AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Manatee

BEFORE ME, the undersigned notary public, personally appeared James W. O’Neill, 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. Advance Self Storage, 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 Composite 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 Authorized Member Advance Self Storage, LLC, a Florida limited liability company, and I make this affidavit with the authority of and on behalf 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. 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:

   Easement granted to Florida Power and Light Company recorded in Deed Book 380, Page 37.

   Agreement for Temporary Septic Tank Permit recorded in Official Records Book 486, Page 354.

   Easement Deed to General Telephone Company recorded in Official Records Book 729,


County of Manatee Notice of Agreement of Cooperative Parking Facilities recorded in Official Records Book 1438, Page 1494.

16. The Grantor’s Taxpayer Identification Number is 82-2514477.

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

James W. O’Neill

[Signature]

Sworn to (or affirmed), acknowledged and subscribed before me this [2019] day of [February], 2019, by James W. O’Neill, who [ ] is personally known to me or [ ] has produced [ ] as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date
THIS IS NOT A SURVEY

COMPOSITE EXHIBIT "A"
SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE

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ORB 2470, PG 4586

S89°24'11"E 313.82'
N89°24'11"W 313.83'

POINT OF BEGINNING
12' UTILITY ACCESS EASEMENT
CONTAINING 0.086 ACRES +/-
ORB 2705, PG 4174
P/D: 64824000059
NOW OR FORMERLY

SOUTH PROPERTY LINE

POINT OF COMMENCEMENT
WEST 1/4 CORNER SECTION 23
TOWNSHIP 35 SOUTH, RANGE 17 EAST

LEGEND:
ORB = OFFICIAL RECORDS BOOK
PA = PAGE
PB = PLAT BOOK
R/W = RIGHT OF WAY
SEC. = SECTION
FDO = FLORIDA DEPARTMENT OF TRANSPORTATION
P/D = PARCEL ID NUMBER
+/- = PLUS OR MINUS

ADVANCE SELF STORAGE, LLC
12' UTILITY ACCESS EASEMENT

2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
LB #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original typed seal of a Florida Licensed Surveyor and Mapper.

JEFFREY E. KSTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S. #125
CERTIFICATE OF AUTHORIZATION No. LB 2610

0 50 100
SCALE: FEET

2-20-19
Sheet 1 of 2
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°19'55" EAST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 190.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2705, PAGE 4174, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°32'27" EAST, ALONG THE SOUTH PROPERTY LINE OF SAID PARCEL A DISTANCE OF 959.56 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°27'24" EAST, A DISTANCE OF 172.79 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES:(1) NORTH 00°27'24" EAST A DISTANCE OF 12.00 FEET; (2) SOUTH 89°24'11" EAST, A DISTANCE OF 313.82 FEET TO THE WEST RIGHT OF WAY LINE OF 14TH STREET WEST AS SHOWN ON STATE ROAD NO. 45, SECTION NO. 1301-(117)-(201), DATED 1-12-1951; THENCE SOUTH 00°25'20" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.00 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°24'11" WEST, A DISTANCE OF 313.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.086 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERS:GNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGIANL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE WEST LINE OF NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING NORTH 00°19'55" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°18'12" EAST, A DISTANCE OF 38.10 FEET; (2) NORTH 00°18'47" EAST, A DISTANCE OF 148.39 FEET; (3) NORTH 89°32'36" WEST, A DISTANCE OF 209.63 FEET; (4) NORTH 00°27'24" EAST, A DISTANCE OF 20.00 FEET; (5) SOUTH 89°32'36" EAST, A DISTANCE OF 229.58 FEET; (6) SOUTH 00°18'47" WEST, A DISTANCE OF 180.02 FEET; (7) NORTH 90°00'00" WEST, A DISTANCE OF 19.27 FEET; (8) SOUTH 54°37'12" WEST, A DISTANCE OF 17.97 FEET TO THE SOUTH PROPERTY LINE OF SAID PARCEL; THENCE NORTH 89°32'27" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 17.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.185 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
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5. DISTANCES SHOWN HEREON ARE IN US FEET.
COMPOSITE EXHIBIT "A"
SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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POINT OF BEGINNING

ORM 2470, PG 4506
PLOT 2705, PG 4174
PLOT: 6482400059
NOW OR FORMERLY

POINT OF COMMENCEMENT
WEST 1/4 CORNER SECTION 23
TOWNSHIP 35 SOUTH, RANGE 17 EAST

ADVANCE SELF STORAGE, LLC

UTILITY EASEMENT

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description certified without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

2930 University Parkway
Sarasota, Florida 34243
Phone 941 358-6500
Fax 941 358-6540
www.kingengineering.com
LB #2610

JEFFREY E. KISTNER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S. #7226
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 2
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COMMENCING AT THE WEST 1/4 CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH 00°19'55" EAST, ALONG THE WEST LINE OF SAID SECTION 23 AND THE WEST PROPERTY LINE OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 2705, PAGE 4174, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 390.65 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°32'36" EAST, ALONG THE NORTH PROPERTY LINE OF SAID PARCEL, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 89°32'36" EAST A DISTANCE OF 36.93 FEET; THENCE SOUTH 00°17'22" WEST, A DISTANCE OF 6.50 FEET; THENCE SOUTH 89°24'06" EAST, A DISTANCE OF 293.05 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°27'24" WEST, A DISTANCE OF 22.78 FEET; THENCE NORTH 89°32'36" WEST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°27'24" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.181 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

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