MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information	n				
FILE NUMBER Is the property the primary residence & homestead of the				d of the	
				☐ Yes ■ No	
Down	1 - C A - L'	(it "Yes," p	rovide office of the pro	perty appraiser	summary report)
	d of Adjustment	l-#-nna		Design Review Board	
☐ Appeal of an administrati	n of the Land Development Re	guiations	□ Design review approval □ Variance		
☐ Modification of existing B			☐ Modification of existing Board Order		
	anning Board			Preservation	
■ Conditional Use Permit		1	☐ Certificate of Appropriateness for design		
□ Lot Split			☐ Certificate of Appropriateness for demolition		
	Development Regulations or Zo	oning Map	☐ Historic District/Site Designation		
☐ Amendment to the Compr	rehensive Plan or Future Land		☐ Variance		
☐ Modification of existing B	Board Order		☐ Modification of ex	cisting Board Or	der
□ Other:					
	Please attach Legal Desc	cription as	"Exhibit A"		
ADDRESS OF PROPERTY					
1200 OCEAN DF	RIVE			P .	
FOLIO NUMBER(S)	,				
02-3234-008-0420					
Property Owner Inform				PM of the second	
PROPERTY OWNER NAME					
CORE OCEAN DRIV	VE LLC C/O APPLE	CORE H	OLDINGS		
ADDRESS		CITY		STATE	ZIPCODE
1450 BROADWAY	40TH FL	NEW Y	ORK	NY	10018
BUSINESS PHONE	CELL PHONE	EMAIL AD		1	1.00.0
212-209-2300		dave@	applecoreho	oldings.cc	m
Applicant Information (i	if different than owner)				
APPLICANT NAME					
PT OPCO, LLC C/O	O AKERMAN LLP				
ADDRESS		CITY		STATE	ZIPCODE
98 SE 7TH ST, STE	1100	MIAMI	lang.	FL	33131
BUSINESS PHONE	CELL PHONE	EMAIL AD			
305-982-5525			IAN.BACHE	EIKOV@AKI	ERMAN.COM
Summary of Request					
PROVIDE A BRIEF SCOPE O	F REQUEST				
CUP TO ADD OUTDOO	OR/OPEN-AIR ENTERT	FANMENT	TO EXISTING RE	ESTAURANT	/BAR/
ENTERTAINMENT EST	TABLISHMENT WITH C	CCUPAN	CY OF LESS THA	N 199 PERS	ONS.

Project Information						
Is there an existing building				■ Yes		l No
	is the building architecturally	significant per	sec. 142-108?	■ Yes		l No
Does the project include inte				☐ Yes		l No
Provide the total floor area	DO THE HEALT CONTRACTOR BUILDING	N/A				SQ. FT.
	of the new construction (inclu	ding required p	parking and all u	isable area).	N/A	SQ. FT.
Party responsible for p	roject design					
NAME		■ Architect	□ Contractor	□ Landsca	pe Archi	tect
Torres Architects, I	lnc.	☐ Engineer	□ Tenant	☐ Other	-	
ADDRESS		CITY		STATE		ZIPCODE
155 W 6TH ST		SAN PE	DRO	CA		90731
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
310-320-6285		dantorres	@tarci.cor	n		
Authorized Representa	tive(s) Information (if app	olicable)				
NAME		■ Attorney	□ Contact			
lan Bacheikov, Esc	٦.	☐ Agent	☐ Other			
ADDRESS		CITY		STATE		ZIPCODE
98 SE 7TH ST, ST	E 1100	Miami		Florid	a	33131
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
305982-5569		ian.bache	eikov@ake	rman.coi	m	
NAME		☐ Attorney	☐ Contact			
		☐ Agent	☐ Other			
ADDRESS		CITY		STATE		ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			
NAME	La constant de la con	☐ Attorney	□ Contact			
		☐ Agent	☐ Other			
ADDRESS		CITY		STATE		ZIPCODE
				-		
BUSINESS PHONE	CELL PHONE	EMAIL ADDR	ESS			

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trus⁻, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice All documentation submitted for this application is considered a public record subject to Chapter
 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

TORAL PATEL
Notary Public, State of New York
No. 02PA6319945
Qualified in New York County
Commission Expires

Owner of the subject property

□ Authorized representative

SIGNATURE

PDINT NAME

DATE SIGNED

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice All documentation submitted for this application is considered a public record subject to Chapter
 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (III) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (III) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:	■ Owner of the subject property □ Authorized representative
	SIGNATURE
	Edward Algeo
	PRINT NAME
	2/20/2020
	DATE SIGNED

