

Prepared by and Return To:
Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Ste. 2013
Palm Coast, FL 32164
21-0285

Limited Liability Company Affidavit

State of Florida
County of Flagler

Before me, the undersigned authority, personally appeared Jeffrey R Douglas, ("Affiant") who, being duly sworn according to law, deposes and says:

1. Affiant(s) are the President of Douglas Property & Development, Inc., a Florida Corporation, which is the Manager of BYRNDOG PCP, LLC, a Florida limited liability company. The LLC is currently in existence under valid articles of organization and regulations and has not been terminated or dissolved.
2. The LLC is organized under the State of Florida.
3. The LLC is managed by the Manager(s).
4. The LLC holds title to the following described real property:

SEE EXHIBIT "A"

5. The LLC is not in bankruptcy and, if the LLC is a single member entity, the single member is not in bankruptcy.
6. Jeffrey R Douglas, is/are authorized by the articles of organization or operating agreement to execute any instruments affecting the Property on behalf of the LLC.
7. If a full or partial copy of any document is attached hereto as Exhibit "B", it shall be incorporated herein and made a part hereof, and Affiant represents that the copy is true and correct.
8. Under penalties of perjury, Affiant declares that Affiant has read the foregoing document and that the facts stated in it are true.

BYRNDOG PCP, LLC, a Florida limited liability company,
By: Douglas Property & Development, Inc., a Florida
Corporation, its Manager

BY: _____

Jeffrey R Douglas, President

State of Florida

County of Flagler

Sworn to and subscribed before me this 01 day of May, 2020, by means of Physical Presence ☒ or by Online Notarization ☐, by Jeffrey R Douglas, President of Douglas Property & Development, Inc., a Florida Corporation, Manager of BYRNDOG PCP, LLC, a Florida Limited Liability Company, who (☒) is personally known to me or (☐) produced the following identification:

Last Revised 06/21/2012

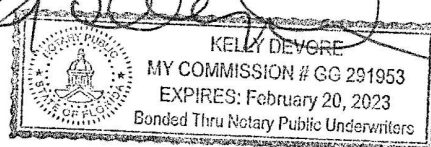


EXHIBIT "A"

Parcel 1:

Tract B, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Plat Book 37, Page 32, Public Record of Flagler County, Florida.

Parcel 2:

Tract C, Palm Coast Park, Tracts 18 and 20, according to the map or plat thereof as recorded in Plat Book 37, Page 32, Public Record of Flagler County, Florida.

Parcel 3: See Exhibit "A-2" attached hereto.

Parcel 4: See Exhibit "A-3" attached hereto.

