

**AGENT AUTHORIZATION LETTER**

We hereby authorize GREENSPOON MARDER LLP (including Dennis Mele, Cynthia Pasch, Kelly Ray, and Shane Zalonis) to act as agents and applicants in connection with the submittal of development applications as well obtaining governmental permits and approvals necessary for the property located at 2900 W. Sample Road in the City of Pompano Beach, Florida.

DATED: 11/22/24

Sincerely,

[Signature]  
Festival Real Estate LLC

Mgr.  
Title of Officer or Agent

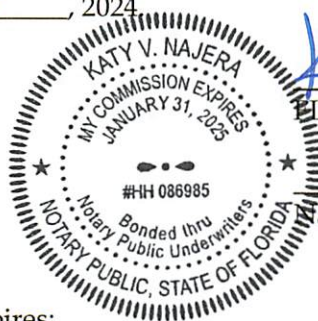
Yoram Tzhat  
Print Name

STATE OF Florida ) ss  
COUNTY OF Miami Dade )

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 acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Yoram Tzhat (Name of Officer or Agent, Title of Officer or Agent) of Festival Real Estate LLC (Name of Corporation Acknowledging), a Florida (State or Place of Incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of November, 2024.

NOTARY'S SEAL:



Katy V. Najera  
Notary Public-Signature  
Katy V. Najera  
Name of Notary Public Typed, Printed or Stamped

My Commission Expires:

1/31/25

**DRC**

PZ24-12000024  
02/05/2025