

FINAL ATTORNEY'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally on this 6th day of December, 2017, appeared Jerilyn H. Reed (Affiant), who to me is well known, and having been sworn and under oath, deposes and states:

1. My name is Jerilyn H. Reed. I am over the age of twenty-one (21) years, am otherwise *sui juris*, and have personal knowledge of the facts contained herein.

2. I am a licensed attorney, Florida Bar #0037549, authorized to practice law in Florida and am currently practicing law in the State of Florida. My business address is 101 E. Kennedy Boulevard, Suite 3700, Tampa, Florida 33602. My business telephone number is 813-222-3119. My business mailing address is 101 E. Kennedy Boulevard, Suite 3700, Tampa, Florida 33602.

3. The Affiant has examined the Owner and Encumbrance Search Report File No. 16113609 (the "Report") prepared by Old Republic National Title Insurance Company for the period dated October 21, 1986 to October 30, 2017, which provides all of the record title information to identify Utility Easements recorded for the property in Collier County described in the Report. A copy of the Report is attached hereto as Exhibit "A"

4. This Affidavit is given as an inducement to the Board of County Commissioners of Collier County, Florida, as the Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, to conduct a final utility inspection of the utility system or portion thereof located within or upon the real property described in the Report.

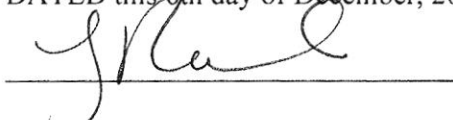
5. Based solely on the Report, the County acquired record interest in the applicable utility systems (i.e., potable water main) pursuant to that certain Utility Facilities Warranty Deed and Bill of Sale recorded in Official Records Book 5189, at Page 2781, of the Public Records of Collier County, Florida. Bayshore Naples Memory Card, LLC, a Florida limited liability Company, obtained the subject property pursuant to a Special Warranty Deed recorded in Official Records Book 5065, at Page 786, of the Public Records of Collier County.

6. Based solely on the Report, subsequent to the time the County recorded its interests in the subject utility and applicable easements as specified in the Report, no interest of the County in the subject utility system or portion thereof and, if applicable, easement, is encumbered of record by any document filed by or on behalf of the landowner unless expressly provided in the Report.

7. Affiant further states that the information contained in this Affidavit is true and correct based solely on the Report prepared by Old Republic National Title Company.

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 6th day of December, 2017.



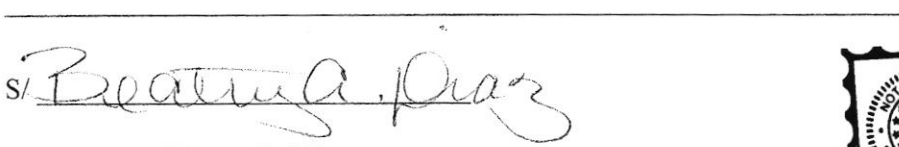
Affiant's Signature

Jerilyn H. Reed

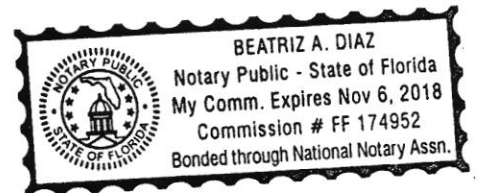
Affiant's Printed Name [No witness needed].

[Notary block] - SUBSCRIBED AND SWORN to before me this 6th day of December, 2017, by Jerilyn H. Reed, who is personally known ☒ OR produced identification ____.

Type of identification produced



Notary Public



My Commission Expires:

Notary Printed or Types Name (if not on stamp)

Prepared by: JERILYN REED
[name of person preparing this instrument]

Address: c/o Hill Ward Henderson, 101 E. Kennedy Ave., Ste 3700,
Tampa, FL 33602



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1410 N. Westshore Blvd. Ste. 800

Tampa, FL 33607

Phone: 813-228-0555

Fax: 866 596-8764

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent File No.: Bayshore Naples Memory

File No: 16113609

Hill, Ward & Henderson, P.A.
101 E. KENNEDY BLVD STE 3700
TAMPA, FL 33602
Phone: 813-221-3900

ATTN: Larry Smith

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

The 15' CUE as shown in the Northwest corner of Tract "3" according to the Plat of Creekside Commerce Park East as recorded in Plat Book 54, Pages 84-86 of the public records of Collier County, Florida.

