

Rossell, LLC

451 SW Bethany Dr. Ste 202
Port St. Lucie, FL 34986-16964

OWNER AUTHORIZATION

Re: Riverview Plaza Development – 802, 808, 814, 820, 826, and 832 SW Sultan Dr. Port St. Lucie Florida
Parcel ID: 3420-555-1064-000-7, 3420-555-1063-000-0, 3420-555-1062-000-3, 3420-555-1061-000-6, 3420-555-1060-000-9, and 3420-555-1059-000-9
(Port St. Lucie-Section 12 (PB 12-55) BLK 1291 Lots 28 through 33)

I, Oswaldo Ramirez, member and manager of Rossell, LLC, which is the owner of the property referenced above, hereby authorize StoryBook Development Services, LLC to represent Rossell, LLC as applicant during the governmental review process (including but not limited to applications for rezoning, Special Exception Use, Site Plan, and Detail Engineering Plan) for the above noted project.

Thank you for your attention to this matter.


Owner Signature

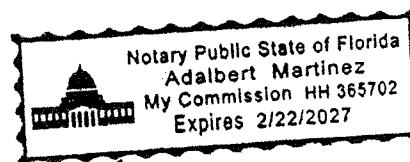
1/6/26
Date

Print Name: Nicolás Apfelbaum, Esq.
as POA for Oswaldo Ramirez
Print Title: Member & Manager

Sworn to and subscribed before me this 6th day of January, 2026, by Nicolás Apfelbaum, as power of attorney for Oswaldo Ramirez. He is personally known to me or has produced identification. Type of identification _____


Notary Public Signature

Name: Adalbert Martinez
Commission No: _____
Commission Expires: _____



This Instrument Prepared By:
NICOLAS APFELBAUM, ESQ.
APFELBAUM LAW
451 SW BETHANY DRIVE| SUITE 202
PORT ST. LUCIE, FL 34986

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **OSWALDO R. RAMIREZ**, as manager and majority member of Rossell, LLC, a Florida limited liability company whose address is 451 SW Bethany Dr., Suite 202, Port St. Lucie, FL 34986, have made, constituted and appointed, and by these presents do make, constitute and appoint **NICOLAS APFELBAUM, ESQUIRE**, as my true and lawful attorney and attorney-in-fact in the State of Florida and all other jurisdiction, for me and in my name, place and stead, to act on my behalf with respect to the following real and personal property:

Personal Property:

Any and all contents in the real property referenced herein.

Real Property: 832 SW Sultan Drive, Port St. Lucie, FL 34953; more particularly described as follows:

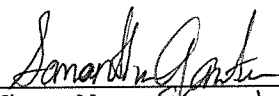
Lots 28 through 33, Block 1291, PORT ST. LUCIE SECTION TWELVE, according to the map or plat thereof as recorded in Plat Book 12, Page(s) 55, 55A through 55G, of the Public Records of Saint Lucie County, Florida.

Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

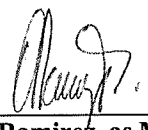
Further giving and granting unto my said attorney full power and authority to collect, sell, convey, maintain, or dispose of the above-mentioned personal and real property, and to execute any and all documents necessary to effectuate the sale and/or conveyance, maintenance, disposal of, deposit and distribute the sale proceeds of said property. In accordance, my attorney has the power and authority to execute any necessary documents to effectuate the powers herein, including, but not limited to, contracts, deeds, affidavits, bills of sale, closing statements, and satisfactions.

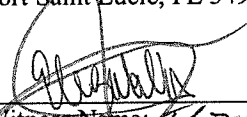
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of January, 2025.

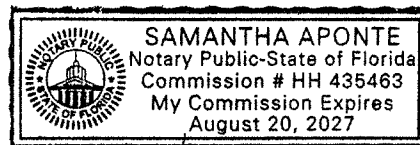
Signed, sealed and delivered
in the presence of:


Witness Name: Samantha Aponte
Address: 451 SW Bethany Drive, Suite 202
Port Saint Lucie, FL 34986

By:


**Oswaldo R. Ramirez, as Manager &
Member of Rossell, LLC**


Witness Name: Elizabeth Cespeler
Address: 451 SW Bethany Drive, Suite 202
Port Saint Lucie, FL 34986



State of FLORIDA
County of ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of January, 2025 by **Oswaldo R. Ramirez** by means of physical presence, who [☒] is personally known to me or [☐] has produced _____ as identification.