

CERTIFICATE

The undersigned, in the capacity set forth below, does hereby certify that:

1. The undersigned is the duly qualified and acting Manager of Versity Invest, LLC, a Delaware limited liability company (the “**Company**”), which is the sole member and manager of (i) Apex South Creek IB, LLC, a Delaware limited liability company (the “**Initial Beneficiary**”), (ii) Apex South Creek ST, LLC, a Delaware limited liability company (the “**Signatory Trustee**”), and (iii) Apex South Creek LeaseCo, LLC, a Delaware limited liability company (the “**Master Tenant**”); and as such is authorized to execute and deliver this Certificate on behalf of the Company, the Signatory Trustee, the Initial Beneficiary and the Master Tenant.
2. Signatory Trustee is the Signatory Trustee of Apex South Creek, DST, a Delaware Statutory Trust (the “**Trust**”), and as such, the undersigned as duly qualified and acting Manager of the Company, as manager of the Signatory Trustee, is authorized to execute and deliver this Certificate on behalf of the Trust.
3. Set forth opposite the name of the undersigned on Exhibit A is a genuine specimen of the signature of the undersigned.
4. Attached hereto as Exhibit B is a complete and correct copy of certain resolutions (the “**Resolutions**”) dated as of November 18, 2022, of the undersigned in accordance with the law, the Agreements of Limited Liability Company of such entities and the Trust Agreement of the Trust (the “**DST Trust Agreement**”). Said Resolutions have not been in any way modified, amended or rescinded, and are in full force and effect as of the date hereof.
6. Attached hereto as Exhibit C is a complete and correct copy of the Limited Liability Company Agreement of the Company dated as of April 12, 2022 (the “**Company LLC Agreement**”). Said Company LLC Agreement has not been in any way modified or amended and is in full force and effect as of the date hereof.
7. Attached hereto as Exhibit D is a complete and correct copy of the DST Trust Agreement dated as of November 18, 2022. Said DST Trust Agreement has not been in any way modified or amended and is in full force and effect as of the date hereof.
8. Attached hereto as Exhibit E is a complete and correct copy of the Limited Liability Company Agreement of the Signatory Trustee dated as of November 18, 2022 (the “**Signatory Trustee LLC Agreement**”). Said Signatory Trustee LLC Agreement has not been in any way modified or amended and is in full force and effect as of the date hereof.
9. Attached hereto as Exhibit F is a complete and correct copy of the Limited Liability Company Agreement of the Initial Beneficiary dated as of November 18, 2022 (the “**Initial Beneficiary LLC Agreement**”). Said Initial Beneficiary LLC Agreement has not been in any way modified or amended and is in full force and effect as of the date hereof.

10. Attached hereto as Exhibit G is a complete and correct copy of the Limited Liability Company Agreement of the Master Tenant dated as of November 18, 2022 (the **“Master Tenant LLC Agreement”**). Said Master Tenant LLC Agreement has not been in any way modified or amended and is in full force and effect as of the date hereof.

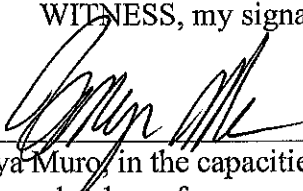
11. The execution and delivery of the Trust Transaction Documents (as such term is defined in the Resolutions) by the Trust, and the performance of by the Trust of its obligation thereunder, will not constitute a breach, violation or default under any material agreement to which the Trust is a party.

12. The execution and delivery of the Master Tenant Transaction Documents (as such term is defined in the Resolutions) by the Master Tenant, and the performance of by the Master Tenant of its obligation thereunder, will not constitute a breach, violation or default under any material agreement to which the Master Tenant is a party.

13. It is intended that counsel providing legal opinions in connection with the Loan shall rely upon the contents and accuracy of this Certificate in providing such legal opinions.

(Signature on next page)

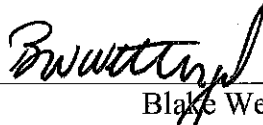
WITNESS, my signature as of this ___ day of November, 2022.



Tanya Muro, in the capacities set forth in
Paragraph 1 hereof

I, Blake Wettengel do hereby certify that I am a duly elected, qualified and acting Manager of the Company; that Tanya Muro is a duly elected, qualified and acting Manager of the Company; and that the signature appearing opposite his name on Exhibit A is a genuine specimen of the signature of said Manager.

WITNESS my signature as of the ___ day of November, 2022.



Blake Wettengel

Exhibit A

Incumbency – Apex South Creek

NAME:

Tanya Muro

TITLE:

Manager

SIGNATURE:




Exhibit B

Resolutions

Exhibit C

Company LLC Agreement

Exhibit D

DST Trust Agreement

Exhibit E

Signatory Trustee LLC Agreement

Exhibit F

Initial Beneficiary LLC Agreement

Exhibit G

Master Tenant LLC Agreement