

MIAMI BEACH

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			
FILE NUMBER PB20-0343		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1234 Washington Avenue and 1260 Washington Avenue			
FOLIO NUMBER(S) 02-4203-009-0050 and 02-4203-009-0040			
Property Owner Information			
PROPERTY OWNER NAME 1234 Partners, LTD			
ADDRESS 523 Michigan Avenue		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE (305) 673-2948	CELL PHONE	EMAIL ADDRESS jon@frydproperties.com	
Applicant Information (if different than owner)			
APPLICANT NAME Urbin Miami Beach Partners LLC			
ADDRESS 2665 S. Bayshore Drive, Suite 1101		CITY Miami	STATE FL
ZIPCODE 33133			
BUSINESS PHONE (786)701-6724	CELL PHONE	EMAIL ADDRESS rkapoor@location.ventures	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			
Request for Conditional Use approval for new construction greater than 50,000 square feet.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		48,207	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		48,207	SQ. FT.
Party responsible for project design			
NAME Jacqueline Gonzalez Touzet		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 65 NW 24th street, Unit 108		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE (305) 789-2870	CELL PHONE	EMAIL ADDRESS jackie@touzetstudio.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305)377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305)377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglawcom	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

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 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, (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:

Owner of the subject property Authorized representative



SIGNATURE

Jonathan Fryd, General Partner President

PRINT NAME

11/11/19

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):
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- 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.
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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Rishi Kapoor, Manager



PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

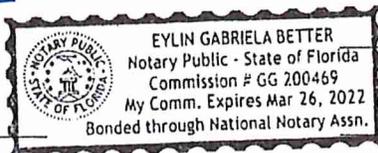
COUNTY OF MIAMI-DADE

I, Jonathan Fryd, being first duly sworn, depose and certify as follows: (1) I am the General Partner President (print title) of 1234 Partners, LTD (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 3/26/22

Eylin Better

PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rishi Kapoor _____, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Urbn Miami Beach Partners LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jonathan Fryd, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin and Emily K. Baller to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

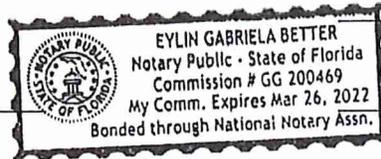
Jonathan Fryd, President of the General Partner

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/26/22

Eylin Better
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

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.

POWER OF ATTORNEY AFFIDAVIT

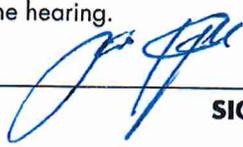
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rishi Kapoor, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin and Emily K. Balter to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Rishi Kapoor, CEO

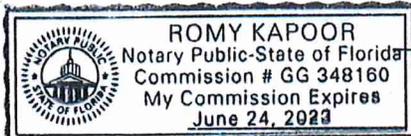
PRINT NAME (and Title, if applicable)



SIGNATURE

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NOTARY SEAL OR STAMP



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 a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

Urbin Miami Beach Partners LLC

May 31, 2019

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

See Exhibit C attached

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

**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.

1234 Partners, LTD

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B attached	

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.

**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.

Urbin Miami Beach Partners LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit C attached	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

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.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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
Michael W. Larkin and Emily K. Balter	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 377-6232
Jacqueline Gonzalez Touzet	65 NW 24th street, Unit 108, Miami, FL 33127	(305) 789-2870
Joaquin Vargas	8400 N. University Drive, Suite 309, Tamarac, FL 33321	(954) 582-0988

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF FLORIDA

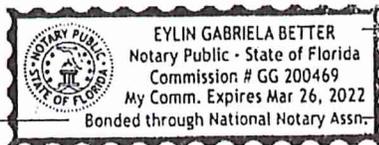
COUNTY OF MIAMI-DADE

I, Jonathan Fryd, General Partner President, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 3/26/22

Eylin Better
PRINT NAME

COMPENSATED LOBBYIST

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APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

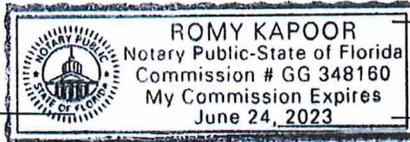
I, Rishi Kapoor, Manager, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Handwritten Signature]

SIGNATURE

Sworn to and subscribed before me this 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, IN BLOCK 22, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

Disclosure of Interest - 1234 Partners, LTD

1234 Partners, LTD		
Partner Name	Address	Percentage
David Resnick	2501 Bay Ave Sunset Island #2 Miami Beach FL, 33140	5.000%
LR Spousal Access Trust	2925 Paddock Rd Weston FL 33331	27.500%
Sarita Holdings, LLLP	1228 Alton Rd Miami Beach, FL 33139	5.000%
Jessica A Sharpstein	10162 NW 33rd St Coral Springs FL 33065	1.667%
Katherin E Sharpstein	30 Simon St Beverly, MA 01915	1.667%
Michael B Sharpstein	305 Fairmont St Colorado Springs, CO 80910	1.666%
1234 Group, Inc C/O Jonathan Fryd	523 Michigan Ave	1.000%
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	32.000%
Bessle Giller Trust FBO J. Fryd	523 Michigan Ave Miami Beach, FL 33139	24.500%

LR Spousal Access Trust		
Beneficiary Name	Address	Percentage
Elizabeth Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Adam Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Alexis Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%

Sarita Holdings, LLLP		
Partner Name	Address	Percentage
Sarita Management, LLC	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	1%
Sara Resnick Trust	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	99%

Sarita Management, LLC		
Owner Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%

Sara Resnick Trust		
Beneficiary Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%

1234 Group, Inc. C/O Jonathan Fryd		
Owner Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	50%

Bessie Giller Trust For the Benefit of Jonathan Fryd		
Beneficiary Name	Address	Percentage
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	100%

EXHIBIT C
Disclosure of Interest - Urbin Miami Beach Partners LLC

Member Entity	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
MMG Limited Investments III LLC	9171 South Dixie Highway, Pinecrest, FL 33156	12.50%
Halpern Family Trust	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	12.50%
Location Ventures LLC	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
CCG Urbin LLC	5959 Blue Lagoon Drive Ste 200, Miami, FL 33126	12.50%
Urbin Partners LLC	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	12.50%
JV Urbin LLC	3471 Main Highway #414, Miami, FL 33133	12.50%
Dr Urbin LLC	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	12.50%

MMG Limited Investments III LLC		
	Address	Percentage
Martin Pico	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Marcel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Gabriel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%

Halpern Family Trust		
Beneficiary	Address	Percentage
Martin Halpern	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	100.00%

Location Ventures LLC		
Owners	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%
Daniel Motha	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%

CCG Urbin LLC		
Owners	Address	Percentage
Thomas P. Murphy Jr.	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Leslie B. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Thomas C Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Sean M. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Patrick E. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%

Urbin Partners LLC		
Owners	Address	Percentage
Vivian Bonet	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Torry Watson	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Thomas Tharrington	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	50.00%

JV Urbin LLC		
Owners	Address	Percentage
Jonathan Vilma	3471 Main Highway #414, Miami, FL 33133	100.00%

DR Urbin LLC		
Owners	Address	Percentage
David Martin	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%
Rudy Touzet	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%