

ABC PROPERTY OWNERS' ASSOCIATION, INC.

c/o PROLOGIS, 201 EAST LAS OLAS BOULEVARD, SUITE 1501, FORT LAUDERDALE, FL 33301

August 7, 2025

By E-mail

Master Carwash, LLC and 2100 West Atlantic, LLC
c/o Mr. Edgar Halac, Manager
2600 Island Blvd, #705
Aventura, Florida 33160

Re: Atlantic Business Center and the Atlantic Commercial Center (collectively, the "Business Center") Approval of Schematic Site Plan (the "Proposed Site Plan") for the property located at 2100 West Atlantic Blvd., Pompano Beach, FL 33069 (the "Property") by ABC Property Owners' Association, Inc., a Florida not-for-profit corporation (the "Association") pursuant to that certain Declaration of Covenants and Restrictions for Atlantic Business Center and Atlantic Commercial Center, dated October 4, 2000 (the "Declaration")

Dear Mr. Halac:

This letter follows our letter dated March 6, 2025, which contained the Association's preliminary approval of the Proposed Site Plan. Our understanding is that you have requested this follow-up letter to accompany the submittal of the Proposed Site Plan for approval by the City of Pompano Beach, Florida. Accordingly, the Association hereby provides its approval of the Proposed Site Plan¹ (attached here as **Exhibit A**) as submitted to the Association by Master Carwash LLC and 2100 West Atlantic, LLC (collectively "MC"), being the owners of the Property, in connection with a potential redevelopment of the Property.

This approval of the Proposed Site Plan remains subject to (i) receipt by MC of all approvals, authorizations, and permits from all authorities with jurisdiction with respect to the redevelopment contemplated by the Proposed Site Plan, and compliance by MC with legal requirements in connection with any such redevelopment; (ii) compliance with the Declaration² with respect to the

¹ The approval of the Proposed Site Plan contained herein is also based on the information provided on behalf of MC by Design Tech International, via letter to the Association dated June 6, 2025, which is expressly incorporated herein by reference.

² Please note that MC and its tenants and invitees may only use the non-exclusive easement contained in the Declaration for its intended purpose, without impacts to the free flow of traffic. If operations at the Property cause common roadway congestion or blockages (including, without limitation, blocking emergency vehicle ingress and egress) and/or debris to accumulate, and to the extent any of the same results in unsafe or unclean conditions at the Business Center, the Association hereby expressly reserves all of its rights to enforce the terms of the Declaration to cause such issues to be promptly addressed and rectified.

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redevelopment of the Property; and (iii) approval of any revisions or amendments to the Proposed Site Plan made by MC and the architectural plans corresponding to the Proposed Site Plan (as the same may be revised/amended).

This approval letter shall not be construed as a waiver of any of the Declaration's provisions or any other right of the Association at law or at equity, all of which are hereby expressly reserved.

Yours sincerely,

ABC Property Owners' Association, Inc.

By: Susan Ajemian
Name: SUSAN AJEMIAN
Title: VICE PRESIDENT
Date: 8.7.25

Exhibit A **Proposed Site Plan**

