

January 18, 2024

Re: Letter of Authorization

As the property owner of the site legally described as:

See attached

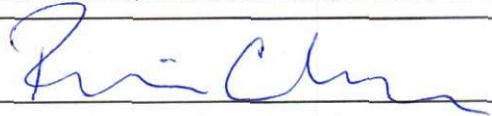
I, Owner Name: DRP FL 6, LLC c/o D/W General Partner, LLC- Brian Clauson-Authorized Signatory
Address: 590 Madison Ave FL 13
Telephone: 212-751-5949
Email: brian.clauson@domainrealestatepartners.com

hereby authorize:

Representative: Ana Saunders, P.E. (or other B.S.E. Consultants, Inc. representative)
Address: 312 South Harbor City Blvd. Suite # 4, Melbourne, FL 32901
Telephone: 321-725-3674
Email: info@bseconsult.com

to represent the request(s) for:

Riverwood at Everlands (fka NE Quad) Phases 1, 2, 3, & 4: For any and all application/submittal types, and all public hearings or meetings related to this project



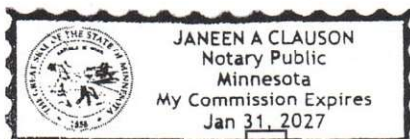
(Property Owner Signature)

STATE OF Minnesota

COUNTY OF Dakota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of January, 2024 by

Brian Clauson, property owner.



Janeen A. Clauson
Janeen A. Clauson, Notary Public

☒ Personally Known or ☐ Produced the Following Type of Identification:

DESCRIPTION OF RIVERWOOD AT EVERLANDS - PHASE 3

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCEL C-1 IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING TWENTY ONE (21) COURSES AND DISTANCES: 1) THENCE S89°19'54"E, A DISTANCE OF 295.73 FEET; 2) THENCE S00°40'06"W, A DISTANCE OF 80.80 FEET; 3) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 4) THENCE S71°38'50"E, A DISTANCE OF 50.49 FEET; 5) THENCE S63°40'39"E, A DISTANCE OF 120.00 FEET; 6) THENCE S26°19'21"W, A DISTANCE OF 237.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 114°21'45", A CHORD BEARING OF S30°51'32"E, AND A CHORD LENGTH OF 168.08 FEET), A DISTANCE OF 199.60 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 16°16'51", A CHORD BEARING OF S79°53'59"E, AND A CHORD LENGTH OF 189.74 FEET), A DISTANCE OF 190.38 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 9) THENCE N20°22'44"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 20.01 FEET; 10) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 11) THENCE N01°08'06"E, A DISTANCE OF 58.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 218°29'16", A CHORD BEARING OF S69°37'16"E, AND A CHORD LENGTH OF 328.56 FEET), A DISTANCE OF 663.52 FEET TO THE END OF SAID CURVE; 13) THENCE S39°37'23"W A DISTANCE OF 58.49 FEET; 14) THENCE N69°37'16"W, A DISTANCE OF 120.00 FEET; 15) THENCE S20°22'44"W, A DISTANCE OF 20.01 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 16) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 24°03'54", A CHORD BEARING OF S55°27'00"E, AND A CHORD LENGTH OF 279.35 FEET), A DISTANCE OF 281.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 17) THENCE S46°34'57"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 18) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 4°16'43", A CHORD BEARING OF S41°16'42"E, AND A CHORD LENGTH OF 41.06 FEET), A DISTANCE OF 41.07 FEET TO A POINT OF REVERSE CURVATURE; 19) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE

NORTHEAST, AND HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 9°10'29", A CHORD BEARING OF S43°43'34"E, AND A CHORD LENGTH OF 47.99 FEET), A DISTANCE OF 48.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 20) THENCE N41°41'11"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 21) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 29°40'14", A CHORD BEARING OF S63°08'55"E, AND A CHORD LENGTH OF 92.17 FEET), A DISTANCE OF 93.21 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S12°00'58"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 35°10'19", A CHORD BEARING OF N60°23'53"W, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 9°40'37", A CHORD BEARING OF S34°25'02"W, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; THENCE S60°25'16"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 28°54'41", A CHORD BEARING OF S15°07'27"W, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO THE END OF SAID CURVE; THENCE S00°40'06"W, A DISTANCE OF 41.32 FEET; THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 60.00 FEET; THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; THENCE S00°40'06"W, A DISTANCE OF 267.45 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-2 THROUGH C-5, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE CONTINUE S00°40'06"W, ALONG THE WEST BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, A DISTANCE OF 800.00 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ; THENCE N89°19'54"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS COMMERCIAL PARCELS C-6 THROUGH C-9 IN SAID OFFICIAL RECORDS BOOK 5750, PAGE 7946; THENCE N00°40'06"E, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9, A DISTANCE OF 800.00 TO THE NORTHEAST CORNER OF SAID COMMERCIAL PARCELS C-6 THROUGH C-9; THENCE N00°40'06"E, A DISTANCE OF 368.77 FEET TO BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 28°54'38", A CHORD BEARING OF N15°07'25"E, AND A CHORD LENGTH OF 162.25 FEET), A DISTANCE OF 163.99 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; THENCE

N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 255.47 FEET; THENCE N89°17'00"W, A DISTANCE OF 829.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N00°43'00"W ALONG SAID EAST RIGHT-OF-WAY LINE OF ST JOHNS HERITAGE PARKWAY, A DISTANCE OF 581.32 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCEL C-1; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCEL C-1, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE N89°19'54"W, A DISTANCE OF 182.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 7°14'51", A CHORD BEARING OF S85°42'28"E, AND A CHORD LENGTH OF 117.56 FEET), A DISTANCE OF 117.64 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; 3) THENCE N00°42'13"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 307.33 FEET TO THE POINT OF BEGINNING. CONTAINING 23.54 ACRES, MORE OR LESS.

