

D200000000038

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

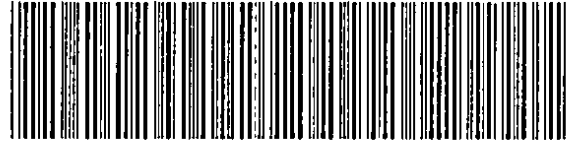
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



300352073383

2020 SEP 14 AM 9:11
SECRETARY OF STATE
TALLAHASSEE, FL

PAID

NE CULLIGAN

SEP 10 2020

FLORIDA FILING & SEARCH SERVICES, INC.
P.O. BOX 10662 TALLAHASSEE, FL 32302
155 Office Plaza Dr Ste A Tallahassee FL 32301
PHONE: (800) 435-9371; FAX: (866) 860-8395

DATE: 09-14-20

NAME: RK CODA DST

TYPE OF FILING: TRUST

COST: 350.00 + 8.75

RETURN: CERTIFIED COPY

RECEIVED
2020 SEP 14 PM 2:06
TALLAHASSEE, FLORIDA
DIVISION OF CORPORATIONS
STATE OF FLORIDA

ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE

Abbie Hodges



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 15, 2020

FLORID FILING & SEARCH SERVICES, INC

SUBJECT: RK CODA DST
Ref. Number: W20000105002

We have received your document for RK CODA DST and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

A copy of the Trust must be attached to the Affidavit.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Neysa Culligan
Regulatory Specialist II

Letter Number: 920A00017477

please keep original file date

Thank you!

FILED

AFFIDAVIT TO THE FLORIDA SECRETARY OF STATE
TO FILE OR QUALIFY

20 SEP 14 AM 9:11
SECRETARY OF STATE
TALLAHASSEE, FL

RK CODA DST

A Delaware Statutory TRUST

In accordance with Section 609.02 of the Florida Statutes, pertaining to
Common Law Declarations of Trust, the undersigned, the Chairman of the
Board of Trustees of RK CODA DST, a

Delaware Statutory RK CODA DST Trust hereby affirms in order to file or qualify
(State)
RK CODA DST in the State of Florida.
(Name of Trust)

1. Two or more persons are named in the Trust.
2. The principal address is 3737 E. Broadway, Long Beach, CA 90803

3. The registered agent and street address in the State of Florida is:
Registered Agent Solutions, Inc.
155 Office Plaza Dr., Suite A, Tallahassee, FL 32301

4. Acceptance by the registered agent: Having been named as registered agent to accept service of process for the above named Declaration of Trust at the place designated in this affidavit, I hereby accept the appointment as registered agent and agree to act in this capacity.

[Signature] Asst. Secretary
(Signature of Registered Agent)

5. I certify that the attached is a true and correct copy of the Declaration of Trust under which the association proposes to conduct its business in Florida.

William R. King
Name:
Chairman of the Board of Trustees

NOTARY

Filing Fee: \$350.00
Certified Copy: \$ 8.75 (optional)

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "RK CODA DST" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTIETH DAY OF AUGUST, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "RK CODA DST" WAS FORMED ON THE NINETEENTH DAY OF AUGUST, A.D. 2020.



3485542 8300

SR# 20206856112

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed in a small font.

Authentication: 203508130

Date: 08-20-20

TRUSTEE CERTIFICATION

**RK CODA DST,
A DELAWARE STATUTORY TRUST**

RK CODA DST Manager, LLC (“Trust Manager” and “Signatory Trustee”), a Delaware limited liability company, certifies on behalf of RK CODA DST, a Delaware Statutory Trust (the “Trust”), that the following is true and correct:

1. The Trust was duly formed as a Delaware Statutory Trust in the State of Delaware on August 19, 2020.
2. The Trust was formed for the purpose of buying, financing, managing, operating and selling, a multifamily residential property known as CODA Apartments located at 13645 East Colonial Drive, Orlando, FL 32826 more fully described in Exhibit A attached hereto and incorporated herein by reference (the “Property”)
3. The Trust has the power to purchase, own and mortgage the Property as security for the loan (“Loan”) from KeyBank National Association, a national banking association (“Lender”), in the principal amount of approximately \$35,000,000.00 (Thirty Five Million Dollars and 00/100 Dollars).
4. The Signatory Trustee is authorized, pursuant to the terms of the trust agreement governing the Trust, to execute all appropriate loan documentation relating to the Loan, including without limitation a Deed of Trust on the Property, and the execution of the loan documentation is in the ordinary course of business of the Trust.

