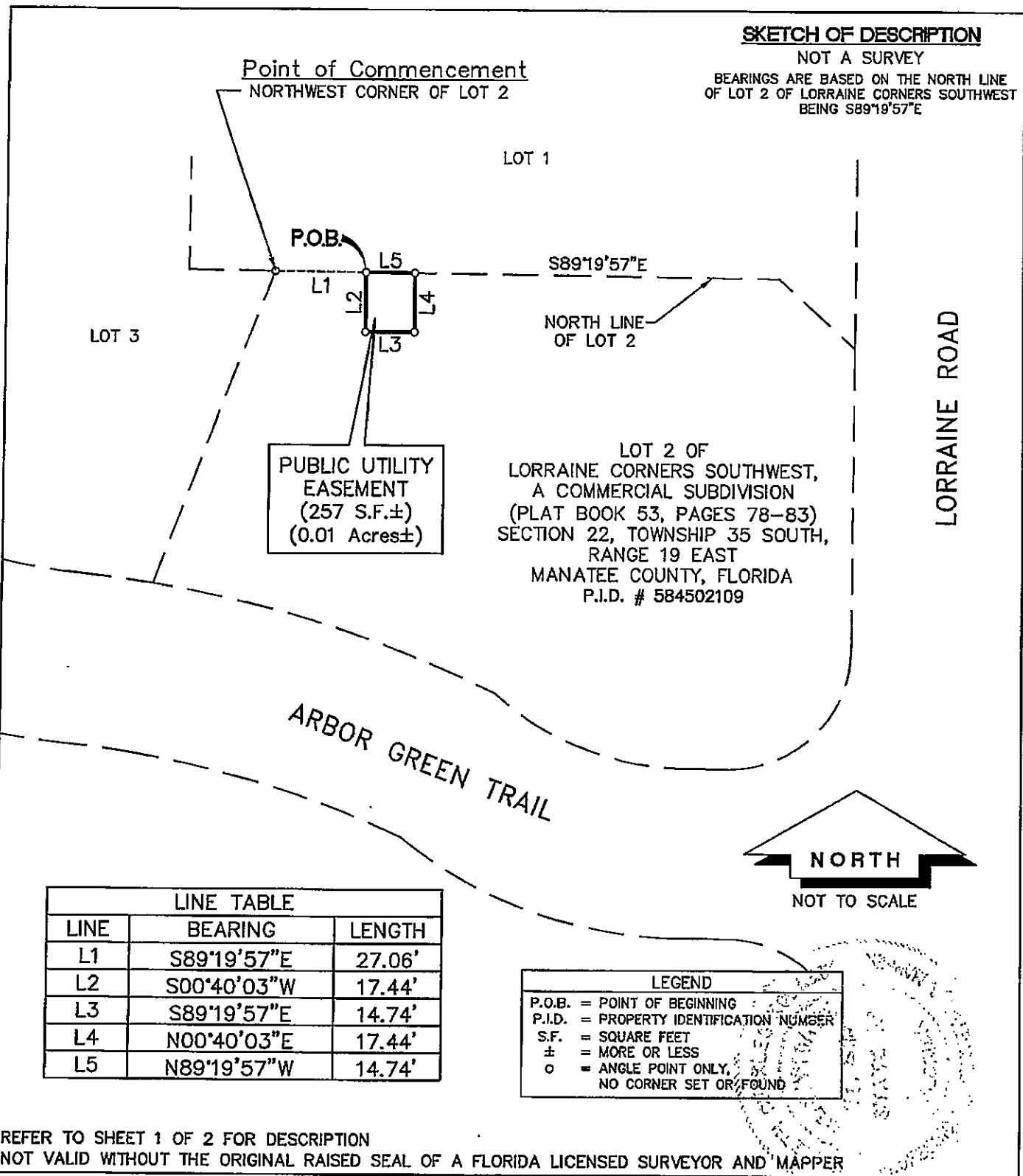
LEARN_LOT2_SK_010715 CURTIS

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2 OF LORRAINE CORNERS SOUTHWEST BEING S89°19'57"E



PUBLIC UTILITY EASEMENT
(257 S.F.±)
(0.01 Acres±)

LOT 2 OF
LORRAINE CORNERS SOUTHWEST,
A COMMERCIAL SUBDIVISION
(PLAT BOOK 53, PAGES 78-83)
SECTION 22, TOWNSHIP 35 SOUTH,
RANGE 19 EAST
MANATEE COUNTY, FLORIDA
P.I.D. # 584502109

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'57"E	27.06'
L2	S00°40'03"W	17.44'
L3	S89°19'57"E	14.74'
L4	N00°40'03"E	17.44'
L5	N89°19'57"W	14.74'

LEGEND	
P.O.B.	= POINT OF BEGINNING
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
S.F.	= SQUARE FEET
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND



LEARN_LOT2_SK 010715 CURTIS

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

JOB NUMBER: 7840.5 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER 2 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

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