Unofficial Copy

EXHIBIT "A-2"PARCEL 3

LEGAL DESCRIPTION – TRACT 17 NORTH OF AND INCLUDING PEAVY GRADE

A PARCEL OF LAND LOCATED WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEING A PORTION OF TRACT 17, PER OFFICIAL RECORDS BOOK 2408, PAGES 777-783 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE N89°02'28"E ALONG THE SOUTH LINE OF SECTION 33 FOR A DISTANCE OF 1564.05 FEET TO THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID SECTION LINE, N09°09'56"W ALONG SAID EXTENSION AND SAID WESTERLY LINE FOR A DISTANCE OF 3632.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N09°09'56"W ALONG SAID WESTERLY LINE FOR A DISTANCE OF 41.02 FEET; THENCE FOLLOWING ALONG THE BOUNDARY LINES OF SAID TRACT 17 THE FOLLOWING 10 COURSES; 1) THENCE N86°20'16"W FOR A DISTANCE OF 884.48 FEET TO THE EASTERLY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY; 2) THENCE N09°09'56"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 51.28 FEET; 3) THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY S86°20'16"E ALONG THE SOUTHERLY LINE OF LANDS PER OFFICIAL RECORDS BOOK 1311, PAGE 256 AND CITY OF PALM COAST LANDS PER OFFICIAL RECORDS BOOK 1211, PAGE 307 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, FOR A DISTANCE OF 1327.13 FEET; 4) THENCE N03°39'44"E ALONG THE EASTERLY LINE OF SAID CITY LANDS FOR A DISTANCE OF 748.33 FEET; 5) THENCE DEPARTING SAID EASTERLY LINE S86°20'16"E FOR A DISTANCE OF 322.65 FEET; 6) THENCE N02°40'13"W FOR A DISTANCE OF 141.34 FEET; 7) THENCE N89°08'52"E FOR A DISTANCE OF 631.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; 8) THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S14°05'29"E FOR A DISTANCE OF 9.84 FEET; 9) THENCE N89°01'24"E FOR A DISTANCE OF 51.34 FEET; 10) THENCE S14°05'29"E FOR A DISTANCE OF 613.10 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND SAID TRACT 17 BOUNDARY S78°54'02"W FOR A DISTANCE OF 446.14 FEET; THENCE S06°55'26"E FOR A DISTANCE OF 250.00 FEET TO THE NORTHERLY LINE OF PEAVY GRADE (AN 80-FOOT WIDE ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 792, PAGE 1932 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE ALONG THE NORTHERLY LINE(S) OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES; 1) THENCE S86°20'16"E FOR A DISTANCE OF 382.50 FEET; 2) THENCE N75°54'30"E FOR A DISTANCE OF 112.44 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE DEPARTING THE NORTHERLY PEAVY GRADE LINE, S14°05'29"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 120.00 FEET TO THE SOUTHERLY LINE OF SAID PEAVY GRADE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE N86°20'16"W ALONG THE SOUTHERLY LINE OF SAID PEAVY GRADE FOR A DISTANCE OF 1740.92 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.13 ACRES, MORE OR LESS.

EXHIBIT "A-3"**PARCEL 4****LEGAL DESCRIPTION – TRACT 17 SOUTH OF PEAVY GRADE**

A PARCEL OF LAND LOCATED WEST OF U.S. HIGHWAY NO. 1 IN GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST, BEING A PORTION OF TRACT 17, PER OFFICIAL RECORDS BOOK 2408, PAGES 777-783 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A POINT OF REFERENCE BEING THE SOUTHWEST CORNER OF GOVERNMENT SECTION 33, TOWNSHIP 10 SOUTH, RANGE 30 EAST; THENCE N89°02'28"E ALONG THE SOUTH LINE OF SECTION 33 FOR A DISTANCE OF 1564.05 FEET TO THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID SECTION LINE, N09°09'56"W ALONG SAID EXTENSION FOR A DISTANCE OF 170.12 FEET; THENCE CONTINUE N09°09'56"W FOR A DISTANCE OF 304.83 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N09°09'56"W ALONG SAID WESTERLY LINE FOR A DISTANCE OF 3157.94 FEET TO THE SOUTHERLY LINE OF PEAVY GRADE (AN 80-FOOT WIDE ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 792, PAGE 1932 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE DEPARTING SAID WESTERLY LINE S86°20'16"E ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 1363.58 FEET; THENCE DEPARTING SAID SOUTHERLY LINE S14°05'29"E FOR A DISTANCE OF 415.06 FEET; THENCE N75°54'31"E FOR A DISTANCE OF 359.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE ALONG SAID RIGHT-OF-WAY LINE S14°05'29"E FOR A DISTANCE OF 1737.15 FEET TO THE SOUTHERLY LINE OF SAID TRACT 17; THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHERLY BOUNDARY LINES OF SAID TRACT 17 THE FOLLOWING COURSES; THENCE N62°31'54"W FOR A DISTANCE OF 299.79 FEET; THENCE N11°33'36"W FOR A DISTANCE OF 235.55 FEET; THENCE S85°14'11"W FOR A DISTANCE OF 421.04 FEET; THENCE S08°21'44"E FOR A DISTANCE OF 1205.13 FEET; THENCE DEPARTING SAID SOUTHERLY LINES S81°38'25"W FOR A DISTANCE OF 1185.40 FEET TO THE AFOREMENTIONED POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 103.51 ACRES, MORE OR LESS.