

L04000026540

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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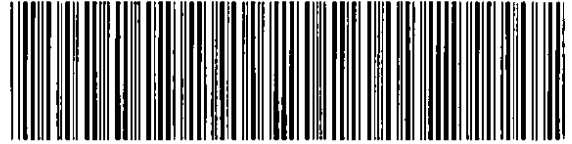
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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2023 JUN 28 PM 12:58
CLERK OF COURT
TALLAHASSEE, FLORIDA

FILED

June 27, 2023

VIA FEDEX

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 n. Monroe Street, Suite 810
Tallahassee, FL 32303

**Re: Statement of Authority and Certified Copy
Our File No.: 68697.0016**

Dear Sir/Madam,

In connection with the above referenced matter, enclosed please find a Statement of Authority and Check No. 5871 in the amount of \$55.00 for the filing fee and certified copy fee. I have also enclosed a return FedEx slip addressed to me, which you can use with this Fedex envelope to return the certified copy to me.

If you have any questions, please do not hesitate to contact us.

Very truly yours,



Gabriella Candiotti
FRP, Paralegal

/gdc

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: BABCOCK & MALABAR, LLC, a Florida limited liability company

SECOND: The Florida Document Number of the limited liability company is: L04000026540

THIRD: The street address of the limited liability company's principal office is:

625 W. 51 St.

New York, NY 10019

The mailing address of the limited liability company's principal office is:

625 W. 51 St.

New York, NY 10019

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FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

a. Granted to: Shimon Wolkowicki
as provided in the attached Exhibit "A"

b. No authority granted to: _____

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: _____

b. No authority granted to: _____


Signature of authorized representative

Shimon Wolkowicki
Typed or printed name of signature

Filing Fee: \$25.00
Certified Copy: \$30.00 (optional)

**CERTIFIED COPY OF RESOLUTION
AND INCUMBENCY CERTIFICATE**

THE UNDERSIGNED MEMBER OF BABCOCK & MALABAR, LLC, a Florida limited liability company (the "Company"), do hereby certify that the following is a true and correct copy of a resolution duly adopted in writing by the members of the Company.

BE IT RESOLVED that the Company shall sell and convey to Adelon Malabar, LLC, a Delaware limited liability company, the properties located in Brevard County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

BE IT FURTHER RESOLVED that the Company shall file a Statement of Authority with the Division of Corporations granting Shimon Wolkowicki the authority to act on behalf of the Company.

BE IT FURTHER RESOLVED that Shimon Wolkowicki, as Managing Member, shall be authorized to execute all documents required for the above referenced sale and conveyance.

THE UNDERSIGNED MEMBER FURTHER CERTIFIES that the foregoing resolution was duly and regularly enacted by the member, that the member of the Company has full power and authority to bind the Company pursuant thereto; that the Company is validly existing under the laws of the State of Florida, and that the resolution is in full force and effect as of the date of this Certificate and has not been altered, modified or rescinded.

THE UNDERSIGNED FURTHER CERTIFIES that the Company is currently in existence and has not been dissolved as a result of the death, bankruptcy, or dissolution of a member or the transfer or termination of a member's interest.

THE UNDERSIGNED FURTHER CERTIFIES that the following is the duly elected authorized member of the Company, and that the specimen signature set opposite the name of the authorized member below, who has executed and/or will be executing documents in connection with the transaction authorized by the foregoing resolution, is the genuine signature of the authorized member:



Shimon Wolkowicki, Authorized Member

IN WITNESS WHEREOF, I have affixed my name in my capacity as the authorized member of the Company as set forth below my signature, on this 23 day of June, 2023.



Shimon Wolkowicki, Authorized Member

EXHIBIT "A"

Parcel 1:

Being a part of Lots 31 and 32, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, Section 4, Township 29 South, Range 37 East, as recorded in Plat Book 1, Page 165, of the Public Records of Brevard County, Florida, being more particularly described as follows:

