# 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.

<b>Application Information</b>					
FILE NUMBER			erty the primary residen		
			property owner? 🛛 Ye		s," provide
		office of the	e Property Appraiser Su		-
	d of Adjustment	1	-	n Review Board	1
	n of the Land Development Re	gulations	Design review app	roval	
□ Appeal of an administrati			□ Variance		•
	inning Board			reservation Bo	
□ Conditional use permit			Certificate of Appr		•
□ Lot split approval □ Amendment to the Land Γ	Development Regulations or zo	oning man	<ul> <li>Certificate of Appr</li> <li>Historic district/site</li> </ul>	•	emonnon
	ehensive Plan or future land u	<b>v</b> .	□ Variance	e designation	
□ Other:					
	Please attach Legal Desc	ription as	"Exhibit A"		
ADDRESS OF PROPERTY					
910 West Ave	enue				
FOLIO NUMBER(S)					
02-4203-001-0					
Property Owner Inform	ation				
PROPERTY OWNER NAME Southgate Tov	wers, LLLP				
ADDRESS		CITY		STATE	ZIPCODE
	East Blvd.#200			VA	23230
BUSINESS PHONE	CELL PHONE	EMAIL AD			
		snasi	h@gumpro	p.com	
<b>Applicant Information (</b>	if different than owner)	•			
APPLICANT NAME					
Same as owned	er				
ADDRESS		CITY		STATE	ZIPCODE
			DDECC		
BUSINESS PHONE	CELL PHONE	EMAIL AD	DKE33		
Summary of Request					
PROVIDE A BRIEF SCOPE C	F REQUEST				
Design review approva	& modifications to cond	litions of D	RB Order #22945		

Project Information					
Is there an existing building	(s) on the site?		Yes	🗆 No	
Does the project include inte	erior or exterior demolition?		□ Yes	No No	
Provide the total floor area					SQ. FT.
Provide the gross floor area	of the new construction (includ	ding required p	arking and all u	sable area).	SQ. FT.
Party responsible for p	roject design			1.12	
Urban Robot		Architect Engineer	□ Contractor □ Tenant	Landscape Arch Other	nitect
	Road, Ste 406	сіту <b>Miami</b>	Beach	FL	ZIPCODE 33139
BUSINESS PHONE	CELL PHONE		anrobo	t.net	
	tive(s) Information (if app	licable)			
Jeffrey Berco	ow, Esq.	<ul><li>Attorney</li><li>Agent</li></ul>	□ Contact □ Other		
ADDRESS 200 S. Biscayne	Blvd., Suite 850	Miami		STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRE	w@brza	oninglaw.	com
Michael Lark	in, Esq.	<ul><li>Attorney</li><li>Agent</li></ul>	□ Contact □ Other		
	Blvd., Suite 850	CITY Miami		STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRE <b>mlarki</b>	n@brzc	ninglaw.	com
NAME		□ Attorney □ Agent	□ Contact □ Other		
ADDRESS		CITY		STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	Email addre	SS		

#### 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 (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.
- 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 D Authorized representative

Jeffery Gunerak PRINT NA 2(28/2020 SIGNATURE

## **OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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.

Ay Commission Expires:	PRINT NAME
	NOTARY PUBLIC
NOTARY SEAL OR STAMP	
Sworn to and subscribed before me this day of, acknowledged before me by, dentification and/or is personally known to me and who did/did not take a	who has produced as

## ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, <u>Jeffrey Gumenick</u>, being first duly sworn, depose and certify as follows: (1) I am the <u>President</u> (print title) of <u>Southgate Towers, LLLP</u> (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.

	quuella
Sworn to and subscribed before me this 28 day of Febr acknowledged before me by Jeffrien Gomanic	SIGNATURE Nanger, 20 <u>20</u> . The foregoing instrument was <u>c</u> , who has produced as
identification and/or is personally known to me and who did/did	not take an oath.
NOTARY SEAL OR STAMP	Florida Saide Mayes
Commission # GG 211 Grief My Comm. Expires Apr 2	
My Commission Expires: (129)22 Bonded through National Nota	

### POWER OF ATTORNEY AFFIDAVIT

#### PRINT NAME

### STATE OF Florida

## COUNTY OF Miami-Dade

I, <u>Jeffrey Gumenick</u>, 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 <u>Bercow Radell Fernandez Larkin & Tapanes</u> to be my representative before the <u>Design Review</u> 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.

Jeffrey Gumenick		Munille
PRINT NAME (and Title, if appli	cable)	SIGNATURE
Sworn to and subscribed before me acknowledged before me by identification and/or is personally kn	My amprice	, who has produced as
NOTARY SEAL OR STAMP		Saide allago
My Commission Expires: 42922	SAIDE MLAYES Notary Public - State of Florida Commission # GG 211957 My Comm. Expires Apr 29, 2022 Bonded through National Notary Assn.	Saide Mays 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.

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.

