

Prepared by & return to:
Elizabeth A. Moore
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Jacksonville, FL 32207
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LIMITED DURABLE POWER OF ATTORNEY

BE IT KNOWN, that **TODD BATES**, an individual (“**Principal**”), has made and appointed, and by these presents does make and appoint **ELIZABETH MOORE** of Sodl & Ingram PLLC, an individual (“**Attorney-In-Fact**”), true and lawful attorney for Principal and in Principal’s, place and stead, for the following specific and limited purposes only:

- (a) To sign, endorse, execute, acknowledge, and deliver any entity documents of any and all lawful business ventures of whatever nature or kind that Principal may now or hereafter be involved in, including but not limited to any Articles of Organization, Operating Agreement, Resolution, Entity Affidavit, Assignment and Assumption of Membership Interest, or any other forming, foundation, or organization documents related to such entities; and
- (b) To sign, endorse, execute, acknowledge, and deliver any applications, forms, or other documents relating to the real property that Principal holds any interest in, including but not limited to rezoning, annexation, amendment to the future land use map or comprehensive plan, owner’s authorization forms, notices of change in address, notices of change of ownership or control (DR-430), or any other applications, administrative forms, or notice documents related to such real property;

giving and granting Attorney-In-Fact, full power and authority to do and perform all and every act and thing whatsoever necessary to be done in and about the specific and limited premises (set out herein) as fully, to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Attorney-In-Fact shall lawfully do or cause to be done by virtue hereof.

Except as provided in Chapter 709, Florida Statutes, this Limited Durable Power of Attorney shall continue in effect and not be modified, suspended or otherwise affected by any subsequent disability, incapacity, adjudication or incompetency of the Principal, whether physical or mental or both, it being the intent that the power conferred upon Attorney-In-Fact shall be fully exercisable by Attorney-In-Fact notwithstanding any such disability, incapacity or incompetency.

{Signature page follows}

IN WITNESS WHEREOF, these presents have been executed, effective as of the 27 day of July, 2023.

Signed, Sealed, and Delivered
In the Presence of:

PRINCIPAL:

WITNESS 1:

Todd Bates
TODD BATES

Print Name: Jessica Gibson

WITNESS 2:

William Gibbs
Print Name: William Gibbs

STATE OF Florida)
COUNTY OF Duval) ss:

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization on the 27th day of July, 2023, by TODD BATES, an individual, who is personally known to me or has produced FL DL as identification.

Matthew Drawdy

Notary Public, State and County Aforesaid
Name: Matthew Drawdy
My Commission Expires: 3/9/2026
My Commission Number is: HH 238335

[NOTARIAL SEAL]

