



LIMITED POWER OF ATTORNEY

PRINCIPAL:

Pompano Realty USA, LLC
C/O Colliers International REMS US, LLC
2121 Ponce de Leon, Ste 1250
Coral Gables, FL 33134

ATTORNEY-IN-FACT

Nicholas Limner
6800 SW 106 Street
Pinecrest, FL 33156
DL #560-639-63-281-0

Known to all whom it may concern:

Pompano Realty USA, LLC, (hereinafter referred to as "Principal") hereby grant Limited Power of Attorney to Nicholas Limner, (hereinafter referred to as "Agent"), being of sound mind, as their true and lawful attorney-in-fact.

This power of attorney will effectuate at 12:00 a.m. on March 5, 2021 and shall remain in full force and effect until 12:00 a.m. March 6, 2022, unless earlier revoked by Principal at any time.

In the Principal's name, and for the Principal's use and benefit, said Attorney-in-Fact is authorized hereby:

- To complete and execute any/all Broward County permit application(s) associated with the real property having a legal description of 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 PIT; NE 97.35; NW 207.15; SW 200; SE 200 TO POB KIA RESERVE PARCEL A and folio number 4942-04-37-0050, and PALM-AIRE MARKETPLACE 164-35 B TRACT D and folio number 4942-04-37-0040, and PALM-AIRE MARKETPLACE 164-35 B TRACT A and folio number 4942-04-37-0010, and PALM-AIRE MARKETPLACE 164-35 B POR PARE DESC AS: COMM SECOR GOV LOT 1 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 B FOR FPA CORP and folio number 4942-04-37-0051.
- To negotiate and settle any/all Broward County lien(s) associated with folio numbers 4942-04-37-0050, 4942-04-37-0040, 4942-04-37-0010, and 4942-04-37-0051.

Said Attorney-in-Fact shall not be liable for any loss that results from a judgment error that was made in good faith. However, said Attorney-in-Fact shall be liable for gross negligence, willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

Giving and granting to said Attorney-in-Fact full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

Principal authorizes said Attorney-in-Fact to indemnify and hold harmless any third party who accepts and acts under this document.

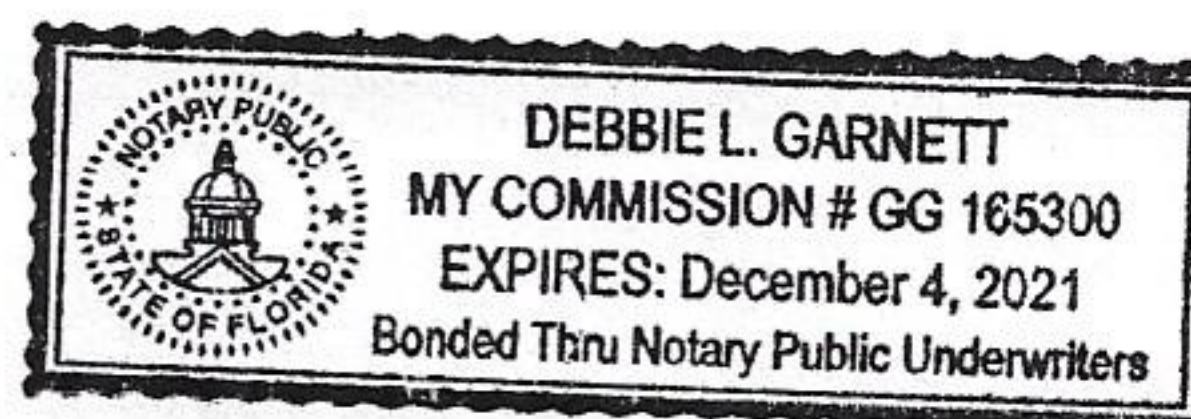
Sincerely,

Manager

BEFORE ME, the undersigned authority on this 7 day of March, 2021, personally appeared DANIEL HALPREN to me well known to be the person described in and who signed the foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

NOTARY PUBLIC



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305-854-7342
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