AUTHORIZATION TO ACT AS AGENT

I, Brian Clauson, Authorized Signatory of DW General Partner, LLC, and which DRP FL 6, LLC owns the property, hereby authorize Scott M. Glaubitz, P.E., P.L.S., President; Hassan Kamal, P.E., Vice President; Ana Saunders, P.E., Project Engineer; or Ken A. Ludwa, P.E., Project Engineer, of B.S.E. Consultants, Inc., to act as agent in all permitting and certification matters for Palm Vista Everlands Phase 2 (aka Northeast Quad) (subdivision) in the City of Palm Bay, Brevard County, Florida. This authorization shall include all engineering and permitting services for this subdivision/site.



Signature

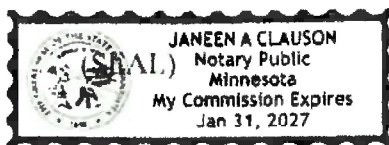
Name: Brian Clauson

Title: Authorized Signatory

DRP FL6, LLC

Sworn to and subscribed before me this 1st day of September, 2022, by Brian Clauson who is personally known to me and who (did) did not take an oath.

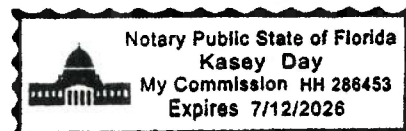

NOTARY PUBLIC AT LARGE



**STATE OF FLORIDA,
COUNTY OF BREVARD**

On this 15th day of January, 2024, I attest that the preceding document is a true, exact, complete, and unaltered photocopy made by me of the AUTHORIZATION TO ACT AS AGENT presented to me by the document's custodian, B.S.E. Consultants, Inc. and, to the best of my knowledge, that the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are not available from an official source other than a notary public.


NOTARY PUBLIC AT LARGE



Domain Real Estate Partners, LLC

WRITTEN CONSENT OF THE SOLE MEMBER

March 4, 2022

The undersigned sole Member of Domain Real Estate Partners, LLC (the “Member”) of **Domain Real Estate Partners, LLC**, a Delaware limited partnership (the “Company”), does hereby consent to the taking of the following actions pursuant to the Company’s Second Amended and Restated Limited Liability Company Agreement dated as of January 1, 2019 (the “Operating Agreement”) on behalf of the Company and of the Company’s subsidiaries. Terms not defined herein have the definitions ascribed to them in the Operating Agreement.

RESOLVED, that Brian Clauson hereby is appointed an authorized signatory of the Company and of the Company’s subsidiaries; and hereby is authorized and empowered with full power and authority to enter into the following documents on behalf of the Company and its subsidiaries:

- (1) **Day-to-day project progress and approval documents requiring signature(s) due to DREP’s ownership position**, such as: entitlement and zoning submittals, improvement plan submittals, construction permits, public and/or private utility easements and service agreements, owner of record verifications, wetland and protected area permits, agency financial assurances, public financing district applications, public construction bid documents, development agreements, and other documents in furtherance of the approved Business Plan. NOTE: This is not meant to be comprehensive list, only examples of some (not all) of the documents that will require signatures and fall within Brian Clauson’s signing authority.
 - (2) **Final or Technical Site Plans, and Preliminary and Final Plats;**
 - (3) **Settlement Statements and Property Deeds**, both of which will require review and approval by the respective title companies prior to Brian Clauson’s signature(s);
 - (4) **Insurance certs**, covering horizontal and vertical construction liabilities; and
 - (5) **HOA formation documents**, inclusive of all project-specific documents required;
- and it is

FURTHER RESOLVED that the Company hereby ratifies in all respects all actions taken by the foregoing person on behalf of and in the name of the Company prior to the date hereof; and it is

FURTHER RESOLVED that the resolutions set forth in this “Written Consent of the Sole Member” shall remain in effect until rescinded by the Member; and it is

FURTHER RESOLVED that the resolutions set forth in this “Written Consent of the Sole Member” shall not limit or restrict in any way the rights, powers and authority of the Member under the Operating Agreement.

IN WITNESS WHEREOF, the undersigned sole Member of the Company, has executed his consent as of the March 4, 2022.

Domain Holdings II, LLC

A handwritten signature in cursive script, appearing to read "Houdin Honarvar".

Houdin Honarvar
Authorized Person

AUTHORIZED LIST OF SIGNATORIES

August 10, 2022

The undersigned, Houdin Honarvar, Authorized Signatory of DW General Partner, LLC, the manager of DRP FL 6, LLC, hereby certifies that each of the following individuals is duly authorized to give instructions and sign documents on behalf of DRP FL 6, LLC. The signature set forth opposite his or her name is his or her genuine signature.

NAME

Brian Clauson

SIGNATURE



IN WITNESS WHEREOF, the undersigned has hereunto set his hand on the date first above written.

DW GENERAL PARTNER, LLC

By: Houdin Honarvar

Name: Houdin Honarvar

Title: Authorized Signatory