Page 4 of 8

	OWNER AFFIDAVII FOR INL	DIVIDUAL OWNER	
STATE OF			
COUNTY OF			
the property that is the subject of application, including sketches, do and belief. (3) I acknowledge at development board, the application I also hereby authorize the City of Hearing on my property; as required.	of this application. (2) This applicate, and other supplementary mate and agree that, before this application must be complete and all information of Miami Beach to enter my prop	erials, are true and correct to the cation may be publicly noticed nation submitted in support there terty for the sole purpose of pos	nitted in support of this e best of my knowledge and heard by a land of must be accurate. (4) sting a Notice of Public
Sworn to and subscribed before racknowledged before me byidentification and/or is personally	ne this day of known to me and who did/did no	, 20 The fa	SIGNATURE pregoing instrument was as
NOTARY SEAL OR STAMP			AND THE PARTY BUILDING
My Commission Expires:			NOTARY PUBLIC
			PRINT NAME
STATE OF New YORK COUNTY OF New YORK 1, William Kehane	, being first duly so the title) of CORE OCEAN DRIVE, LLC on behalf of such entity. (3) This ap ta, and other supplementary mate y named herein is the owner of the ore this application may be publicall all information submitted in support	worn, depose and certify as (print name of corpo plication and all information sub erials, are true and correct to the ne property that is the subject o y noticed and heard by a land o ort thereof must be accurate. (6)	follows: (1) I am the prate entity). (2) I am smitted in support of this e best of my knowledge f this application. (5) I development board, the I also hereby authorize
Sworn to and subscribed before macknowledged before me by videntification and/or is personally NOTARY SEAL OR STAMP My Commission Expires:	Villiam Kohane	t take an oath.	regoing instrument was as NOTARY PUBLIC
wy Commission Expires. May of	Margan	1038,2023	PRINT NAME

	Page 4 of 8
OWNER AFFIDAVIT FOR INDIVIDUAL O	<u>WNER</u>
STATE OF	
COUNTY OF	
the property that is the subject of this application. (2) This application and a application, including sketches, data, and other supplementary materials, are true and belief. (3) I acknowledge and agree that, before this application may be development board, the application must be complete and all information submitt I also hereby authorize the City of Miami Beach to enter my property for the stream on my property, as required by law. (5) I am responsible for remove this	Il information submitted in support of this e and correct to the best of my knowledge be publicly noticed and heard by a land ed in support thereof must be accurate. (4) ole purpose of posting a Notice of Public
	SIGNATURE
Sworn to and subscribed before me this day of	, 20 The foregoing instrument was
Sworn to and subscribed before me this day of , who identification and/or is personally known to me and who did/did not take an oat	has produced as h.
NOTARY SEAL OR STAMP	
	NOTARY PUBLIC
My Commission Expires:	
	PRINT NAME
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP	OR LIMITED LIABILITY COMPANY
STATE OF	
COUNTY OF	
peing first duly sworn, depose that the complete and all information submitted in support thereof me the City of Miami Beach to enter my property for the sole purpose of the horizontal policies and the complete and all information submitted in support thereof my required by law. (7) I am responsible for remove this notice after the date of the horizontal policies.	int name of corporate entity). (2) I am I all information submitted in support of this e and correct to the best of my knowledge hat is the subject of this application. (5) I d heard by a land development board, the last be accurate. (6) I also hereby authorize lotice of Public Hearing on my property, as
	SIGNATURE
Sworn to and subscribed before me this day of , who identification and/or is personally known to me and who did/did not take an oat	, 20 The foregoing instrument was has produced as
identification and/or is personally known to me and who did/did not take an oat	
NOTARY SEAL OR STAMP	attached
	NOTARY PUBLIC
My Commission Expires:	

