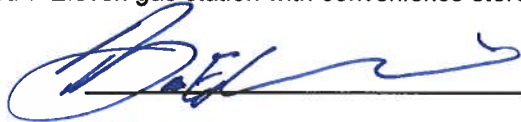


Letter of Authorization

To Whom It May Concern:

This letter authorizes **Lubin Elite Engineering, LLC** to act on behalf of **1004-1010 Seaway Dream Team, LLC** as the authorized agent related to the submittal of applications/permits through City of Fort Pierce, as well as but not limited to all regulatory agencies, departments and governmental agencies as required for the proposed 7-Eleven gas station with convenience store located at 1010 Seaway Drive, Fort Pierce, FL 34949.

Signature:

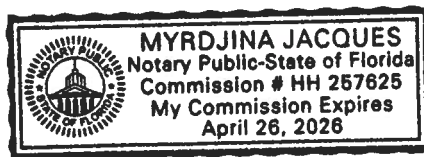


Babak Ebrahimzadeh
Name (printed)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 8th day of OCTOBER, 2025, by Babak Ebrahimzadeh as Managing Members of 1004-1010 SEAWAY DREAM TEAM LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification and (did/did not) take oath.




Notary Public

Myrdjina Jacques
Print Name

Commission No. HH 257625

Expiration Date: April 26, 2026