

PREPARED BY AND RETURN TO:

MICHAEL D. CHIUMENTO, III
CHIUMENTO LAW, PLLC
145 CITY PLACE, SUITE 301
PALM COAST, FL 32164
Attn: Kelly DeVore

**NOTICE OF PARTIAL TERMINATION OF RIGHT OF FIRST REFUSAL
AGREEMENT**

THIS NOTICE OF PARTIAL TERMINATION OF RIGHT OF FIRST REFUSAL AGREEMENT ("Partial Termination") is made this 5th day of September, 2024, and executed by **BYRNDOG PCP, LLC, a Florida limited liability company**, with its principal office at 180 Brookhaven Court S., Palm Coast, FL 32137 ("BYRNDOG PCP").

RECITALS

WHEREAS, the City of Palm Coast, Florida, a municipal corporation and Byrndog PCP entered into a Right of First Refusal Agreement dated May 7, 2021 and recorded in O.R. Book **2561**, Page **324**, Public Records of Flagler County, Florida, wherein City granted unto Byrndog PCP a Right of First Refusal upon certain properties described therein ("Right of First Refusal").

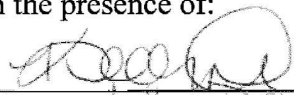
WHEREAS, in accordance with Paragraph 1 of the Right of First Refusal, Byrndog PCP did accept the terms of a Contract with the City of Palm Coast for a portion of the property and which is more particularly described on Exhibit "A" attached hereto ("Released Property"); and as of the date hereof Byrndog PCP has acquired the Released Property and Byrndog PCP intends to acknowledge the termination and cancellation of the Right of First Refusal Agreement only as to the Released Property.

NOW THEREFORE, Byrndog PCP hereby acknowledges the specific termination and cancellation of the Right of First Refusal Agreement only as to the Released Property, and directs the Clerk of the Court of Flagler County, Florida to document and confirm the termination and cancellation of the Right of First Refusal as to the Released Property to the fullest extent permitted by law by recording this Notice of Partial Termination in the Official Records of Flagler County, Florida.

[Remainder of this Page Intentionally Left Blank – Signature Page Follows]

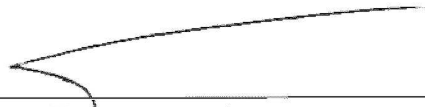
Byrndog PCP has executed this Partial Termination of the Right of First Refusal as of the date hereof.

Signed, sealed and delivered
in the presence of:


(print) Kelly Devore
145 City Place, Suite 301
Palm Coast, FL 32164

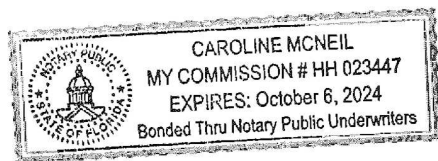
**BYRNDOG PCP, LLC, a Florida limited
liability company**
**By: DOUGLAS PROPERTY &
DEVELOPMENT, INC., a Florida corporation, its
Manager**


(print) Caroline McNeil
145 City Place, Suite 301
Palm Coast, FL 32164

By: 
Name: Jeffrey R. Douglas
Its: President

STATE OF FLORIDA)
) ss:
COUNTY OF FLAGLER)

The foregoing instrument was acknowledged before me, by means of XX physical presence or
____ online notarization, this 27 day of August, 2024, by Jeffrey R. Douglas, the
President of Douglas Property & Development, Inc., a Florida corporation, the Manager of
Byrndog PCP, LLC.




Print Name:
NOTARY PUBLIC, State of FL
Commission # HH023447
My Commission Expires: 10/6/24
☒ Personally Known
Or _____ Produced I.D.
[check one of the above]
Type of Identification Produced