See Attached Document (Notary to cross out See Statement Below (Lines 1–6 to be compl	
See Statement Below (Lines 1–0 to be compr	eted only by document signer[s], not Notary)
	the second se
Signature of Document Signer No. 1	Signature of Document Signer No. 2 (If any)
elghalaro or Document elghal No. 7	digitation of booth title digital two. 2 (if any)
A notary public or other officer completing this certificate is attached, and no	ficate verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
tate of California	Subscribed and sworn to (or affirmed) before m
ounty of Orange	이 그는 이번 보다면서 이번 경에 없어가는 남자이다. 집에서 나는 이번 사람들은 그리는 이번 사람들이 되었다면서 하다면서 되었다면서 다른 사람이다.
	on this <u>I</u> day of <u>February</u> , 20 <u>50</u> by <u>Date</u> <u>Month</u> Yea
	to all and all the
	(1) Edward algeo
	(and (2)
STACIE A. MORN Notary Public - California Orange County	Name(s) of Signer(s)
Commission # 2273574 7 My Comm. Expires Dec 36, 2022	proved to me on the basis of satisfactory evidence
	to be the person(s) who appeared before me
	8010
	Signature / VU
	Signature of Notary Public
Seal	
Place Notary Seal Above	
	PTIONAL
fraudulent reattachment of t	nis information can deter alteration of the document or his form to an unintended document.
escription of Attached Document	
itle or Type of Document: <u>affidual</u>	t for Corp. Document Date: N/α
umber of Pages: Signer(s) Other Than I	Named Above: None

Page 5 of 8

POWER OF ATTORNEY AFFIDAVIT

	JORK	
COUNTY OF	en loke	
authorize the City of property, as require	being first duly sworn, deposite owner of the real property that is the subject sley Hevia, Esq to be my representative before the Planning of Miami Beach to enter my property for the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law. (4) I am responsible for remove this notice after the sole purposed by law.	Board. (3) I also hereby se of posting a Notice of Public Hearing on my or the date of the hearing.
acknowledged befo	STAMP STAMP Output Output	who has produced as
	CONTRACT FOR PURCHAS	<u>SE</u>
or not such contract including any and corporations, partne the identity of the in clause or contract te	contract for purchase the owner of the property, but the applicant is a party to is contingent on this application, the applicant shall limited all principal officers, stockholders, beneficiaries or perships, limited liability companies, trusts, or other corporatividuals(s) (natural persons) having the ultimate ownerms involve additional individuals, corporations, partners all individuals and/or corporate entities.	to a contract to purchase the property, whether ist the names of the contract purchasers below, partners. If any of the contact purchasers are prate entities, the applicant shall further disclose ership interest in the entity. If any contingency
or not such contract including any and corporations, partne the identity of the in clause or contract te	ot the owner of the property, but the applicant is a party t is contingent on this application, the applicant shall li all principal officers, stockholders, beneficiaries or p erships, limited liability companies, trusts, or other corporations(s) (natural persons) having the ultimate own erms involve additional individuals, corporations, partner	to a contract to purchase the property, whether ist the names of the contract purchasers below, partners. If any of the contact purchasers are prate entities, the applicant shall further disclose ership interest in the entity. If any contingency
or not such contract including any and corporations, partne the identity of the in clause or contract te corporate entities, lis	ot the owner of the property, but the applicant is a party t is contingent on this application, the applicant shall li all principal officers, stockholders, beneficiaries or p erships, limited liability companies, trusts, or other corporations(s) (natural persons) having the ultimate own erms involve additional individuals, corporations, partner	to a contract to purchase the property, whether ist the names of the contract purchasers below, partners. If any of the contact purchasers are prate entities, the applicant shall further disclose ership interest in the entity. If any contingency ships, limited liability companies, trusts, or other
or not such contract including any and corporations, partne the identity of the in clause or contract te corporate entities, lis	of the owner of the property, but the applicant is a party t is contingent on this application, the applicant shall list all principal officers, stockholders, beneficiaries or perships, limited liability companies, trusts, or other corporatividuals(s) (natural persons) having the ultimate ownerms involve additional individuals, corporations, partner at all individuals and/or corporate entities.	to a contract to purchase the property, whether ist the names of the contract purchasers below, partners. If any of the contact purchasers are prate entities, the applicant shall further disclose ership interest in the entity. If any contingency ships, limited liability companies, trusts, or other

