

DRCPZ25- 12000043
01/21/2026**DRC**PZ25- 12000043
03/04/2026AGENT AUTHORIZATION LETTER

We hereby authorize Greenspoon Marder LLP (including Dennis Mele, Cynthia Pasch, and Shane Zalonis) to act as agents and applicants in connection with the submittal of development applications as well as obtaining governmental permits and approvals necessary for the property located at NW 33 Street (BCPA Folio: 484221070070) within the City of Pompano Beach, Florida.

DATED: 11/4/25

Sincerely,

CH REALTY X-FC I MIAMI FESTIVAL II, L.L.C.
a Delaware limited liability companyBy: Foundry Festival Logistics South Investor,
LLC, a Delaware limited liability company, its
managing memberBy: Foundry Festival Logistics South Partners,
LLC, a Delaware limited liability company, its
managerBy: Foundry Commercial Holdings, LP,
a Delaware limited partnership, its managerBy: Foundry Commercial Partners, LLC, a
Delaware limited liability company, its
general partnerBy: Pryse R. Elam

Name: Pryse R. Elam

Title: President of Development and
InvestmentSTATE OF Florida) ssCOUNTY OF Orange)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was

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acknowledged before me by means of ☒ physical presence or ☐ online notarization, by
Pryse R. Elam, President of Development and Investment of Foundry Commercial Partners,
LLC, the general partner of Foundry Commercial Holdings, LP, the Manager of Foundry
Festival Logistics South Partners, LLC, the Manager to Foundry Festival Logistics South
Investor, the Managing Member of CH Realty X-FC I Miami Festival II, L.L.C., the sole member
of CH REALTY X-FC I MIAMI FESTIVAL II, L.L.C. (Name of Corporation Acknowledging), a
Delaware limited liability company (Type of Corporation), on behalf of the corporation. He is
personally known to me .

WITNESS my hand and official seal in the County and State last aforesaid this 14th day
of November, 2025.

Marlene Kearns
FL Notary Public-Signature

NOTARY'S SEAL:

My Commission Expires:

