

Prepared By/Return to:
Michael D. Chiumento III, Esq.
Chiumento Law PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Attn: Kelly DeVore

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LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF Florida COUNTY OF Flagler

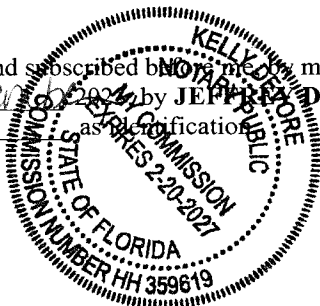
BEFORE ME, the undersigned officer authorized to administer oaths, on the personally appeared **JEFFREY DOUGLAS** ("Affiant"), the President of DOUGLAS PROPERTY & DEVELOPMENT, INC., a Florida corporation, the Manager of **BYRNDOG PCP, LLC, a Florida limited liability company**, (the "Company"), who upon being duly sworn, deposes and says:

1. The undersigned is over the age of 18 years, understands the obligations of an oath, and has personal knowledge of the facts stated herein.
2. DOUGLAS PROPERTY & DEVELOPMENT, INC. is the Manager of the Company.
3. The Company is a manager-managed limited liability company pursuant to the Articles of Organization or last annual report filed with the Florida Department of State. There is no subsequent Statement of Authority filed with the Florida Department of State and recorded in the official records of the county where the property liens limiting the manager/member's authority.
4. The company is currently in existence pursuant to valid Articles of Organization filed December 11, 2019, in the State of Florida ("Articles") and an Operating Agreement by the Members dated December 18, 2019 ("Operating Agreement"), which remains in full force and effect, has not been amended to prohibit the transaction set forth in Paragraph 6 below, and has not been revoked.
5. The Company has not been dissolved.
6. The Operating Agreement establishes the authority and powers of the Manager of the Company, is true, correct, and complete and has not been amended, modified, terminated or revoked.
7. The Manager of the Company is duly authorized under the Operating Agreement, Resolution and Consent dated as of even date to sell to **KL SEMINOLE TRACE LLC, a Florida limited liability company**, the following described real property: See attached Exhibit "A".
8. The Manager of the Company is authorized to execute all documents relating to the sale of the real property.
9. Neither the Company nor any of its Members or Managers have been debtors in a bankruptcy proceeding during the existence of the Company.
10. No corporate members of the Company have been dissolved.

JEFFREY DOUGLAS

Sworn to and subscribed before me on this _____ day of _____, 2024, by **JEFFREY DOUGLAS**, who ☒ is personally known to me, or _____ has produced _____ as identification.

(SEAL)



NOTARY PUBLIC

Notary Name: _____

My Commission Expires: _____

EXHIBIT "A"

CASCADES-SINGLE FAMILY WEST PHASE 1

PART OF GOVERNMENT SECTIONS 29, 30 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE NORTH $02^{\circ}56'18''$ WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 278.18 FEET; THENCE SOUTH $72^{\circ}48'27''$ WEST, A DISTANCE OF 7.64 FEET TO THE POINT OF BEGINNING, THENCE NORTH $17^{\circ}11'33''$ WEST, A DISTANCE OF 200.00 FEET, THENCE SOUTH $72^{\circ}48'27''$ WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH $17^{\circ}11'33''$ WEST, A DISTANCE OF 288.37 FEET, THENCE NORTH $30^{\circ}45'57''$ EAST, A DISTANCE OF 156.00 FEET; THENCE NORTH $50^{\circ}34'11''$ EAST, A DISTANCE OF 436.26 FEET; THENCE NORTH $16^{\circ}53'57''$ WEST; A DISTANCE OF 207.43 FEET; THENCE NORTH $26^{\circ}57'36''$ WEST, A DISTANCE OF 468.07 FEET; THENCE NORTH $15^{\circ}17'20''$ WEST, A DISTANCE OF 724.55 FEET; THENCE NORTH $39^{\circ}35'09''$ WEST; A DISTANCE OF 330.89 FEET, THENCE NORTH $26^{\circ}47'41''$ WEST, A DISTANCE OF 266.83 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 945.00 FEET, AN ARC DISTANCE OF 204.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $11^{\circ}01'12''$ WEST, 203.83 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 545.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $00^{\circ}44'46''$ WEST, 77.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH $03^{\circ}20'13''$ EAST, A DISTANCE OF 504.26 FEET, THENCE NORTH $86^{\circ}33'58''$ EAST, A DISTANCE OF 276.06 FEET, THENCE SOUTH $09^{\circ}42'36''$ WEST, A DISTANCE OF 94.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY, THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, EASTERLY, HAVING A RADIUS OF 22.67 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $33^{\circ}15'05''$ EAST, 34.08 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, NORTHERLY, HAVING A RADIUS OF 163.47 FEET, AN ARC DISTANCE OF 38.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}45'39''$ WEST, 36.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $86^{\circ}33'58''$ EAST, A DISTANCE OF 36.39 FEET; THENCE SOUTH $03^{\circ}26'02''$ EAST, A DISTANCE OF 169.00 FEET; THENCE NORTH $86^{\circ}53'07''$ EAST, A DISTANCE OF 100.02 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 79.46 FEET, AN ARC DISTANCE OF 118.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $50^{\circ}33'24''$ EAST, 107.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $10^{\circ}57'01''$ EAST, A DISTANCE OF 355.49 FEET TO A POINT ON A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 91.03 FEET, AN ARC DISTANCE OF 25.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ}18'00''$ WEST, 25.65 FEET TO A NON-TANGENT POINT BEARING SOUTH $41^{\circ}59'33''$ EAST, A DISTANCE OF 46.73 FEET, THENCE NORTH $76^{\circ}57'21''$ EAST, A DISTANCE OF 111.15 FEET; THENCE NORTH $76^{\circ}39'46''$ EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH $13^{\circ}08'10''$ EAST, A DISTANCE OF 17.04 FEET; THENCE NORTH $68^{\circ}03'37''$ EAST, A DISTANCE OF 185.69 FEET; THENCE NORTH $76^{\circ}20'49''$ EAST, A DISTANCE OF 56.75 FEET; THENCE SOUTH $13^{\circ}40'24''$ EAST, A DISTANCE OF 13.56 FEET; THENCE TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 72.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $20^{\circ}08'06''$ WEST, 72.28 FEET, TO A NON-TANGENT POINT BEARING NORTH $61^{\circ}53'51''$ EAST, A DISTANCE OF 51.67 FEET TO A NON-TANGENT CURVE, LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 20.97 FEET, AN ARC DISTANCE OF 30.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $80^{\circ}18'33''$ WEST, 28.04 FEET, TO A NON-TANGENCY POINT; THENCE SOUTH $31^{\circ}43'36''$ EAST, A DISTANCE OF 50.42 FEET TO A NON-TANGENT CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.13 FEET, AN ARC DISTANCE OF 37.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $17^{\circ}10'50''$ EAST, 33.81 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE WESTERLY, HAVING A

RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 76.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $17^{\circ}13'19''$ WEST, 76.41 FEET, TO A NON-TANGENT POINT BEARING SOUTH $85^{\circ}52'14''$, EAST, A DISTANCE OF 122.30 FEET; THENCE NORTH $06^{\circ}18'16''$ WEST, A DISTANCE OF 16.16 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.22 FEET, AN ARC DISTANCE OF 67.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $30^{\circ}56'07''$ EAST, 62.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 46.57 FEET, AN ARC DISTANCE OF 72.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $59^{\circ}26'34''$ EAST, 65.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $04^{\circ}53'10''$ EAST, A DISTANCE OF 66.69 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 724.36 FEET, AN ARC DISTANCE OF 34.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $06^{\circ}53'25''$ EAST, 34.62 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 502.26 FEET, AN ARC DISTANCE OF 146.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $17^{\circ}18'43''$ WEST, 146.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $24^{\circ}13'30''$ EAST, A DISTANCE OF 197.82 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 80.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $17^{\circ}33'29''$ WEST, 73.29 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 436.55 FEET, AN ARC DISTANCE OF 93.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $54^{\circ}30'50''$ EAST, 92.96 FEET, TO A NON-TANGENT POINT BEARING SOUTH $37^{\circ}16'33''$ EAST, A DISTANCE OF 120.89 FEET; THENCE SOUTH $44^{\circ}32'37''$ EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH $65^{\circ}23'31''$ EAST, A DISTANCE OF 517.00 FEET; THENCE SOUTH $04^{\circ}26'11''$ EAST, A DISTANCE OF 540.96 FEET, THENCE SOUTH $47^{\circ}18'59''$ EAST, A DISTANCE OF 280.03 FEET; THENCE SOUTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 783.09 FEET, THENCE SOUTH $58^{\circ}20'26''$ WEST, A DISTANCE OF 341.06 FEET; THENCE SOUTH $37^{\circ}53'13''$ EAST, A DISTANCE OF 141.57 FEET, THENCE SOUTH $35^{\circ}34'53''$ WEST, A DISTANCE OF 557.52 FEET; THENCE SOUTH $81^{\circ}24'26''$ WEST, A DISTANCE OF 95.82 FEET; THENCE SOUTH $03^{\circ}37'43''$ EAST, A DISTANCE OF 42.09 FEET; THENCE SOUTH $86^{\circ}22'17''$ WEST, A DISTANCE OF 67.55 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 92.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $03^{\circ}02'28''$ WEST, 86.91 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 37.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $12^{\circ}40'32''$ WEST, A DISTANCE OF 36.52 FEET, TO A NON-TANGENT POINT BEARING SOUTH $76^{\circ}54'14''$ WEST, A DISTANCE OF 70.06 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 44.49 FEET, AN ARC DISTANCE OF 28.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $28^{\circ}06'56''$ WEST, 28.48 FEET; TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 88.00 FEET, AN ARC DISTANCE OF 58.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $28^{\circ}16'28''$ WEST, 57.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $09^{\circ}12'34''$ WEST, A DISTANCE OF 76.34 FEET, THENCE NORTH $08^{\circ}44'20''$ WEST, A DISTANCE OF 32.20 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 117.69 FEET, AN ARC DISTANCE OF 30.20 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}05'05''$ EAST, 30.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $14^{\circ}56'11''$ EAST, A DISTANCE OF 35.76 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY; ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE, EASTERLY, HAVING A RADIUS OF 22.19 FEET, AN ARC DISTANCE OF 8.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $20^{\circ}21'58''$ EAST, 8.63 FEET TO A NON-TANGENT POINT BEARING SOUTH $80^{\circ}14'31''$ WEST, A DISTANCE OF 110.59 FEET; THENCE NORTH $09^{\circ}12'34''$ WEST, A DISTANCE OF 75.57 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 204.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

25°40'33" EAST, 201.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°08'32" WEST, A DISTANCE OF 198.02 FEET; THENCE NORTH 42°40'44" WEST, A DISTANCE OF 147.06 FEET; THENCE NORTH 39°55'26" WEST, A DISTANCE OF 35.58 FEET; THENCE NORTH 42°08'32" WEST, A DISTANCE OF 15.41 FEET; THENCE NORTH 40°55'16" WEST, A DISTANCE OF 18.97 FEET, THENCE NORTH 37°51'08" WEST, A DISTANCE OF 28.69 FEET; THENCE SOUTH 72°48'27" WEST, A DISTANCE OF 105.21 FEET TO THE POINT OF BEGINNING.

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