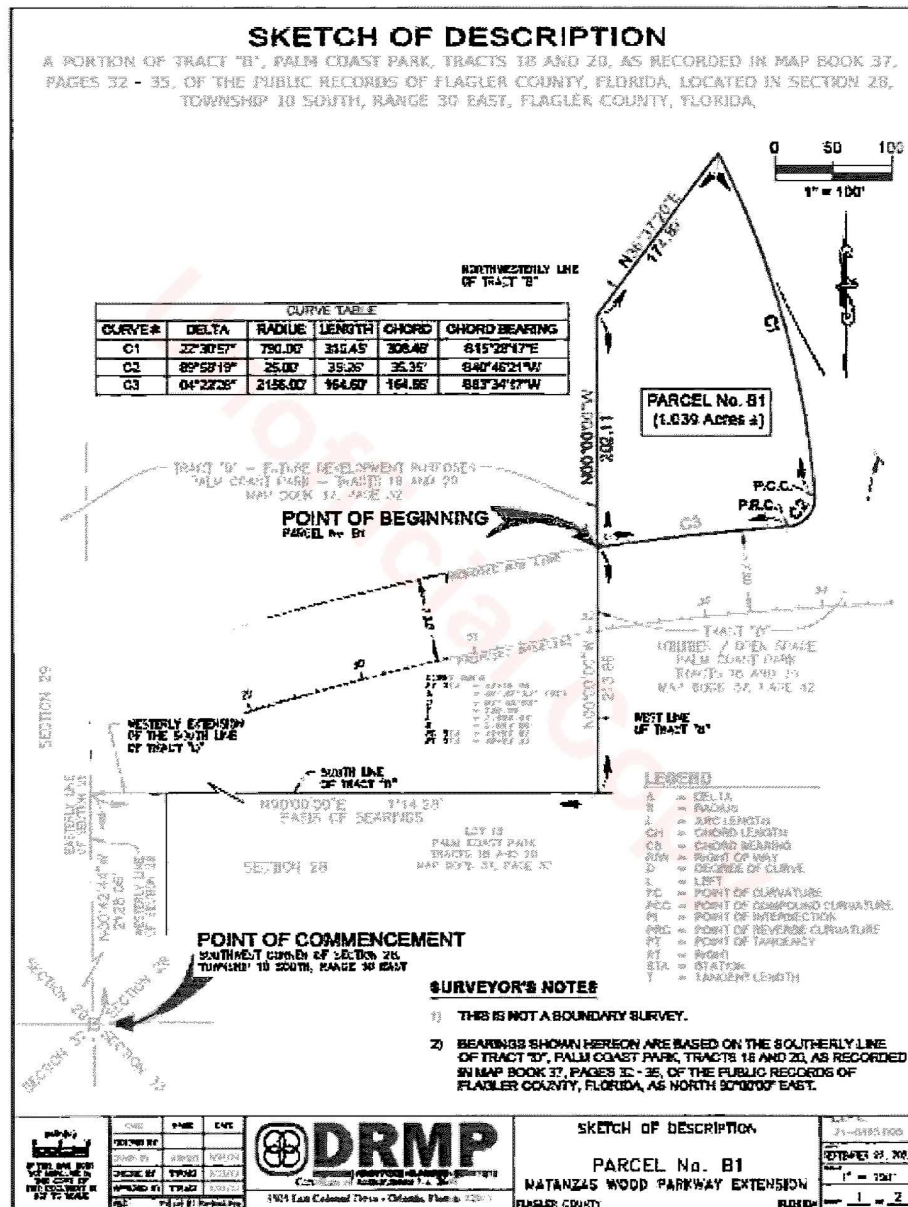
EXHIBIT "A"
[RELEASED PROPERTY]

