

CERTIFICATE OF RESOLUTIONS
OF THE LEON COUNTY RESEARCH AND DEVELOPMENT AUTHORITY

The undersigned **Chair** of the **Leon County Research and Development Authority**, a research and development authority created pursuant to Part V of Chapter 159, Florida Statutes (the “Authority”), hereby certifies that:

1. At a regular meeting of the Board of the Authority, duly and regularly held on October 2, 2025, at which a quorum was present and voting, the following resolutions were adopted, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect on the date hereof:

RESOLVED: That the Authority approves the sale of that certain property located at 1737 West Paul Dirac Drive, Tallahassee, Florida 32310 and more particularly described on **Exhibit “A”** attached hereto (the “Property”), pursuant to and in accordance with that certain Agreement for Purchase and Sale, as amended (collectively, the “Agreement”) by and between the Authority, as seller and The Florida State University Board of Trustees, a public body corporate of the State of Florida acting for and on behalf of the Florida State University (“Buyer”); and

RESOLVED: That: (i) Michael Kramer, as Executive Director of the Authority, and (ii) Tom Allen, as Chair of the Authority, are each independent of the other hereby fully authorized to make, execute and deliver to Buyer a Special Warranty Deed, an Owner's Affidavit with FIRPTA Certifications, a Bill of Sale and an Assignment and Assumption of Lease as well as approve and execute a Closing Statement for the conveyance and further execute any and all other documents and instruments required by the Agreement and in connection with the transfer and conveyance of the Property which he may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Authority, such acts being performed pursuant to and in accordance with applicable law and the governing documents of the Authority. The Authority hereby ratifies and confirms the acts of Michael Kramer, as Executive Director of the Authority, and Tom Allen, as Chair of the Authority, in executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directs Michael Kramer, as Executive Director, and Tom Allen, as Chair, to perform all of the Authority’s obligations and undertakings, under each and all such documents and instruments; and

RESOLVED: That these Resolutions shall continue in full force and effect and may be relied upon by Buyer, Akerman LLP and First American Title Insurance Company until receipt of written notice of any change therein.

2. That Michael Kramer is the Executive Director of the Authority and is incumbent in such position as of the date hereof.

3. That Tom Allen is the Chair of the Authority and is incumbent in such position as of the date hereof.

IN WITNESS WHEREOF, the undersigned Chair of the Authority has executed this Certificate of Resolutions to confirm the Board's full and complete agreement, consent and affirmation of each of the Resolutions set forth herein as of the 2nd day of October, 2025:

Tom Allen
Chair of the Leon County Research and
Development Authority

Approved by:

Melissa VanSickle
General Counsel of the Leon County Research
and Development Authority

CERTIFICATE OF EXECUTIVE DIRECTOR

The undersigned hereby certifies that he is the duly appointed and qualified Executive Director of the Leon County Research and Development Authority, a research and development authority created pursuant to Part V of Chapter 159, Florida Statutes (the "Authority"), and in such capacity is the custodian of the books and records and seal of the Authority, and that the foregoing is a true record of resolutions duly adopted at a regular meeting of the Board and that said meeting was held in accordance with state law and the Bylaws of the Authority on October 2, 2025, at which meeting a quorum of such Board was present, and that said resolutions are now in full force and effect without modification or rescission.

IN WITNESS. WHEREOF, I have executed my name as Executive Director of the Authority this _____ day of _____, 2025.

Michael Kramer
Executive Director of the Leon County
Research and Development Authority

Exhibit "A"

A PORTION OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, LEON COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3 AND THENCE RUN SOUTH 00 DEGREES 12 MINUTES 02 SECONDS EAST FOR 1814.47 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF ROBERTS AVENUE (60 FOOT RIGHT-OF-WAY DEED BOOK 182, PAGE 97 PUBLIC RECORDS, LEON COUNTY, FLORIDA); THENCE RUN SOUTH 82 DEGREES 06 MINUTES 44 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 591.52 FEET TO A FOUND 5/8" IRON ROD (NO ID) MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4404, PAGE 1998 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND THE POINT OF THE BEGINNING; THENCE RUN SOUTH 82 DEGREES 10 MINUTES 23 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 643.32 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED #6745 MARKING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 1744 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 30 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3 FOR 662.40 FEET TO A FOUND CONCRETE MONUMENT (#2919) MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 47 SECONDS WEST FOR 848.93 FEET TO A FOUND CONCRETE MONUMENT (NO ID) MARKING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2039, PAGE 1744 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 05 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID LANDS FOR 369.01 FEET TO A FOUND 5/8" IRON ROD MARKED COT LYING ON THE SOUTH LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4404, PAGE 1998, THENCE RUN SOUTH 82 DEGREES 09 MINUTES 19 SECONDS EAST ALONG SAID SOUTH LINE FOR 208.90 FEET TO A FOUND IRON ROD AND CAP MARKED #6590 AT THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN NORTH 00 DEGREES 04 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF AFORESAID LANDS FOR 411.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 525,337 SQUARE FEET (12.06 ACRES) MORE OR LESS.