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

Page 5 of 8

POWER OF ATTORNEY AFFIDAVIT

STATE OF	
COUNTY OF	
representative of the owner of the real property that is the subject of lan Bacheikov, Esq. & Wesley Hevia, Esq. to be my representative before the Planning (a authorize the City of Miami Beach to enter my property for the sole purpose property, as required by law. (4) I am responsible for remove this notice after the	of this application. (2) I hereby authorize Board. (3) I also hereby of posting a Notice of Public Hearing on my
PRINT NAME (and Title, if applicable)	SIGNATURE
Sworn to and subscribed before me this day of , was identification and/or is personally known to me and who did/did not take an or identification.	
NOTARY SEAL OR STAMP	Offuehed NOTARY PUBLIC
My Commission Expires:	PRINT NAME
CONTRACT FOR PURCHASE	
If the applicant is not the owner of the property, but the applicant is a party to or not such contract is contingent on this application, the applicant shall list including any and all principal officers, stockholders, beneficiaries or par corporations, partnerships, limited liability companies, trusts, or other corporate identity of the individuals(s) (natural persons) having the ultimate owners clause or contract terms involve additional individuals, corporations, partnerships corporate entities, list all individuals and/or corporate entities.	the names of the contract purchasers below, tners. If any of the contact purchasers are the entities, the applicant shall further disclose ship interest in the entity. If any contingency
NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

CALIFORNIA JURAT WITH AFFIANT STAT	EMENT	GOVERNMENT CODE § 820
See Attached Document (Notary to cross out See Statement Below (Lines 1–6 to be comp		nent signer[s], <i>not</i> Notary)
	Constant Art of the State of th	
	- W. P. C. W. W. W. W. W.	
j		
Signature of Document Signer No. 1	Signatura	of Document Signer No. 2 (if any)
dignature of Bootment digner ivo.	Olghatuje	or bocument Signer No. 2 (ii arry)
A notary public or other officer completing this cert document to which this certificate is attached, and no	ificate verifies only the ot the truthfulness, accu	identity of the individual who signed the uracy, or validity of that document.
State of California	Subscribed an	d sworn to (or affirmed) before n
County of Orange	on this 21	day of February 20 30
	by Date	_ day of February , 20 50 Month Yes
	(1) Edw	ard algeo
	(and (2)	
STACIE A. MORN Notary Public - California	(4.14. (4.7)	Name(s) of Signer(s)
Orange County Commission # 2273574 My Comm. Expires Dec 30, 2022		on the basis of satisfactory evidence of satisfactory evidence of satisfactory evidence of the basis
	Signature	Men
		Signature of Notary Public
Seal Place Notary Seal Above		
Though this section is optional, completing to fraudulent reattachment of the section is a section of the section.	OPTIONAL his information can this form to an unint	deter alteration of the document or ended document.
Description of Attached Document	0.1h.	
Fitle or Type of Document: POWLY OF	whorney	Document Date: η/α
Number of Pages: Signer(s) Other Than	Named Above	118Mli

Page 6 of 8

DISCLOSURE OF INTEREST CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

CORE OCEAN DRIVE LLC

GOINE GOE, IN DINIVE, ELO	
NAME OF CORPORATE ENTITY	
West 32nl Street Hotel, LLC	% OF OWNERSHIP
C/O Apple Cope	
1450 Broadway	
40th Floor	
New YORK NY 10018	
West 32nd Street Hotel, LLC NAME OF CORPORATE ENTITY	
See Attached	% OF OWNERSHIP
	l anda da d

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

Page 6 of 8

DISCLOSURE OF INTEREST CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

PT OPCO, LLC		
NAME OF CORPORATE ENTITY		
NAME AND ADDRESS See attached Affidavit		% OF OWNERSHIP
Coc attached Amaavit		-
		,
	· ·	
NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
,		
	-	
	-	

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

OWNERSHIP DISCLOSURE AFFIDAVIT

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

Before me, the undersigned authority, this day personally appeared James J. Zenni, Jr., Manager of PT Opco, LLC, and President and Chief Executive Officer of Z Capital Group, LLC and Z Capital Partners, LLC, member of Z Capital Partners UGP, L.L.C., Z Capital Partners GP II, L.P., the General Partner of Z Capital Partners II-A, LP, Z Capital Partners II-B, LP, and Z Capital Partners II, LP ("Affiant"), who being by me first duly sworn, upon oath, deposes and says:

- 1. That I am the Manager of PT Opco, LLC ("Pink Taco"), the applicant submitting the accompanying application for a public hearing before the City's Planning Board ("PB") as required by the City of Miami Beach's ("City") Land Development Regulations for the Conditional Use Permit to be issued under PB File No. PZ20-0345 affecting the real property located in the City described in the aforesaid application made a part hereof.
- 2. That Pink Taco is a wholly owned subsidiary of PT Holdings, LLC ("PT Holdings"), the ownership interests of which are held in limited partnerships managed by Affiant wherein no one natural person holds more than a total of Five (5%) Percent of the ownership interests in the applicant entity.
- 3. That the facts stated in this Affidavit, and represented in the application and documents submitted in conjunction with this Affidavit, are true and correct, to the best of the Affiant's knowledge, information and belief.