Last Record Title Holder:

Board of County Commissioners of Collier County, Florida, as the Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, by virtue of Utility Facilities Warranty Deed and Bill of Sale recorded 08/31/2015 in Official Records Book 5189, Page 2781, as to the potable water utility facilities and/or systems(s) or portion(s) thereof; and Board of County Commissioners of Collier County, Florida, as the Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, by virtue of Utility Facilities Warranty Deed and Bill of Sale recorded 04/15/2016 in Official Records Book 5262, Page 2434, as to all of those potable water and sanitary sewer facilities, and Board of County Commissioners of Collier County, Florida, as the Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, by virtue of Utility Facilities Quit Claim Deed and Bill of Sale recorded 04/15/2016 in Official Records Book 5262, Page 2443, as to all of those potable water and sanitary sewer facilities, all of the Public Records of Collier County, Florida

Note: Dedicated to the Collier County Water-Sewer District and Collier County by the plat of CREEKSIDE COMMERCE PARK EAST as recorded in Plat Book 54, Page 84, of the Public Records of Collier County, Florida.

Documents of Record (copies attached):

Sewer Line Easement granted to Collier County as recorded in Official Records Book 607, page 274, of the Public Records of Collier County, Florida. (Affects East side part of Tract 3 and Tract 6)

Easement granted to Collier Development Corporation (Collier County) as recorded in Official Records Book 616, page 1912, of the Public Records of Collier County, Florida. (Affects North part of Tract 6 and Tract 3)

Florida Power and Light Easement as recorded in Official Records Book 664, page 1049, of the Public Records of Collier County, Florida. (Affects East side part of Tract 3 and Tract 6)

Utility Easement as recorded in Official Records Book 1159, Page 1654, of the Public Records of Collier County, Florida. (Affects East side part of Tract 3 and Tract 6)

Drainage Easement granted to Collier County as recorded in Official Records Book 3117, page 3123, of the Public Records of Collier County, Florida. (Affects East and Southeast part of Tract 3, and Tract 6 (Common Areas))

Temporary Construction Easement granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District as recorded in Official Records Book 4561, Page 1826, of the Public Records of Collier County, Florida

Utility and Access Easement granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District as recorded in Official Records Book 4561, Page 1832, of the Public Records of Collier County, Florida

Access Easement granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District as recorded in Official Records Book 4561, Page 1835, of the Public Records of Collier County, Florida. (As to Tract 3 and Tract 6)

Intentionally deleted.

County Utility Easement (C.U.E.) as shown on and dedicated to Collier County Water-Sewer District and Collier County in Plat Book 54, Page 84 and shown on survey drawings in Declaration of Condominium of Creekside East Land Condominium, as recorded in Official Records Book 5057, Page 2811, as recorded in the Public Records of Collier County, Florida. (Affects Tract "4", "4A" and "4B", Known as Creekside Boulevard East, Unit 1 on the northeast side and Tract "3" on the east and south side of Tract)

Public Utility Easement (P.U.E.) as shown on and dedicated to Collier County and/or Licensed or Franchised Public or Private Utilities as shown on Plat Book 54, Page 84 and shown on survey drawings in Declaration of Condominium of Creekside East Land Condominium, as recorded in Official Records Book 5057, Page 2811, as recorded in the Public Records of Collier County, Florida. (Affects Tract "4", "4A" and "4B", Known as Creekside Boulevard East, along the east side of Unit 1 and Tract "3" and the east and south side of Tract "3" and Tract "5" on west side)

Drainage Easement granted to Collier County as recorded in Official Records Book 5060, page 620, of the Public Records of Collier County, Florida. (Affects North part of Tract 3, and Unit 1 and Landscaping Barrier Easement (Common Areas)).

Intentionally deleted.

Florida Power and Light Easement as recorded in Official Records Book 5128, page 3818, of the Public Records of Collier County, Florida. (Affects part of Tract 3, and Unit 1)

Florida Power and Light Easement as recorded in Official Records Book 5128, page 3821, of the Public Records of Collier County, Florida. (Affects part of Tract 3, and Unit 1)

Utility Facilities Warranty Deed and Bill of Sale granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, its successors and/ or as recorded in Official Records Book 5189, Page 2781. (As to Unit 1)

Utility Facilities and/or Utilities Easement(s) Subordination in favor of Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, its successors and/ or as recorded in Official Records Book 5189, Page 2787. (As to Unit 1)

Utility Facilities Warranty Deed and Bill of Sale granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, its successors and/ or as recorded in Official Records Book 5262, Page 2434. (As to All Tracts and Units)

Utility Facilities Quit Claim Deed and Bill of Sale granted to Board of County Commissioners of Collier County, Florida as Governing Body of Collier County and as the Ex-Officio Governing Board of the Collier County Water-Sewer District, its successors and/or as recorded in Official Records Book 5262, Page 2443. (As to Unit 1)

Intentionally deleted.

Intentionally deleted.

Intentionally deleted.

NOTE:

This report is solely to identify Utility Easements. This report does not include any Notices of Commencements affecting subject property, liens or Judgments against the owner, nor any covenants, conditions or restrictive instruments normally found in a title commitment.

Period Searched:

From October 21, 1986 to October 30, 2017 @ 8:00 AM.

Tax Information:

Tax ID 29333000020
Number:

2017 Taxes are Due
Back Taxes: none

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Date: November 21, 2017


Authorized Signatory