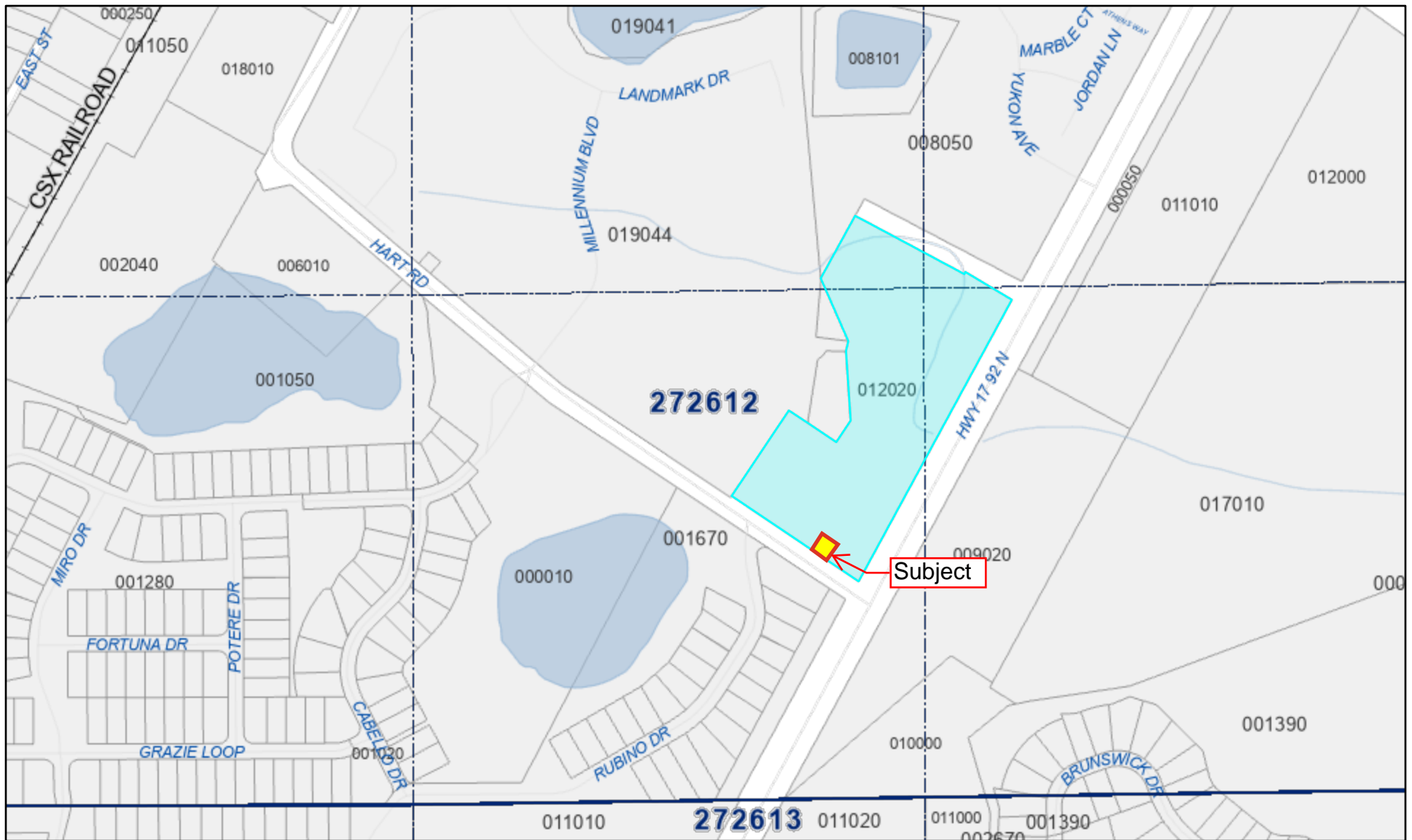


Section 12, Township 26 South, Range 27 East

Section 12, Township 26 South, Range 27 East

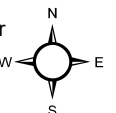


0 195 390 780 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida
September 2, 2025



This Instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Davenport Self Storage
LDNON-2023-104

Parent Parcel I.D. No.: 272612-702000-012020

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 29th day of August, 2025, between DAVENPORT SELF STORAGE II, LLC, a Delaware limited liability company (the GRANTOR), whose address is 21500 Biscayne Boulevard, Suite 402, Aventura, Florida 33180, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibit "A"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE.

