

**BAHB, LLC**

**ACTIONS BY MEMBERS BY UNANIMOUS**

**WRITTEN CONSENT IN LIEU OF A SPECIAL MEETING**

The undersigned, being all the members of BAHB, LLC, a Florida limited liability company (the "Company"), hereby take the following actions in accordance with the provisions of Article 5 of the Operating Agreement:

RESOLVED, that the Development Order Approval Application dated December 2022, including all components and documents related thereto, for the improvement and renovation of the real estate located at 1106 Bel Air Drive, Unit C, Highland Beach, Florida 33487 dated, is authorized and consented to by the Company. The Company is hereby authorized to execute such Development Order Approval Application and any other related permits, applications, consents and related documentation and either James Paris or Karin M. Mueller-Paris is hereby authorized and empowered to execute said application, affidavits and all other documents necessary to complete the renovations and improvements described therein.

FURTHER RESOLVED, that all actions and deeds heretofore taken, all proceedings had, and all matters and things done by any Member of the Company for or in its behalf are in all respects, ratified, approved, and confirmed.

  
\_\_\_\_\_  
JAMES PARIS  
\_\_\_\_\_  
KARIN M. MUELLER PARIS

December 1, 2022

being all of the Members of Company

**Affidavit of James Paris and Karin Mueller-Paris**

**Affidavit of BAHB, LLC**

State of Florida

County of Palm Beach

Each of James Paris and Karin Mueller-Paris, being duly sworn deposes and states under penalty of perjury:

1. The purpose of this Affidavit is to swear to the accuracy of the ownership reflected in the Warranty Deeds submitted to the Highland Beach Building Department as part of our Development Order Approval Application dated December 2022, and to demonstrate consent of all owners of both properties described below to the renovations and improvements being proposed in the Development Order Approval Application.
2. My name is James Paris and the Warranty Deed dated as of December 31, 2020, for the property with address 1106 Bel Air Drive Unit B, Highland Beach, FL 33487 (Parcel ID # 24-43-47-04-03-000-0072), that has been submitted to the Highland Beach Building Department as part of our Development Order Approval Application, accurately represents the current ownership. I further represent in my capacity as a Member of BAHB, LLC, that the Warranty Deed dated as of December 22, 2021, for the property with address 1106 Bel Air Drive Unit C, Highland Beach, FL 33487 (Parcel ID # 24-43-47-04-03-000-0071), that has been submitted to the Highland Beach Building Department as part of our Development Order Approval Application, accurately represents the current ownership.
3. My name is Karin Mueller-Paris and the Warranty Deed dated as of December 31, 2020, for the property with address 1106 Bel Air Drive Unit B, Highland Beach, FL 33487 (Parcel ID # 24-43-47-04-03-000-0072), that has been submitted to the Highland Beach Building Department as part of our Development Order Approval Application, accurately represents the current ownership. I further represent in my capacity as a Member of BAHB, LLC, that the Warranty Deed dated as of December 22, 2021, for the property with address 1106 Bel Air Drive Unit C, Highland Beach, FL 33487 (Parcel ID # 24-43-47-04-03-000-0071), that has been submitted to the Highland Beach Building Department as part of our Development Order Approval Application, accurately represents the current ownership.
4. My name is James Paris and I authorize and consent to the proposed renovations and improvements to the properties detailed in the Development Order Approval Application to the Highland Beach Building Department in December 2022, for the properties located at the addresses 1106 Bel Air Drive, Unit B and Unit C (Parcel ID # 24-43-47-04-03-000-0072 and Parcel ID # 24-43-47-04-03-000-0071), both in my capacity as an owner of Unit B and as a Member of BAHB, LLC, the owner of Unit C.



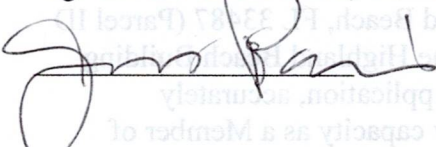
5. My name is Karin Mueller-Paris and I authorize and consent to the proposed renovations and improvements to the properties detailed in the Development Order Approval Application to the Highland Beach Building Department in December 2022, for the properties located at the addresses 1106 Bel Air Drive, Unit B and Unit C (Parcel ID # 24-43-47-04-03-000-0072 and Parcel ID # 24-43-47-04-03-000-0071), both in my capacity as an owner of Unit B and as a Member of BAHB, LLC, the owner of Unit C.

