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**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
NORTHLAKE PLACE II, LLC**

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Prepared by, and after recording
return to:

Carl V. Romano, Esq.
Nelson Mullins Riley & Scarborough LLP
360 South Rosemary Avenue
Suite 1410
West Palm Beach FL 33401
Ref # 154372.00005

2023
-5
PM 2:59

**STATEMENT OF AUTHORITY OF NORTHLAKE PLACE II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY**

The undersigned, being the Sole Member of NORTHLAKE PLACE II, LLC, a Florida limited liability company (the "Company"), formed on May 10, 2013, hereby files the following Statement of Authority on behalf of the Company pursuant to and in accordance with Section 605.0302, Florida Statutes:

1. **Name of the Company.** The name of the Company is NORTHLAKE PLACE II, LLC, a Florida limited liability company.
2. **Street and Mailing Address of the Principal Office of the Company.** The street and mailing address of the principal office of the company is 1027 N. Florida Mango Road, Suite 2, West Palm Beach, Florida 33409.
3. **Authority to Transact Business on Behalf of the Company.** In accordance with the authority granted to John J. Raymond, Jr., as Trustee of the Robert E. Deziel 2011 Irrevocable Trust UAD 12/2/2011, the Sole Member of the Company, in accordance with that certain Operating Agreement of Northlake Place II, LLC dated effective as of June 8, 2013 (the "Operating Agreement") and that certain Certificate of Company Resolutions and Incumbency of Northlake Place II LLC, a Florida limited liability company (the "Resolutions"), dated as of even date herewith: (i) John J. Raymond, Jr., individually, has been appointed as an "Authorized Representative" of the Company with full power and authority to act on behalf of the Manager of the Company in connection with that certain \$2,400,000.00 loan being made by FIRST REPUBLIC BANK, a California banking corporation to the Company (the "Loan") and to exercise such powers as granted to the Manager under the Operating Agreement as determined by the Authorized Representative to be required in order to consummate the Loan; and (ii) John J. Raymond, Jr., in his capacity as the duly appointed Authorized Representative of the Company, has been authorized to execute in the name of and on behalf of the Company and to deliver any and all instruments, agreements or certificates of any kind or nature whatsoever as may be required in order to consummate the Loan, including, but not limited to, notes, term loan agreements, mortgages, security instruments, assignments, financing statements, affidavits,

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indemnities, closing statements and documents which may be required to satisfy any title requirements and to take from time to time any other actions which such Authorized Representative shall in his discretion determines to be appropriate to effect the transactions contemplated herein.

4. **Real Property.** The Company's real property to be encumbered in connection with the Loan is as more particularly described on **Exhibit "A"** attached hereto and made a part hereof.
5. **Limitation of Authority.** The: (i) the appointment of John J. Raymond, Jr. as a duly appointed Authorized Representative of the Company; and (ii) the authorization of John J. Raymond, Jr., in his capacity as the duly appointed Authorized Representative of the Company, to exercise such powers as granted to the Manager under the Operating Agreement, **are solely limited to**, the signing and delivery of any documents authorized by the Resolutions as may be required in order to consummate the Loan, or any document executed in the accomplishment of any action or actions so authorized as may be required in order to consummate the Loan and nothing set forth herein shall authorize or shall be deemed to authorize John J. Raymond, Jr. to sign, deliver or undertake any other action or actions on behalf of the Company which are not required to consummate the Loan.
6. **Effective Date.** The effective date of this Statement of Authority shall be May 3, 2023.
7. **Counterparts.** This Statement of Authority may be executed in any number of counterparts, any one and all of which shall constitute the agreement of the parties, and each of which shall be deemed an original, but all of which together shall constitute one and the same document. Counterpart signature pages transmitted by fax or e-mail shall be deemed to be originals for all purposes.

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[SIGNATURE APPEARS ON FOLLOWING PAGE]

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This Statement of Authority is hereby signed by the undersigned Sole Member effective as of the Effective Date stated above.

SOLE MEMBER:

**ROBERT E. DEZIEL 2011 IRREVOCABLE
TRUST UAD 12/2/2011**

By: *John J. Raymond, Jr.*
John J. Raymond, Jr., Trustee

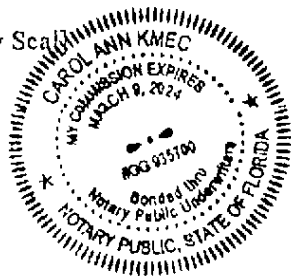
STATE OF FLORIDA

COUNTY OF PALM BEACH

Acknowledgment

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of May, 2023 by John J. Raymond, Jr., as Trustee of the Robert E. Deziel 2011 Irrevocable Trust UAD 12/2/2011, the Sole Member of **NORTHLAKE PLACE II, LLC**, a Florida limited liability company, on behalf of said Trust and limited liability company, who is ☒ personally known to me or ☐ has produced _____ (type of identification) as identification.

[Notary Seal]



Carol Ann Kniec
NOTARY PUBLIC
Printed Name: CAROL ANN KNEEC
My Commission Expires: 3/8/2024

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EXHIBIT "A"

REAL PROPERTY

The land referred to herein below is situated in the County of PALM BEACH, State of Florida, and described as follows:

Lot 2, SOUTH FLORIDA BLOOD BANK, according to the plat thereof, as recorded in Plat Book 106, Page 197, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH:

All easements created by the Declaration of Covenants recorded in Official Records Book 13668, Page 418, of the Public Records of Palm Beach County, Florida.