

**THIS INSTRUMENT PREPARED BY:**

Victoria Rosenbecker, Real Property Coordinator  
Property Acquisition Division  
On behalf of: Joy Leggett-Murphy, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Pet Paradise  
PID NO: 567813659

SPACE ABOVE THIS LINE FOR RECORDING DATA

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**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made this 19<sup>th</sup> day of August, 2019, between **SCF RC FUNDING IV, LLC**, a Delaware limited liability company, whose mailing address is 902 Carnegie Center Boulevard, Suite 520, Princeton, New Jersey 08540, 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 **ONE DOLLAR** (\$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, installation and maintenance of 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.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

Signed, sealed and delivered in the presence of two witnesses as required by law.

Paul Petshon

First Witness Signature

Paul Petshon

First Witness Printed Name

Claudia Curto

Second Witness Signature

Claudia Curto

Second Witness Printed Name

STATE OF New Jersey  
COUNTY OF Mercer

The foregoing instrument was acknowledged before me this 9th day of August, 2019, by Gregg Seibert, as Chief Operating Officer of Essential Properties, OP GP LLC, a Delaware limited liability company, general partner of Essential Properties, LP, a Delaware limited partnership, as sole member of SCF RC Funding IV, LLC, a Delaware limited liability company, on behalf of said company, who () is personally known to me or who () has produced \_\_\_\_\_ as identification.

Affix seal below:



**GRANTOR:**

**SCF RC FUNDING IV, LLC**, a Delaware limited liability company

By: Essential Properties, LP, a Delaware limited partnership, its sole member

By: Essential Properties, OP GP LLC, a Delaware limited liability company, its general partner

By: Gregg Seibert  
Gregg Seibert, Chief Operating Officer

Notary Public Signature

JaclynASURE

Printed Name

50068067

Commission Number

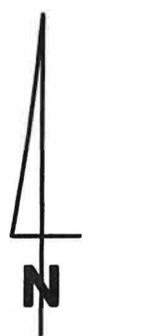
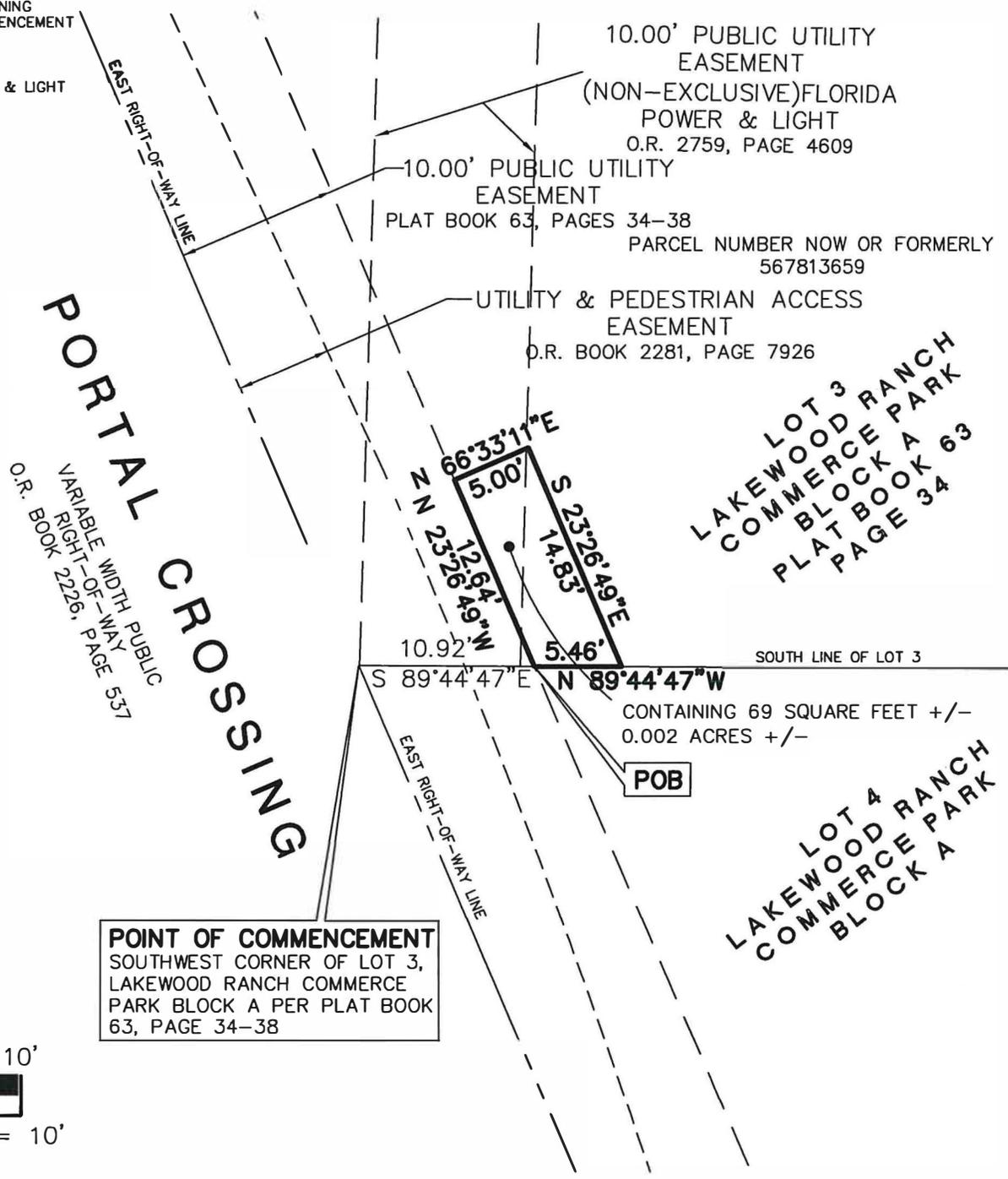
9/14/2022

