PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 24th day of October, 2018 between NAP LR5 LLC, a Florida limited liability company, whose mailing address is 1412 Jackson Street, Suite 1, Fort Myers, Florida 33901 as “Grantor,” and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as “Grantee.”

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of $1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground drainage and utility facilities over, under, and across the property situate in Manatee County, State of Florida, more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

NAP LR5 LLC, a Florida limited liability company

By: NAP II Investments Management Company, Inc., an Ohio corporation, Its Manager

By:

Dale G. Hafele
Vice President-Southeast Operations

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 24th day of October, 2018, by Dale G. Hafele, as Vice President-Southeast Operations of NAP II Investments Management Company, Inc., an Ohio corporation, the Manager of NAP LR5 LLC, a Florida limited liability company, on behalf of said corporation and company, who is (x) personally known to me or (___) who has produced ________________________________ as identification.

Notary Public Seal:

My Commission Expires:

NOTARY PUBLIC, State of Florida

Printed Name
DESCRIPTION:

A PARCEL OF LAND Lying in SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF UNIVERSITY PARKWAY (200 FOOT WIDE PUBLIC RIGHT-OF-WAY) OF LAKE CLUB, PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 21 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°58'24" E, ALONG THE NORTH PLATTED RIGHT-OF-WAY LINE OF SAID UNIVERSITY PARKWAY, A DISTANCE OF 346.27 FEET TO THE POINT OF BEGINNING; THENCE N 00°01'36" E, A DISTANCE OF 12.00 FEET; THENCE S 89°58'24" E, A DISTANCE OF 10.00 FEET; THENCE S 00°01'36" W, A DISTANCE OF 12.00 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE; THENCE N 89°58'24" W, ALONG SAID NORTH PLATTED RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 120 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
PERMANENT
10 X 12 FOOT PUBLIC UTILITY EASEMENT
LOCATED IN
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

REVISED: 10/24/2018

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THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT." REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

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PERMANENT PUBLIC
UTILITY EASEMENT
PARCEL ID No. 588600959

NOTE: THIS DESCRIPTION SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREBIN, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17-050, FLORIDA ADMINISTRATIVE CODE.

BY:

JAMES N. GATCH, R. P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION: 10/10/2018

SHEET 1 OF 2
EXHIBIT A

PARCEL ID 588600959
NOW OR FORMERLY

2" WATER
SERVICE

S 89°58'24" E
10.00'

120 SQ.FT.

N 00°01'36" E
12.00'

S 89°58'24" E 346.27'
NORTH PLATTED R/W LINE

S 89°58'24" E 346.27'
P.O.B.

6" PVC
FREELINE

S 00°01'36" W
12.00'

P.O.C.
N.W. CORNER OF UNIVERSITY
PARKWAY OF PLAT OF LAKE
CLUB, PHASE I

N 00°00'58" E
200.00'

SOUTH LINE SECTION 34

33 34
678.97'

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R/W RIGHT OF WAY
O.R.B. OFFICIAL RECORD BOOK
PG. PAGE
ID IDENTIFICATION
GV GATE VALVE
PVC POLYVINYL CHLORIDE
WL WATER LINE
S.Q.FT. SQUARE FEET

SITE (120 SQ.FT.)
GATE VALVE
FIRE HYDRANT

UNIVERSITY PARKWAY
(200' WIDE PUBLIC R/W)
LAKE CLUB, PHASE I
A SUBDIVISION
PLAT BOOK 47, PAGE 21

SEE SHEET 1 FOR DESCRIPTION
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF
PERMANENT
10 x 12 FOOT PUBLIC UTILITY EASEMENT
LOCATED IN
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

REVISED: 10/24/2018
DATED: 10/10/2018
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PERMANENT PUBLIC
UTILITY EASEMENT
PARCEL ID No. 588600959

NOTES:
1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE
SYSTEM (WEST ZONE) AND 83/2011—EPOCH 2010.0000 AND ARE
DERIVED FROM THE SOUTH LINE OF SECTION 34, TOWNSHIP 35
SOUTH, RANGE 19 EAST, HAVING A BEARING OF S 89°58'24" E.
THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA
PERMANENT REFERENCE NETWORK SITE "MANATEE O. STROOP
CORS-ARP" (DP DL7628).
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT
A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD
LOCATED OR SET.
CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 25th day of October 2018, by VALLEY NATIONAL BANK, a national banking association, as successor in interest to USAMERIBANK, a Florida banking corporation, whose mailing address is 4790 140th Avenue North, Clearwater, Florida 33762 (hereinafter the Mortgagee), being the owner and holder of that certain Mortgage and Security Agreement dated October 11, 2017, made by NAP LR5 LLC, a Florida limited liability company, whose mailing address is 1412 Jackson Street, Suite 1, Fort Myers, Florida, 33901 hereinafter the Mortgagor), in favor of Mortgagee, which Mortgage has been recorded October 12, 2017, in Official Records Book 2696, Page 4035, of the Public Records of Manatee County, Florida (hereinafter the Mortgage), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Utility Easement (hereinafter the Easement), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law:

[Signature]
First Witness Signature

Evelyn Martinez
First Witness Printed Name

[Signature]
Second Witness Signature

Helen M. Dion
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day of October, 2018, by Joseph E. Taggart, as Senior Vice President of Valley National Bank, a national banking association, as successor in interest to USAMERIBANK, a Florida banking corporation, on behalf of the bank, who ___ is personally known to me or ___ who has produced __________________ as identification.

Affix seal below:

[Signature]
Notary Public Signature

Helen M. Dion
Printed Name

[Commission Number]
Commission Number

November 15, 2020
Expiration Date