From the Northeast corner of said Section 4, run North 89 degrees 23' 25" West along the North line of said Section 4 and Lots 31 and 32, a distance of 1409.39 feet to the Northwest corner of said Lot 31; thence South 0 degrees 31' 47" East along the West line of said Lot 31 a distance of 51.00 feet to the Southerly Right of Way line of Malabar Road (State Road 514) and the POINT OF BEGINNING of the herein described parcel; thence South 89 degrees 23' 23" East along said Southerly Right of Way line of Malabar Road a distance of 50.00 feet to a point on the West line of property described in O.R. Book 2335, Page 2907; thence South 0 degrees 31' 47" East along said West line of property described in O.R. Book 2335, Page 2907, a distance of 207.00 feet; thence South 89 degrees 23' 23" East along the South line of said property described in O.R. Book 2335, Page 2907, a distance of 225.00 feet; thence North 0 degrees 31' 47" West along the East line of aforesaid property described in O.R. Book 2335, Page 2907, a distance of 186.00 feet to a point on said Southerly Right of Way line, said point being 72 feet South of said North line of Section 4, thence South 89 degrees 23' 23" East along said Southerly Right of Way line a distance of 41.64 feet; thence North 0 degrees 36' 37" East a distance of 16.00 feet; thence South 89 degrees 23' 23" East along said Southerly Right of Way line a distance of 345.54 feet to a point on the East line of said Lot 31; thence South 0 degrees 29' 18" East along said East line of Lot 31 a distance of 196.63 feet to the Northeast corner of Stormwater Retention Area as shown on F.D.O.T. Right of Way Map Sheet 3 of Section 70180-253, for State Road 514 (Malabar Road) Sheet of Section 70180-2503; thence North 89 degrees 22' 48" West along said North line of Stormwater Retention Area a distance of 267.67 feet; thence South 0 degrees 33' 45" West along the West line of said Stormwater Retention Area a distance of 386.53 feet; thence South 89 degrees 22' 52" East along the South line of said Stormwater Retention Area a distance of 274.76 feet to the Southeast corner of said Stormwater Retention Area and a point on the East line of said Lot 31; thence South 0 degrees 29' 18" East along said East line of Lot 31, a distance of 19.67 feet to the North line of the South 1/2 of Lot 32; thence South 89 degrees 24' 06" East along said North line of the South 1/2 of Lot 32 a distance of 692.29 feet to a point on the Westerly Right of Way line of Canal No. 77 of the Melbourne Tillman Drainage District; thence South 0 degrees 25' 48" West along said Westerly Right of Way line of Canal No. 77 a distance of 658.64 feet to a point on the South line of aforesaid Lot 32; thence North 89 degrees 24' 10" West along the South line of Lots 31 and 32, a distance of 1343.31 feet to the Southwest corner of said Lot 31; thence North 0 degrees 31' 47" West along said West line of Lot 31 a distance of 1267.10 feet to the POINT OF BEGINNING.

Less and Except any portion of the above described lands that lie within the boundaries of that certain Order of Taking under Civil Action 96-13993-CA-X and recorded in Official Records Book 3637, Page 128, Public Records of Brevard County, Florida.

Less and Except also that portion of parcel conveyed to Total Lodging, LLC, a Florida limited

liability company by Deed recorded December 26, 2008 in Official Records Book 5904, Page 4215; and being more particularly described as follows:

Being a part of Lot 31, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, Section 4, Township 29 South, Range 37 East, as recorded in Plat Book 1, Page 165, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 4, run North 89°23'25" West along the North line of said Section 4 and Lots 31 and 32, a distance of 1409.39 feet to the Northwest corner of said Lot 31, thence South 0°31'47" East along the West line of said Lot 31, a distance of 51.00 feet to the Southerly Right of Way line of Malabar Road (State Road 514), thence continue South 0°31'47" East along the West line of said Lot 31 a distance of 207.00 feet to the POINT OF BEGINNING of the herein described parcel; thence South 89°23'23" East along the South line of the property described in OR Book 2335, Page 2907, and its extension, a distance of 275.00 feet, thence North 0°31'47" West along the East line of aforesaid property described in OR Book 2335, Page 2907, a distance of 186.00 feet to a point on said Southerly Right of Way line, said point being 72 feet South of said North line of Section 4, thence South 89°23'23" East along said Southerly Right of Way line a distance of 41.64 feet, thence North 0°36'37" East a distance of 16.00 feet; thence South 89°23'23" East along said Southerly Right of Way line a distance of 8.60 feet; thence South 0°31'47" East a distance of 515.53 feet; thence South 89°28'13" West a distance of 325.50 feet, thence North 0°31'47" West along said West line of Lot 31, perpendicular to the preceding course, a distance of 320.00 feet to the POINT OF BEGINNING.

Parcel 2:

Tract G-2, PORT MALABAR UNITY FIFTY SEVEN, according to the plat thereof, as recorded in Plat Book 30, Pages 67 through 73, Public Records of Brevard County, Florida.