

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: Pompano Industrial Owner 1 LLC
Pompano Industrial Owner 2 LLC
Pompano Industrial Owner 3 LLC**

Address: 3953 Maple Avenue, Suite 300
Dallas, TX 75219
Folio(s): 494203410070, 494203410073,
494203410074

To Whom It May Concern:

State of Florida
County of Broward

I, Joseph A. Goldman, am the authorized agent of **Pompano Industrial Owner 1 LLC, Pompano Industrial Owner 2 LLC and Pompano Industrial Owner 3 LLC**, ("Owners") the owners of the property located at 777 Isle of Capri Blvd Pompano Beach FL, 33069 and Race Tract Road Pompano Beach FL, 33069 and described in the legal description below:

Folio: 494203410070

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF TRACT "B", ARVIDA OF POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ALSO A PORTION OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531 AND 532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 10°45'59" WEST, ON THE WEST LINE OF SAID TRACT "B" AND ON THE EAST LINE OF SAID PARCEL "A", POMPANO PARK RACINO II, BEING THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, A DISTANCE OF 1110.24 FEET; THENCE NORTH 79°14'12" WEST, A DISTANCE OF 1095.43 FEET; THENCE SOUTH 26°22'28" WEST, A DISTANCE OF 159.59 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ON SAID CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 89°23'04" WEST); HAVING A RADIUS OF 1146.77 FEET, A CENTRAL ANGLE OF 03°26'49", AND AN ARC DISTANCE OF 68.99 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 03°18'14" WEST, 123.98 FEET TO A POINT ON A CURVE TO THE LEFT (A RADIAL BEARING TO SAID POINT BEARS SOUTH 82°40'20" EAST); THENCE NORTHWESTERLY AND WESTERLY ON SAID CURVE, HAVING A RADIUS OF 56.64 FEET, A CENTRAL ANGLE OF 98°21'45", AND AN ARC DISTANCE OF 97.24 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 87°29'45" WEST, 468.72 FEET; THENCE SOUTH 87°38'32" WEST, 8.59 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ON SAID CURVE, HAVING A RADIUS OF 17.27 FEET; A CENTRAL ANGLE OF 92°12'41", AND AN ARC DISTANCE OF 27.79 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°08'56" WEST, 344.95 FEET; THENCE NORTH 14°28'51" EAST, 419.79 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF

SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST ON SAID PARALLEL LINE, 111.42 FEET; THENCE NORTH 00°19'25" WEST, 12.75 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST, ON SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 224.45 FEET; THENCE SOUTH 78°59'48" EAST, 63.64 FEET TO A POINT ON A LINE LYING 12.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°40'35" EAST ON SAID PARALLEL LINE, 212.64 FEET; THENCE NORTH 00°19'25" WEST, 12.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE ON SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, NORTH 89°40'35" EAST, 113.69'; THENCE NORTH 89°34'58" EAST ON SAID NORTH LINE, A DISTANCE OF 220.52 FEET; THENCE SOUTH 79°06'07" EAST, 65.00 FEET TO A POINT ON A LINE LYING 12.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°34'58" EAST ON SAID PARALLEL LINE, 225.05 FEET; THENCE NORTH 00°25'02" WEST, 12.75 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "B", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (ALSO KNOWN AS SW 3RD STREET AND RACE TRACK ROAD); THENCE NORTH 89°34'58" EAST ON SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, 578.57 FEET TO THE POINT OF BEGINNING.

Folio: 494203410073

A portion of Parcel "A", POMPANO PARK RACINO PLAT, according to the plat thereof, as recorded in Plat Book 181, Pages 22 to 27, of the public records of Broward County, Florida; AND ALSO a portion of Parcel "A", POMPANO PARK RACINO II, according to the plat thereof, as recorded in Plat Book 183, Pages 531 and 532, of the public records of Broward County, Florida; more fully described as follows:

Commencing at the Northeast corner of Tract "B", ARVIDA OF POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, Page 33, of the public records of Broward County, Florida; thence South 10°45'59" West, on the East line of said Tract "B" and said Parcel "A", POMPANO PARK RACINO II, being the West right-of-way line of the Seaboard Coast Line Railroad, a distance of 1110.24 feet to the Point of Beginning; thence continuing South 10°45'59" West, on said East line of Parcel "A", POMPANO PARK RACINO II, according to the plat thereof, as recorded in Plat Book 183, Pages 531 and 532, of the public records of Broward County, Florida; and on the East line of said Parcel "A", POMPANO PARK RACINO PLAT, being the said West right-of-way line, a distance of 755.23 feet; thence North 79°14'12" West, a distance of 1118.34 feet; thence North 10°46'36" East, a distance of 401.58 feet to a point of curve; thence Northerly on said curve to the left, with a radius of 1002.00 feet, a central angle of 10°34'38", an arc distance of 184.98 feet to a point of compound curve; thence Northerly on said curve to the left, with a radius of 1146.77 feet, a central angle of 00°48'54", an arc distance of 16.31 feet; thence North 26°22'28" East, a distance of 159.59 feet; thence South 79°14'12" East, a distance of 1095.43 feet to the Point of Beginning.

Folio: 494203410074

A portion of Parcel "A", POMPANO PARK RACINO PLAT, according to the plat thereof, as recorded in Plat Book 181, Pages 22 to 27, of the public records of Broward County, Florida, all more fully described as follows:

Commencing at the Northeast corner of Tract "B", ARVIDA OF POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, page 33, of the public records of Broward County, Florida; thence South 10°45'59" West, on the West line of said Tract "B" and on the East line of Parcel "A", POMPANO PARK RACINO II, according to the plat thereof, as recorded in Plat Book 183, Pages 531 and 532, of the public records of Broward County, Florida, being the West right-of-way line of the Seaboard Coast Line Railroad, a distance of 1865.47 feet to the Point of Beginning; thence continuing South 10°45'59" West, on said East line of Parcel "A", POMPANO PARK

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RACINO II and on the East line of said Parcel "A", POMPANO PARK RACINO PLAT and also on said West right-of-way line, a distance of 1103.91 feet to the Southeast corner of said Parcel "A", POMPANO PARK RACINO PLAT; thence North 88°20'44" West, on the South line of said Parcel "A", POMPANO PARK RACINO PLAT, a distance of 1132.87 feet thence North 10°46'36" East, a distance of 1283.26 feet; thence South 79°14'12" East, a distance of 1118.34 feet to the Point of Beginning.

We herby authorize KEITH to act on our behalf to submit all applications required with respect to the replatting of the above property.

Signature of owner/agent

Joseph A. Goldman

Print Name

Joseph A. Goldman

Sworn and subscribed before me this 30th day of April 30, 2025

(x)He/She is personally know to me

or ()Has presented identification

Signature of Notary Public:

Julianne Frenis

Print Name

Julianne Frenis

Witness

Date

Hannah Leahy

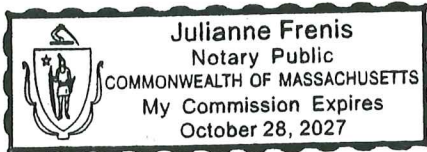
April 30, 2025

Date

4/30/25

Address:

500 Boylston Street, 21st Floor, Boston, MA 02116



Witness

Date

Chris Condy

April 30, 2025

Address:

500 Boylston Street, 21st Floor, Boston, MA 02116

DRC



Engineering Inspired Design.

P226-14000005

07.16.2025