Dated: September 18, 2020

RK CODA DST MANAGER, LLC
Signatory Trustee

By: _____

David M. Griffith, Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Los Angeles

On September 18, 2020, before me, Kaarin E. Kearney Notary Public, personally appeared **David M. Griffith** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kaarin E. Kearney (Seal)



**Exhibit A
To Trustee Certification**

Legal Description of Property

The Land referred to herein below is situated in the County of Orange, State of Florida, and is described as follows:

LOT 1, CRP CDP EAST ORLANDO OWNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 96, PAGE 48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SAID PLAT BEING FORMERLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, PALM LAKE ESTATES, AS RECORDED IN PLAT BOOK U, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND RUN N00°06'52"W ALONG THE EAST LINE OF SAID PALM LAKE ESTATES, A DISTANCE OF 600.00 FEET TO THE SOUTH LINE OF LAKE PICKETT MANOR, AS RECORDED IN PLAT BOOK 38, PAGES 59, 60 AND 61, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SAID SOUTH LINE OF LAKE PICKETT MANOR THE FOLLOWING THREE (3) COURSES: THENCE RUN N89°58'33"E, A DISTANCE OF 591.98 FEET; THENCE RUN S54°43'03"E, A DISTANCE OF 83.44 FEET; THENCE S59°57'23"E, A DISTANCE OF 80.41 FEET; THENCE RUN S00°01'27"E, A DISTANCE OF 220.49 FEET; THENCE RUN S89°58'33"W, A DISTANCE OF 149.66 FEET; THENCE RUN S00°01'27"E, A DISTANCE OF 291.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN S89°58'33"W ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 579.06 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3, 4, 5, 6 AND 7, LESS THE NORTH 75 FEET OF LOT 7, PALM LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 71, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCELS 1 AND 2 ARE ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 1, PALM LAKE ESTATES, AS RECORDED IN PLAT BOOK U, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND RUN N00°06'52"W ALONG THE EAST LINE OF SAID

PALM LAKE ESTATES, A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF LOT 3, PALM LAKE ESTATES, AS RECORDED IN PLAT BOOK U, PAGE 71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°58'33"W ALONG THE SOUTH LINE OF LOT 3 OF SAID PALM LAKE ESTATES, A DISTANCE OF 160.00 FEET; THENCE RUN N00°06'52"W ALONG THE EAST RIGHT OF WAY LINE OF BONNEVILLE DRIVE AS SHOWN ON SAID PLAT, A DISTANCE OF 425.00 FEET; THENCE RUN N89°58'33"E ALONG THE SOUTH LINE OF THE NORTH 75 FEET OF LOT 7 OF SAID PLAT, A DISTANCE OF 160.00 FEET; THENCE RUN S00°06'52"E ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF LAKE PICKETT MANOR, AS RECORDED IN PLAT BOOK 38, PAGES 59, 60 AND 61, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SAID SOUTH LINE OF LAKE PICKETT MANOR THE FOLLOWING THREE (3) COURSES: THENCE RUN N89°58'33"E, A DISTANCE OF 591.98 FEET; THENCE RUN S54°43'03"E, A DISTANCE OF 83.44 FEET; THENCE S59°57'23"E, A DISTANCE OF 80.41 FEET; THENCE RUN S00°01'27"E, A DISTANCE OF 220.49 FEET; THENCE RUN S89°58'33"W, A DISTANCE OF 149.66 FEET; THENCE RUN S00°01'27"E, A DISTANCE OF 291.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 50; THENCE RUN S89°58'33"W ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A DISTANCE OF 579.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE EASEMENT RIGHTS ARISING UNDER THAT CERTAIN RECIPROCAL, EASEMENT AND COST SHARING AGREEMENT BY AND BETWEEN CRP/CDP EAST ORLANDO OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LUK YEUNG, INC., A FLORIDA CORPORATION AND ORLANDO PICKETT 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED AS OF MAY 3, 2017, FILED FOR RECORD MAY 5, 2017 AT 9:49 A.M., RECORDED AS INSTRUMENT NO. 20170250880.