



November 4th, 2024

Attention City of Pompano Beach
Building and Development Department
Re: Master Sign Plan Application for Palm Aire Market Place
281-299 SW 26th Avenue
Pompano Beach Florida 33062

To whom it may concern

Please allow this letter to serve as authorization for Glen Welden, Glen Welden & Associates, LLC, to represent our interests in obtaining approval of the Master Sign Plan for the Palm Aire Market Place shopping center property located at 281-299 SW 26th Avenue, Pompano Beach Florida.

Legal Description of Property :

PALM-AIRE MARKETPLACE 164-35 B TRACT E LESS POR DESC AS: COMM SE COR GOV LOT OF SEC 4; W 67.01; NE 1104.61; NLY 34.04 TO POB, CONT NLY 102.80 TO P/T; NE 97.35; NW 207.15; SW 200; SE 200 TO POB K/A RESERVE PARCEL A

Thank you,

Kathy Mulkern
As Agent

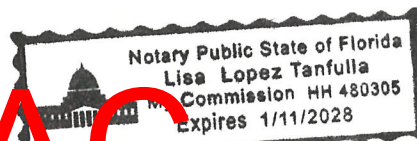
LSG1 Palm Aire Market Place, LLC
Lena Centers, A Longpoint Subsidiary
13218 Broward Boulevard
Plantation, Florida 33325

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of November, 2024

By Kathy Mulkern who is personally known to me (X) or has provided the following identification _____

Notary Public Signature _____ Notary Public Stamp Here



13218 West Broward Boulevard, Plantation, Florida 33325

• longpoint.com

AAC

PZ24-30000007

12/03/2024

LSG1 Palm Aire Market Place, LLC

116 Huntington Ave, Suite 1001, Boston, MA 02116

August 14, 2024

RE: Agent Letter for LSG1 Palm Aire Market Place, LLC

To Whom it May Concern:

The Landlord hereby grants to Longpoint Point Property Group, LLC and / or Kathy Mulkern and Luis Hernandez permission to act on its behalf with State and Local Authorities with respect to Tax Issues, Environmental Issues, Code Regulations, Building Compliance and Permits for the Property.

This power shall be in full force and effect on the date below written and shall remain in full force and effect unless specifically extended or rescinded earlier by either party.

LSG1 Trail Plaza, LLC

By: By: Longpoint Specialty Grocer Fund I GP, LLC, a Delaware limited liability company,
its general partner

By:



Nilesch Bubna, Member

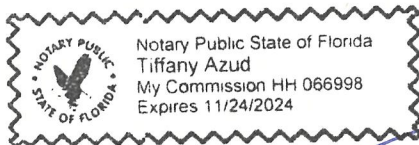
STATE OF Florida
COUNTY of Broward

BEFORE ME, the undersigned authority, on this 14 day of August, 2024 personally known Nilesch Bubna its member on behalf of LSG1 Palm Aire Market Place, LLC known to be the person described in and who signed the foregoing and acknowledges to me that he/she executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my and official seal the date aforesaid

NOTARY PUBLIC

My commission expires: 11/24/2024


AAC

PZ24-30000007

12/03/2024