A portion of Tract "B", Palm Coast Park, Tracts 18 and 20, as recorded in Map Book 37, Pages 32-35, of the public records of Flagler County, Florida, located in Section 28, Township 10 South, Range 30 East, said Flagler County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 28; thence North 00 degrees 42 minutes 44 seconds West, along the Westerly line of said Section 28, a distance of 2,128.08 feet to the Westerly extension of the South line of said Tract "D", Palm Coast Park, Tracts 18 and 20, as recorded in Map Book 37, Pages 32 through 35, of the public records of Flagler County, Florida; thence North 90 degrees 00 minutes 00 seconds East along said Westerly extension, and along said South line of Tract "D", a distance of 1114.28 feet to the Westerly line of Tract "B", of said Palm Coast Park; thence North 00 degrees 00 minutes 00 seconds West, along said Westerly line of Tract "B", a distance of 213.86 feet to the Point of Beginning; Thence continue North 00 degrees 00 minutes 00 seconds West along said Westerly line of Tract "B", a distance of 202.11 feet to the Northwesternly line of said Tract "B"; thence North 36 degrees 37 minutes 20 seconds East, along said Northwesternly line, a distance of 174.89 feet to a point on a non tangent curve; thence Southeasterly along the arc of said curve, concave Southwesterly, having a radius of 790.00 feet, through a central angle of 22 degrees 30 minutes 57 seconds, an arc length of 310.45 feet, said curve being subtended by a chord bearing and distance of South 15 degrees 28 minutes 17 seconds East, 308.46 feet to a point of compound curvature; thence Southwesterly along the arc of a curve, concave Northwesternly, having a radius of 25.00 feet, through a central angle of 89 degrees 55 minutes 19 seconds, an arc distance of 39.26 feet, said arc being subtended by a chord bearing and distance of South 40 degrees 46 minutes 21 seconds West, 35.35 feet to a point of reverse curvature, thence Southwesterly along the arc of a curve, concave Southeasterly, having a radius of 2156.00 feet, through a central angle of 04 degrees 22 minutes 28 seconds, an arc distance of 164.60 feet, said arc being subtended by a chord bearing and distance of South 83 degrees 34 minutes 17 second West, 154.56 feet to the Point of Beginning.

EXHIBIT "A"

[LEGAL DESCRIPTION]



SKETCH OF DESCRIPTION

A PORTION OF TRACT "B", PALM COAST PARK, TRACTS 18 AND 20, AS RECORDED IN MAP BOOK 37, PAGES 32 - 35, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, LOCATED IN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA,

DESCRIPTION

PARCEL No. B1

A Portion Of Tract "B", Palm Coast Park, Tracts 18 And 20, As Recorded In Map Book 37, Pages 32 - 35, Of The Public Records Of Flagler County, Florida, Located In Section 28, Township 10 South, Range 30 East, Said Flagler County, Florida, Being More Particularly Described As Follows:

Commence At The Southwest Corner Of Said Section 28; Thence North 00°42'44" West, Along The Westerly Line Of Said Section 28, A Distance Of 2,128.06 Feet To The Westerly Extension Of The South Line Of Said Tract "D", Palm Coast Park, Tracts 18 And 20, As Recorded In Map Book 37, Pages 32 Through 35, Of The Public Records Of Flagler County, Florida; Thence North 80°00'00" East, Along Said Westerly Extension, And Along Said South Line Of Tract "D", A Distance Of 1114.28 Feet To The Westerly Line Of Tract "B" Of Said Palm Coast Park; Thence North 00°00'00" West, Along Said Westerly Line Of Tract "B", A Distance Of 213.88 Feet To The Point Of Beginning; Thence Continue North 00°00'00" West, Along Said Westerly Line Of Tract "B", A Distance Of 202.11 Feet To The Northwestern Line Of Said Tract "B"; Thence North 38°37'20" East, Along Said Northwestern Line, A Distance Of 174.89 Feet To A Point On A Non Tangent Curve; Thence Southeastly Along The Arc Of Said Curve, Concave Southwestly, Having A Radius Of 780.00 Feet, Through A Central Angle Of 22°30'57", An Arc Length Of 310.45 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 15°28'17" East, 308.45 Feet To A Point Of Compound Curvature; Thence Southwestly Along The Arc Of A Curve, Concave Northwestly, Having A Radius Of 25.00 Feet, Through A Central Angle Of 89°55'18", An Arc Distance Of 39.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 40°48'21" West, 35.35 Feet To A Point Of Reverse Curvature; Thence Southwestly Along The Arc Of A Curve, Concave Southeastly, Having A Radius Of 2158.00 Feet, Through A Central Angle Of 04°22'28", An Arc Distance Of 184.60 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 83°34'17" West, 184.56 Feet To The Point Of Beginning.

Containing 1.039 Acres, More, Or Less.



Thomas P. Tracz
Florida Professional Surveyor And Mapper No. 6039
6001 Belfort Parkway, Suite 200
Jacksonville, Florida, 32256
(904) 641-0123



This Description And Copies Thereof Are Not Valid Without The Surveyor's Signature And Original Seal.

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