Expiration Date

EXHIBIT "A"

**LEGEND**

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES
- FPL = FLORIDA POWER & LIGHT



0 5' 10'  
 SCALE: 1" = 10'

**POINT OF COMMENCEMENT**  
 SOUTHWEST CORNER OF LOT 3,  
 LAKEWOOD RANCH COMMERCE  
 PARK BLOCK A PER PLAT BOOK  
 63, PAGE 34-38

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
REVISE EASEMENT	08/06/19	DHR	DHR
ADD EASEMENT	07/31/19	DHR	DHR
SKETCH & DESCRIPTION	07/18/19	RED	DHR

UTILITY EASEMENT



**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

**EXHIBIT "A"**  
**DESCRIPTION**

SECTION 31 TOWNSHIP 34S, RANGE 19E  
MANATEE COUNTY, FLORIDA  
PROJECT NUMBER 4919-01

BEING A PORTION OF LOT 3, LAKEWOOD RANCH COMMERCE PARK BLOCK A, A COMMERCIAL SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGES 34, 35, 36, 37 AND 38, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF LOT 3, LAKEWOOD RANCH COMMERCE PARK BLOCK A, A COMMERCIAL SUBDIVISION, S.89°44'47"E., 10.92 FEET TO THE POINT OF BEGINNING; THENCE N.23°26'49"W., 12.64 FEET; THENCE N.66°33'11"E., 5.00 FEET; THENCE S.23°26'49"E., 14.83 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE N.89°44'47"W., 5.46 FEET TO THE POINT OF BEGINNING.

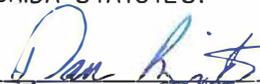
CONTAINING 69 SQUARE FEET OR 0.002 ACRES, MORE OR LESS

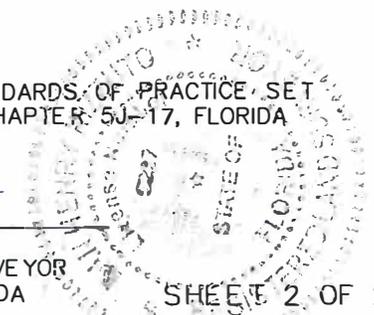
**NOTES**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PORTAL CROSSING, SAID LINE BEING ASSUMED AS N23°26'49"W.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

  
DAN H. RIZZUTO  
PROFESSIONAL LAND SURVEYOR  
LS 5227, STATE OF FLORIDA



SHEET 2 OF 2

**NOT A SURVEY**

ITEM	DATE	BY	QC
REVISE EASEMENT	08/06/19	DHR	DHR
SKETCH & DESCRIPTION	07/18/19	RED	DHR

**UTILITY EASEMENT**



**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 10<sup>th</sup> day of August, 2019, by **AMERICAN PET RESORT, LLC**, a Florida limited liability company, whose mailing address is 5130 University Boulevard, West Jacksonville, Florida 32216, (hereinafter the **Leasee**), being the owner and holder of a Lease dated May 24, 2018, made by **SCF RC FUNDING IV, LLC**, a Delaware limited liability company, whose mailing address is 902 Carnegie Center Boulevard, Suite 520, Princeton, New Jersey 08540, (hereinafter the **Lessor**), in favor of Leasee, which Lease has been recorded in Official Records Book 2730 Page 2509, of the Public Records of Manatee County, Florida (hereinafter the **Lease**), 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 Lessor 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 Leasee consent to and join in the Easement referenced above and incorporated herein by reference, and the Leasee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Leasee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent 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.

**LEASEE:**

AMERICAN PET RESORT, LLC, a Florida limited liability company

Jessica Torgerson  
First Witness Signature

By: William L Joel  
Signature

Jessica Torgerson  
First Witness Printed Name

As: Senior Vice President  
Title

Joy L Lawarre  
Second Witness Signature

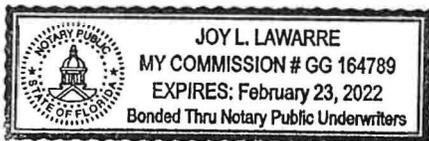
William L Joel  
Printed Name

Joy L Lawarre  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 2019, by William L Joel, as \_\_\_\_\_ of American Pet Resort, LLC, a Florida limited liability company, on behalf of said company, who () is personally known to me or who () has produced \_\_\_\_\_ as identification.

Affix seal below:



Joy L Lawarre  
Notary Public Signature

Joy L Lawarre  
Printed Name

66164789  
Commission Number

02232022  
Expiration Date