Further Affiant sayeth not.

James J. Zenni, Jr.,

Manager of PT Opoo, LLC

President of Z Capital Group, LLC and Z Capital Partners, LLC

Authorized Signatory of Z Capital Partners UGP, L.L.C. and Z Capital Partners GP II, L.P., on behalf of Z Capital Partners II-A, LP, Z Capital Partners II-B, LP and Z Capital Partners II, LP

The foregoing instrument was sworn and subscribed before me this <u>\$\sigma_5^h\$</u> day of February, 2020, by James J. Zenni, Jr., Manager of PT Opco, LLC, and Authorized Representative of Z Capital Group, who produced Florida Driver's License Z500-450-55-022-0 as identification.

GINA MARIE SCARPA
Notary Public, State of New York
No. 02SC6271033
Qualified in New York County
Commission Expires Oct. 29, 20 20

Notary Public

Page 7 of 8

DISCLOSURE OF INTEREST TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

See Attached TRUST NAME	
NAME AND ADDRESS	% INTEREST
	•
	-
	-

Entity	Percentage	Owner	Mailing Address
Core Ocean Drive LLC	100%	West 32nd Street Hotel, LLC	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
Entity	Percentage	Owner	
West 32nd Street Hotel, LLC	4.92%	Larry Horn	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	2.91%	Ken Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	22.17%	William Kohane	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	2.00%	Susan Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	2.00%	Steve Klein	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	35.00%	Trust under the Will of Irene Horn	c/o Apple Core 1450 Broadway, 40th floor NY 10018
	28.00%	MZT Corp	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	100.00%	Total	
Entity		Trustee	
Trust under the Will of Irene Horn		Steve Klein	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		Beneficieries	
		Eric Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		Matthew Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		Jaqueline Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		Caroline Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		lan Horn	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	TO DO THE	Mason Horn	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
		Marissa Horn	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
Entity	Shares Owned	Owner	
MZT Corp	72.72	William Kohane	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	63.64	Larry Horn	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018
	63.64	Kenneth Greif	c/o Apple Core 1450 Broadway, 40th floor NY NY 10018

Page 8 of 8

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
lan Bacheikov, Esq.	98 SE 7TH ST, STE 1100	305-982-5569
		-
4		· · · · · · · · · · · · · · · · · · ·
Additional names can be placed on a sep	parate page attached to this application.	
DEVELOPMENT BOARD OF THE CI	GES AND AGREES THAT (1) AN APPROV	CONDITIONS IMPOSED BY
SUCH BOARD AND BY ANY OTH SHALL COMPLY WITH THE CODE OF AND FEDERAL LAWS.	ER BOARD HAVING JURISDICTION, AND F THE CITY OF MIAMI BEACH AND ALL OTH	(2) APPLICANT'S PROJECT ER APPLICABLE CITY, STATE
	APPLICANT AFFIDAVIT	
STATE OF		
COUNTY OF		
I, Edward Alges, manger of TTO or representative of the applicant. (2) This	s application and all information submitted in supp materials, are true and correct to the best of my kno	ort of this application, including
		SIGNATURE
Sworn to and subscribed before me this acknowledged before me byidentification and/or is personally known	day of , 20 , who has prod to me and who did/did not take an oath.	. The foregoing instrument was uced as
NOTARY SEAL OR STAMP		Ched
TO THE OR OTHER		NOTARY PUBLIC
My Commission Expires:		
		PRINT NAME

See Attached Document (Notary to cross out] See Statement Below (Lines 1-6 to be compl	
Signature of Document Signer No. 1	Signature of Document Signer No. 2 (if any)
A notary public or other officer completing this certificate is attached, and no	ficate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California County of Orunge	Subscribed and sworn to (or affirmed) before monthis 1 day of February, 20 20 by Date Month Year (1) Edward All Geo (and (2) Name(s) of Signer(s)
STACIE A. MORN Notary Public - California Orange County Commission # 2273574 My Comm. Expires Dec 30, 2022	proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me Signature of Notary Public
Seal Place Notary Seal Above	DTIONAL
Though this section is optional, completing th	PTIONAL This information can deter alteration of the document or this form to an unintended document. Officially it Document Date: h/a Named Above: New L