

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=====

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 11 day of June, 2018, between **THE OASIS AT UNIVERSITY APARTMENTS, LLC**, a Florida limited liability company, whose mailing address is 247 North Westmonte Drive, Altamonte Springs, Florida 32714, 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 and water meter, 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 ("Easement Area").

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the Easement Area herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee (including without limitation, the right to install and maintain sidewalks, curbing and asphalt).

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:

THE OASIS AT UNIVERSITY APARTMENTS, LLC, a Florida limited liability company

Stephanie Ennis
Witness

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

Stephanie Ennis
Printed Name

By: [Signature]

Richard R. Haley, Executive Vice President

Marcia Mejia
Witness

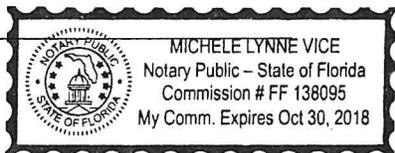
Marcia Mejia
Printed Name

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged 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.

Notary Public Seal:

My Commission Expires:



[Signature]
NOTARY PUBLIC, State of Florida
Michele Lynne Vice
Printed Name

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.

REVISED: 4-23-2018

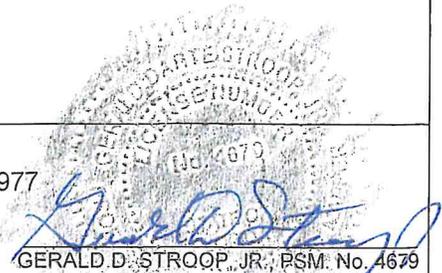
POC CHANGED



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

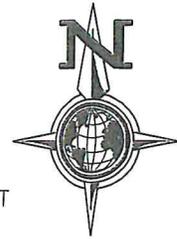
Drawing name: \\2012SRV\SS\CodeServ\Land_Proj\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 1 Apr 25, 2018 11:23am by: dstroop

SKETCH OF DESCRIPTION

EXHIBIT "A"

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

ASSUMED



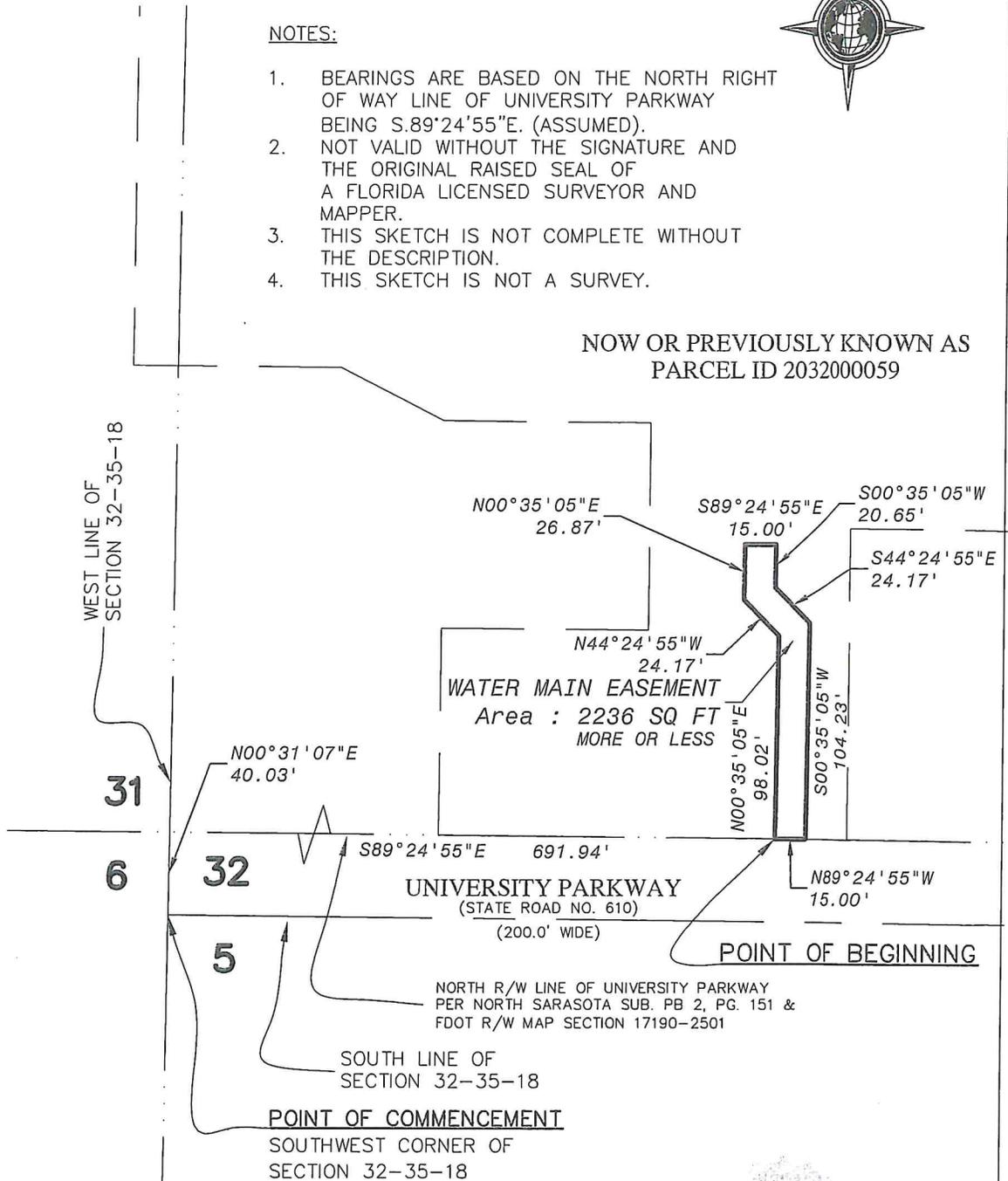
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2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION.
4. THIS SKETCH IS NOT A SURVEY.

