

YONI WASSER
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July 18, 2025

Pinellas County Building and Development Review Services
440 Court St.
Clearwater, FL 33756

Re: Proposed Land Use Application
Subject Property: 2500 55th Ave. N., St. Petersburg, FL 33714
Our Client: 275 Hyw Holdings, LLC

ATTORNEY CERTIFICATION OF TITLE TO REAL PROPERTY

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me, the undersigned authority, personally appeared YONI WASSER, who, upon being duly sworn, states:

1. That I am a practicing attorney in the state of Florida, whose office is located at 101 E. Kennedy Boulevard, Tampa, FL 33602.
2. That I have examined the Official Records of Pinellas County, Florida and hereby state that the above-referenced subject property, which is more particularly described in Exhibit A attached hereto, is owned by 275 Hyw Holdings, LLC, as evidenced by that certain Special Warranty Deed as recorded in Official Records Book 21558, Page 2455 of the Public Records of Pinellas County, Florida.
3. That the subject property is subject to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and prohibitions imposed by governmental authorities.

FURTHER, Affiant sayeth naught.

Yoni Wasser, Affiant

SWORN TO AND SUBSCRIBED TO before me this 18 day of July, 2025, by ☒ physical presence or ☐ online notarization, by Yoni Wasser, who is either personally known to me or has provided _____ as identification and who did take an oath that the information contained herein is true and correct.

{Notarial Seal}



NOTARY PUBLIC, State of Florida

My commission expires: 6/6/2027

EXHIBIT A

Subject Property Legal Description

**RENWICK, ERLE SUB NO. 4 BLK 9, LOTS 1, 2, 8, 9 & 10 LESS RD R/W ON S PER O.R.
3332/345 & O.R. 3380/192**