I hereby swear or affirm that the information above is true, accurate and complete to the best of my knowledge, and that no relevant information has been omitted.

Date:

12/1/22

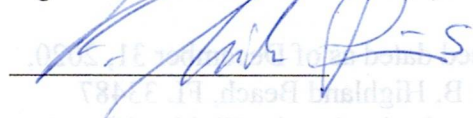
Signature of James Paris, individually and on behalf of BAHB, LLC:



Date:

12/3/22

Signature of Karin Mueller-Paris, individually and on behalf of BAHB, LLC:



Prepared by, record and return to:  
Christopher J. Ema, Esq.  
MacLean & Ema, P.A.  
2600 NE 14th Street Causeway  
Pompano Beach, FL 33062  
(954) 785-1900

Parcel Identification No. 24-43-47-04-03-000-0071

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22 day of December, 2021 between Romeo Alexander Sacripanti, a married man, whose post office address is 245 Turtle Back Road, New Canaan, CT 06840 of the County of Fairfield, State of Connecticut, and Christina Bradley, a married woman, whose post office address is 317 Elm Street, New Canaan, CT 06840 of the County of Fairfield, State of Connecticut, individually and as Co-Trustees of the Dolores V. Gardella Revocable Trust dated 1/24/1984, as amended, grantor\*, and BAHB, LLC, a Florida limited liability company, whose post office address is 1106 Bel Air Dr., Unit C, Highland Beach FL 33487 of the County of Palm Beach, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

Lot 7, less the East 61.59 feet thereof, Highland Beach Isles, according to the plat thereof as recorded in Plat Book 25, Page 154, Public Records of Palm Beach County, Florida.

Subject to: (a) Zoning, restrictions, prohibitions and other requirements imposed by governmental authority, none of which is hereby reimposed (b) Restrictions and matters appearing on the Plat or otherwise common to the subdivision, none of which is hereby reimposed (c) taxes for the year 2022 and subsequent years.


Grantor, Romeo Alexander Sacripanti, herein warrants that the subject property is not his homestead, nor that of his spouse or any dependents, and, further, that his homestead, and that of his spouse or any dependents is 245 Turtle Back Road, New Canaan, CT 06840.

Grantor, Christina Bradley, herein warrants that the subject property is not her homestead, nor that of her spouse or any dependents, and, further, that her homestead, and that of her spouse or any dependents is 317 Elm Street, New Canaan, CT 06840.


and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

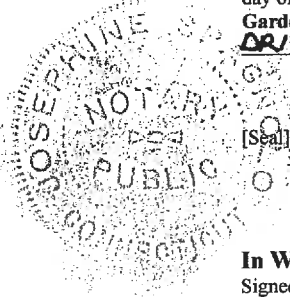
  
Printed Name: ASTONIA CAREY  
Witness

  
Romeo Alexander Sacripanti, individually and as Co-Trustee of the Dolores V. Gardella Revocable Trust dated 1/24/1984, as amended

  
Printed Name: Josephine Spagnolo  
Witness

State of Connecticut  
County of Fairfield


The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of December, 2021 by **Romeo Alexander Sacripanti, a married man, individually and as Co-Trustee of the Dolores V. Gardella Revocable Trust dated 1/24/1984, as amended**, who ☐ is personally known to me or ☒ has produced DRIVER LICENSE as identification.



  
JOSEPHINE SPAGNOLO  
Notary Public  
Connecticut  
Commission Expires March 31, 2026

Notary Public  
Print Name: JOSEPHINE SPAGNOLO  
My Commission Expires: 3/31/2026  
Commission No. \_\_\_\_\_

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

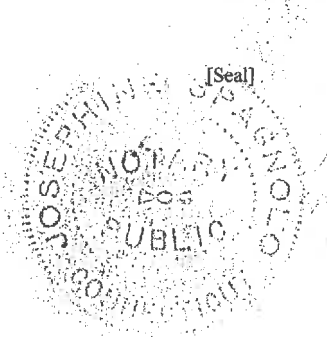
  
Printed Name: ASTONIA CAREY  
Witness

  
Christina Bradley, individually and as Co-Trustee of the Dolores V. Gardella Revocable Trust dated 1/24/1984, as amended

  
Printed Name: Josephine Spagnolo  
Witness

State of Connecticut  
County of Fairfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of December, 2021 by **Christina Bradley, a married woman, individually and as Co-Trustee of the Dolores V. Gardella Revocable Trust dated 1/24/1984, as amended**, who ☐ is personally known to me or ☒ has produced DRIVER LICENSE as identification.