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

NOW OR PREVIOUSLY KNOWN AS
 PARCEL ID 2032000059



PREPARED FOR:

PICERNE CONSTRUCTION CORP.

REVISED: 4-23-2018

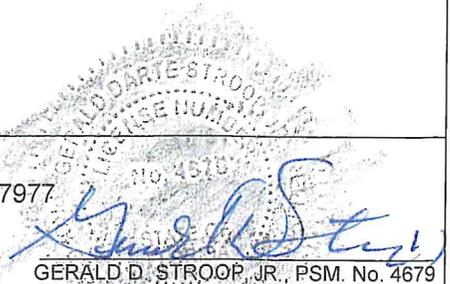
POC CHANGED



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



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\ESS\CadServ\Land\Projects\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 2 Apr 25, 2018 3:00pm by: dstroop

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 11th day of June, 2018, by **Valley National Bank**, a national banking association, whose mailing address is 1700 Palm Beach Lakes Boulevard, Suite 1000, West Palm Beach, Florida 33401 (hereinafter the "**Mortgagee**"), being the owner and holder of a Mortgage, Security Agreement, Financing Statement and Assignment of Rents in the original amount of \$34,500,000.00 recorded August 1, 2017 in Book 2686, Page 1969; and Assignment of Rents, Leases, Profits and Contracts recorded August 1, 2017 in Book 2686, Page 1991; and a Uniform Commercial Code Financing Statement recorded August 1, 2017 in Book 2686, Page 1999 of the Public Records of Manatee County, Florida (hereinafter collectively, the "**Mortgage**"), that 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 Permanent 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 corporate 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:

MORTGAGEE:

VALLEY NATIONAL BANK,
a national banking association

[Signature]
First Witness Signature

Sherla Spiess
First Witness Printed Name

[Signature]
Second Witness Signature

Joanne C. Serros
Second Witness Printed Name

STATE OF Florida
COUNTY OF Orange

By: [Signature]
Signature

As: 1st Vice President
Title

Luis Garcia
Printed Name

Affix corporate seal below:

The foregoing instrument was acknowledged before me this 11th day of June, 2018, by Luis Garcia, as 1st Vice President of Valley National Bank, a national banking association, on behalf of said entity, who is personally known to me or who has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Stacey M. Bruton
Printed Name

Commission Number

Expiration Date