



Owner Affidavit / Letter of Authorization

City of Pompano Beach
Department of Development Services
100 W. Atlantic Blvd.
Pompano Beach, FL 33060

Broward County Resilient Environment
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A
Plantation, FL 33324

RE: BROWARD REALTY LIMITED PARTNERSHIP OF OHIO

Folio(s): 484228090020

To Whom It May Concern:

State of Florida
County of Broward

I, Jonathan Khouri, am the authorized agent of **BROWARD REALTY LIMITED PARTNERSHIP OF OHIO** ("Owner") the owners of the property described in the legal descriptions below ("Property"):

PARCEL NO.1 (FOLIO: 484228090020)

TURNPIKE INDUSTRIAL PARK 111-20 B PORTION OF LOTS 1 & 2 DESC AS COMM AT SE COR OF LOT 1,N 136.78 TO POB,CONT N 172,W 554.95, SELY 18.36,SELY 222.72,NELY 389.23 TO POB AKA: BROWARD NO 1

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N.0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'16"W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S.89°58'06"W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOTS 1 AND 2: (1) THENCE S.18°11'52"E. 18.36 FEET; (2) THENCE S.46°05'20"E. 222.72 FEET; THENCE N. 89°58'06"E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: THE FOLLOWING IS GIVEN FOR INFORMATIONAL PURPOSES ONLY WITHOUT ASSURANCE OR GUARANTEE:

PROPERTY ID NUMBER 484228-09-0020

1621 BLOUNT ROAD, POMPAÑO BEACH, FLORIDA 33069

www.KEITHteam.com

DRC

October 24, 2025

Page 2 of 2
PZ25-12000040

12/03/2025

Owner hereby authorizes Matt Perlmutter and KEITH to act on Owner's behalf to submit a Special Exception application and minor site plan application to permit outdoor storage in an Industrial (I-I) District at the Property.

Signature of owner/agent

Print Name:

Jonathan Khouri

Sworn and subscribed before me this 24 day of October, 2025.

(X) He/She is personally know to me or

() Has presented identification

Signature of Notary Public:

Print Name:

Witness:

Date:

Michael David

10/24/2025

Date:

October 24, 2025

Address:

27500 Detroit Rd. #300, Westlake, OH
44145



Michael J. David
Attorney at Law
Notary Public, State of Ohio
Commission has no expiration date.
Section 147.03 O.R.C.

Witness:

Date:

[Signature]

10/24/2025

Address:

27500 Detroit Rd. #300, Westlake, OH
44145