  
JOSEPHINE SPAGNOLO  
Notary Public  
Connecticut

My Commission Expires March 31, 2026

Notary Public  
Print Name: JOSEPHINE SPAGNOLO  
My Commission Expires: 3/31/2026  
Commission No. \_\_\_\_\_

Prepared By:  
R. Bowen Gillespie, Esquire  
Gillespie & Allison, P.A.  
1770 NW 64th Street, Suite 300  
Fort Lauderdale, FL 33309

Parcel ID Number: 24-43-47-04-03-000-0072

## Warranty Deed

**This Indenture** made this 31st day of December 2020, between JOSEPH M. BROCATO a/k/a JOSEPH BROCATO and DIANE H. BROCATO a/k/a DIANE BROCATO, husband, and wife, as GRANTORS, whose address is 1106 Bel Air Drive Unit B, Highlands Beach, Florida 33487 and JAMES PARIS and KARIN MUELLER-PARIS, husband and wife, as GRANTEES whose address is: 1106 Bel Air Drive, Unit B, Highland Beach, Florida 33487, of the County of Palm Beach, State of Florida.

**Witnesseth** that the GRANTORS, for and in consideration of the sum of ---TEN DOLLARS (\$10)--- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida to wit:

**PARCEL 1:** The East 38.42 feet of Lot 7, Highland Beach Isles, according to the plat thereof, as recorded in Plat Book 25, Page 154 of the Public Records of Palm Beach County, Florida.

and

**PARCEL 2:** The West 23.17 feet of the East 61.59 feet of Lot 7, Highland Beach Isles, according to the plat thereof, as recorded in Plat Book 25, Page 154 of the Public Records of Palm Beach County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2020.

The GRANTORS do hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the GRANTORS have hereunto executed this Deed on the day and year first above written.

Signed, sealed, and delivered in our presence:

R. Bowen Gillespie  
 Printed Name: R. Bowen Gillespie  
 Witness

R. Bowen Gillespie  
 Printed Name: R. Bowen Gillespie  
 Witness

BY: [Signature]  
 JOSEPH M. BROCATO a/k/a  
 JOSEPH BROCATO

BY: [Signature]  
 DIANE H. BROCATO a/k/a  
 DIANE BROCATO

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 31<sup>st</sup> day of December, 2020 by Joseph M. Brocato a/k/a Joseph Brocato and Diane H. Brocato a/k/a Diane Brocato, who are personally known to me or who have produced \_\_\_\_\_ as identification.

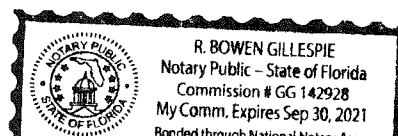
[Signature]

Notary Public

R. Bowen Gillespie

Printed Notary Name

My Commission Expires:





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## Detail by Entity Name

Florida Limited Liability Company

BAHB, LLC

### Filing Information

**Document Number** L21000499064

**FEI/EIN Number** NONE

**Date Filed** 11/19/2021

**Effective Date** 11/19/2021

**State** FL

**Status** ACTIVE

### Principal Address

2300 GLADES ROAD  
SUITE 220W  
BOCA RATON, FL 33431

### Mailing Address

2300 GLADES ROAD  
SUITE 220W



BOCA RATON, FL 33431

**Registered Agent Name & Address**

MUELLER-PARIS, KARIN M

2300 GLADES ROAD

SUITE 220W

BOCA RATON, FL 33431

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MUELLER-PARIS, KARIN M

2300 GLADES ROAD, SUITE 220W

BOCA RATON, FL 33431

Title MGR

PARIS, JAMES

2300 GLADES ROAD, SUITE 220W

BOCA RATON, FL 33431

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

11/19/2021 -- Florida Limited Liability

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