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

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Witness

Print Name

Address 21500 Biscayne Blvd, Ste 402
Aventura FL 33180

Witness

Print Name

Address 21500 Biscayne Blvd Ste 402
Aventura FL 33180

DAVENPORT SELF STORAGE II, LLC,
a Delaware limited liability company

By

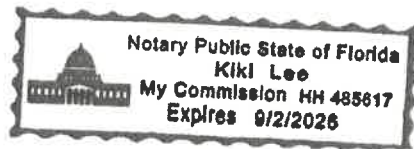
Julia Baytler, as Trustee of the IJK 2000
Revocable Trust dated July 26, 2022, its
Manager

STATE OF FLORIDA

COUNTY OF miami-dade

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of August, 2025, by Julia Baytler, as Trustee of the IJK 2022 Revocalbe Trust dated July 26, 2022 as Manager of Davenport Self Storage II, LLC, a Delaware limited liability company, on behalf of said company, who is ☒ personally known to me or who has produced _____ as identification.

(Seal)



Notary Public

State of Florida at Large

Kiki Lee

Printed Name of Notary

Commission No.

My commission expires

HH 485617
9/2/26

**SKETCH OF DESCRIPTION
DAVENPORT SELF STORAGE
UTILITY EASEMENT**

Exhibit "A" - Sheet 1 of 2

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS CONVEYED BY DEED TO DAVENPORT SELF STORAGE II, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 12949, PAGES 1319-1324, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT D7, AVIANA PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 42-47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE N28°22'52"E, A DISTANCE OF 60.27 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF HART ROAD (60 FOOT PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 5833, PAGE 932 AND OFFICIAL RECORDS BOOK 5833, PAGE 935, BOTH ARE PUBLIC RECORDS OF POLK COUNTY, FLORIDA) AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 192 (100 FOOT PUBLIC RIGHT OF WAY PER MAP 1605, PROJECT 94); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID HART ROAD, N56°12'21"W, A DISTANCE OF 135.78 FEET TO THE POINT OF BEGINNING;


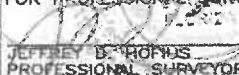
THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N56°12'21"W, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N33°47'39"E, A DISTANCE OF 25.00 FEET; THENCE S56°12'21"E, A DISTANCE OF 20.00 FEET; THENCE S33°47'39"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.011 ACRES (500 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA WEST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT OF WAY LINE OF THE HART ROAD BEARS N56°12'21"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

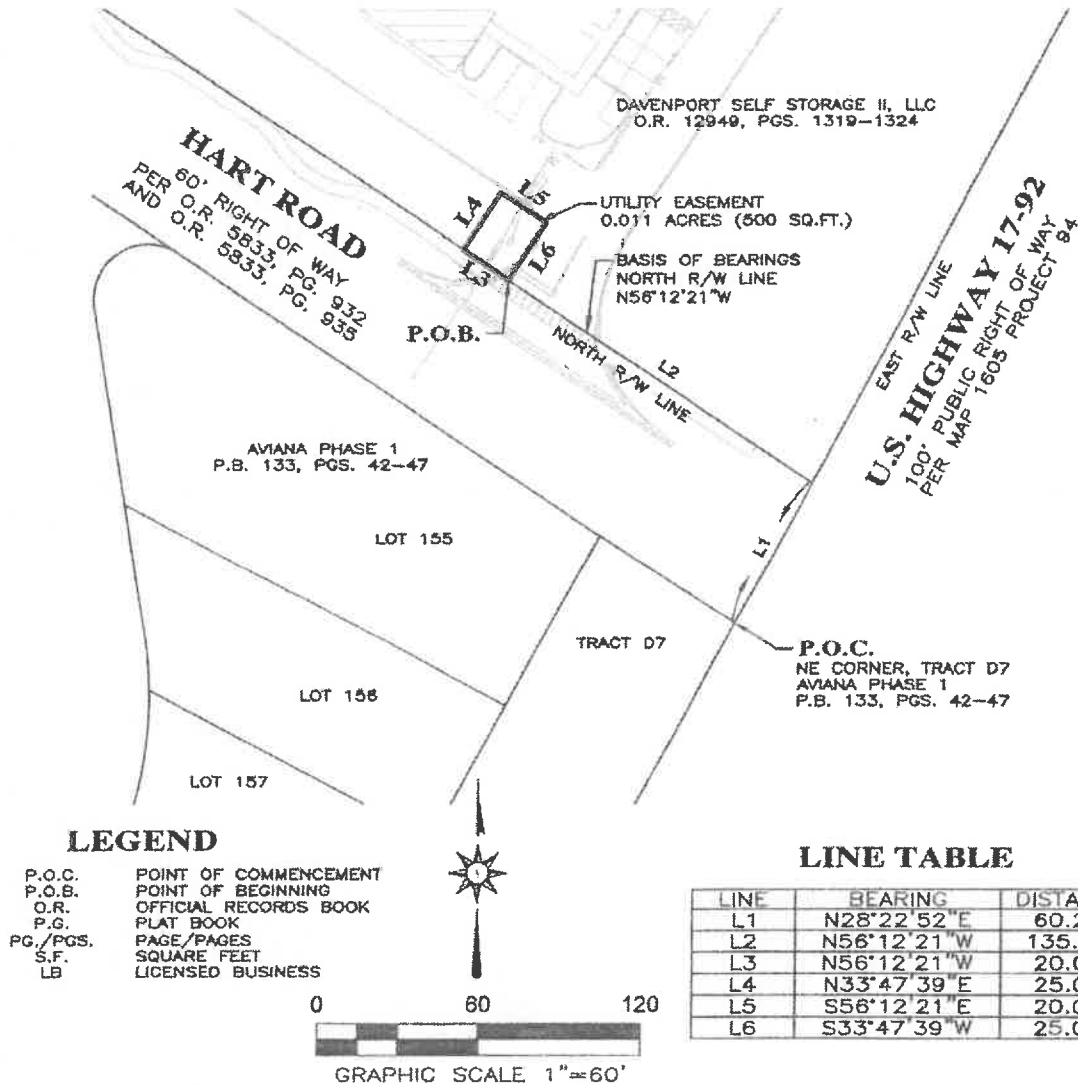
THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedges.com FLORIDA LICENSED BUSINESS NUMBER LB 6546	SKETCH OF DESCRIPTION FOR POLK COUNTY UTILITIES	DATE OF DRAWING: 18 AUG 2025 MANAGER: JDH CADD: SCL
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.  JEFFREY D. HOHNUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610	PROJECT NUMBER: 1352-24001 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 1352001SD1.DWG SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION DAVENPORT SELF STORAGE UTILITY EASEMENT

Exhibit "A" - Sheet 2 of 2

SECTION 12, TOWNSHIP 26 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA



THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SHEET 1 OF 2)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9891
WEB: www.leadingedgeals.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
POLK COUNTY UTILITIES

THIS IS NOT A SURVEY.

THIS SKETCH IS INCOMPLETE UNLESS
ACCOMPANIED BY A LEGAL DESCRIPTION
OF THE PROPERTY DEPICTED HEREON

DATE OF DRAWING: 18 AUG 2025
MANAGER: JDH CADD: SCL
PROJECT NUMBER: 1352-24001
FIELD BOOK NUMBER: N/A
LAST FIELD WORK: N/A
CREW CHIEF(S): N/A
COMPUTER FILE: 1352001SD1.DWG
SCALE: 1"=60' SHEET 2 OF 2