

January 18, 2024

Re: Letter of Authorization

**As the property owner of the site legally described as:**

See attached

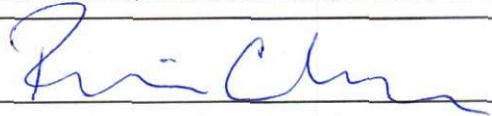
I, Owner Name: DRP FL 6, LLC c/o D/W General Partner, LLC- Brian Clauson-Authorized Signatory  
Address: 590 Madison Ave FL 13  
Telephone: 212-751-5949  
Email: brian.clauson@domainrealestatepartners.com

**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



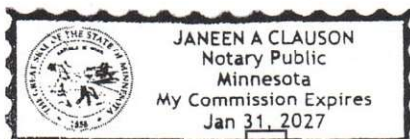
(Property Owner Signature)

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 4

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 EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN WESTERLY, ALONG THE ARC OF THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1490.00 FEET, A CENTRAL ANGLE OF 12°01'04", A CHORD BEARING OF S84°06'13"W AND A CHORD LENGTH OF 311.95 FEET), A DISTANCE OF 312.53 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S78°05'41"W, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 3°03'55", A CHORD BEARING OF S79°37'38"W AND A CHORD LENGTH OF 82.91 FEET), A DISTANCE OF 82.92 FEET TO THE SOUTHEAST CORNER OF COMMERCIAL PARCELS C-2 THROUGH C-5 AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE N00°40'06"E, A DISTANCE OF 278.70 FEET; 2) THENCE N89°19'54"W, A DISTANCE OF 300.00 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 500.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 650.00 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL PARCELS C-2 THROUGH C-5, (SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF RIVERWOOD AT EVERLANDS PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 3, THE FOLLOWING TEN (10) COURSES AND DISTANCES; 1) THENCE N00°40'06"E, A DISTANCE OF 267.45 FEET; 2) THENCE S89°19'54"E, A DISTANCE OF 62.36 FEET; 3) THENCE N00°40'06"E, A DISTANCE OF 60.00 FEET; 4) THENCE N89°19'54"W, A DISTANCE OF 62.36 FEET; 5) THENCE N00°40'06"E, A DISTANCE OF 41.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 6) 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 N15°07'27"E, AND A CHORD LENGTH OF 112.33 FEET), A DISTANCE OF 113.54 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHWEST; 7) THENCE N60°25'16"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 8) 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

N34°25'02"E, AND A CHORD LENGTH OF 42.17 FEET), A DISTANCE OF 42.22 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 9) 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 S60°23'53"E, AND A CHORD LENGTH OF 284.01 FEET), A DISTANCE OF 288.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 10) THENCE N12°00'58"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 290.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT, (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 74, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE ALONG THE BOUNDARY OF SAID RIVERWOOD AT EVERLANDS PHASE 1, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; 1) 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 12°21'42", A CHORD BEARING OF S84°09'53"E, AND A CHORD LENGTH OF 38.76 FEET), A DISTANCE OF 38.84 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 695.00 FEET, A CENTRAL ANGLE OF 32°51'43", A CHORD BEARING OF S73°54'52"E, AND A CHORD LENGTH OF 393.18 FEET), A DISTANCE OF 398.62 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 27°47'09", A CHORD BEARING OF S71°22'35"E, AND A CHORD LENGTH OF 290.53 FEET), A DISTANCE OF 293.40 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; 4) THENCE S04°43'51"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH AND HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 1°58'33", A CHORD BEARING OF S86°15'26"E, AND A CHORD LENGTH OF 25.00 FEET), A DISTANCE OF 25.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 6) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1645.00 FEET, A CENTRAL ANGLE OF 12°16'25", A CHORD BEARING OF N09°35'05"E, AND A CHORD LENGTH OF 351.71 FEET), A DISTANCE OF 352.38 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 25°35'08", A CHORD BEARING OF N02°55'43"E, AND A CHORD LENGTH OF 79.71 FEET), A DISTANCE OF 80.38 FEET TO A POINT OF REVERSE CURVATURE; 8) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 8°39'12", A CHORD BEARING OF N05°32'15"W, AND A CHORD LENGTH OF 186.34 FEET), A DISTANCE OF 186.52 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE

NORTHEAST; 9) THENCE N89°56'57"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 95.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°29'10", A CHORD BEARING OF S46°18'28"E, AND A CHORD LENGTH OF 34.57 FEET), A DISTANCE OF 38.17 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 11) THENCE N87°26'07"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 12) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 2°17'21", A CHORD BEARING OF N01°25'12"W, AND A CHORD LENGTH OF 42.55 FEET), A DISTANCE OF 42.55 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 13) THENCE N89°43'29"E, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 246.67 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 21; THENCE S00°45'06"W, ALONG SAID EAST LINE, A DISTANCE OF 646.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 21; THENCE S89°46'26"W, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER A DISTANCE OF 55.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59; THENCE S00°45'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1049.35 FEET TO THE POINT OF BEGINNING. CONTAINING 33.87 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**

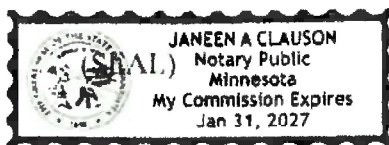
Name: Brian Clauson

Title: Authorized Signatory

DRP FL6, LLC

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

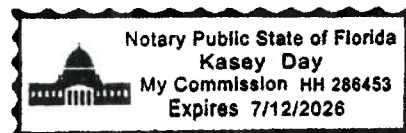
  
**NOTARY PUBLIC AT LARGE**



**STATE OF FLORIDA,  
COUNTY OF BREVARD**

On this 15<sup>th</sup> 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**



---

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