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

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 Jeffrey Bercow, Esq.	ADDRESS 200 S. Biscayne Blvd., Suite 850	PHONE 305-374-5300
Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300
J.J. Wood	420 Lincoln Road, Ste 406	305-766-0071

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, <u>Jeffrey Gumenick</u>, 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 28 day of Felonary, 2022. The foregoing instrument was acknowledged before me by Jeffrey Gimenick , who has produced identification and/or is personally known to me and who did/did not take an oath. SAIDE MLAYES NOTARY SEAL OR STAMP Notary Public - State of Florida Commission # GG 211957 **NOTARY PUBLIC** My Comm, Expires Apr 29, 2022 Bonded through National Notary Assn. My Commission Expires: **RINT NAME** 

#### **EXHIBIT A**

#### DESCRIPTION:

PARCEL 1: (FEE SIMPLE)

LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, IN BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: (LEASEHOLD)

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED AUGUST 5, 1993 IN OFFICIAL RECORDS BOOK 16007, PAGE 3623, AS AMENDED BY RENEWAL OF SOVEREIGNTY SUBMERGED LAND LEASE DATED JUNE 24, 1996, RECORDED AUGUST 13, 1996 IN OFFICIAL RECORDS BOOK 17313, PAGE 596, BETWEEN THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AND SOUTHGATE APARTMENTS, AND AS FURTHER AMENDED BY SOVEREIGN SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP RECORDED MARCH 8, 2004 IN OFFICIAL RECORDS BOOK 21993, PAGE 2356, PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS THE FOLLOWING DESCRIBED SOVEREIGN SUBMERGED LANDS IN BISCAYNE BAY:

PARCEL A: LEGAL DESCRIPTION OF A MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD LOCATED ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY BOUNDARY OF LOT 18, BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA DESCRIBED AS FOLLOWS:

BEGIN (P.O.B.) AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF THE ABOVE REFERENCED LOT 18 WITH THE WATER FACE OF A CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF SAID LOT 18, SAID POINT OF INTERSECTION BEING 801.14 FEET SOUTH AND 476.58 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST AND RUN SOUTH 87'39'30" WEST ALONG THE EXTENSION WESTERLY OF THE NORTHERLY LINE OF SAID LOT 18 INTO BISCAYNE BAY, A DISTANCE OF 134.08 FEET; THENCE RUN SOUTH 4'19'10" EAST A DISTANCE OF 110.63 FEET IN BISCAYNE BAY; THENCE RUN NORTH 85'40'50" EAST IN BISCAYNE BAY, A DISTANCE OF 134.00 FEET TO THE WATER FACE OF SAID CONCRETE BULKHEAD; THENCE RUN NORTH 4'19'10" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID LOT 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING (P.O.B.). PARCEL "B": LEGAL DESCRIPTION OF A PROPOSED MARINA LEASE AREA IN BISCAYNE BAY IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; SAID MARINA AREA'S EASTERLY BOUNDARY BEING CONTIGUOUS WITH AND WESTERLY OF THE WATER FACE OF A CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY, ON THE WESTERLY LINE OF BLOCK 1, AMENDED PLAT OF FLEETWOOD SUBDIVISION, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID MARINA AREA DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C.) AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LOT 11, BLOCK 1 OF THE LAST MENTIONED SUBDIVISION WITH THE WATER FACE OF THE ABOVE REFERENCED CONCRETE BULKHEAD ON THE EASTERLY SHORE OF BISCAYNE BAY AND RUN NORTH 4'54'30" WEST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF SAID BLOCK 1, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE OF 184.90 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE MARINA AREA, SAID P.O.B. BEING 1259.64 FEET SOUTH AND 439.68 FEET WEST OF THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, THENCE RUN SOUTH 85'05'30" WEST INTO BISCAYNE BAY, A DISTANCE OF 77.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 155.60 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 155.60 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 155.60 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" WEST IN BISCAYNE BAY, A DISTANCE OF 59.10 FEET; THENCE RUN NORTH 85'05'30" EAST IN BISCAYNE BAY, A DISTANCE OF 47.62 FEET; THENCE RUN NORTH 4'54'30" EAST IN BISCAYNE BAY, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 85'05'30" EAST, A DISTANCE OF 30.00 FEET TO THE WATER FACE OF THE SAID CONCRETE BULKHEAD; THENCE RUN SOUTH 4'54'30" EAST ALONG THE WATER FACE OF SAID BULKHEAD, ALONG THE WESTERLY LINE OF BLOCK 18, ALONG THE EASTERLY SHORE OF BISCAYNE BAY, A DISTANCE

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID INSTRUMENT.

#### PARCEL 3: (LEASEHOLD)

LEASEHOLD ESTATE AS CREATED BY THAT CERTAIN LEASE BY AND BETWEEN GUMENICK FAMILY INVESTMENTS NO. 2, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SOUTHGATE APARTMENTS DATED MAY 30, 2003, A MEMORANDUM OF WHICH WAS RECORDED JUNE 11, 2003 IN OFFICIAL RECORDS BOOK 21323, PAGE 4915 AND AMENDED IN THAT CERTAIN MEMORANDUM OF LEASE DATED FEBRUARY 23, 2004, AND RECORDED MARCH 3, 2004 IN OFFICIAL RECORDS BOOK 22090, PAGE 185, PUBLIC RECORDS OF MIAMI – DADE COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS THE FOLLOWING DESCRIBED LANDS:

LOTS 8, 9, 10, 11,12,13,14, AND 15, OF BLOCK 3, OF FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID INSTRUMENTS.

#### PARCEL 4: (FEE SIMPLE)

LOTS 8, 9, 10, 11,12,13,14, AND 15, OF BLOCK 3, OF FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

# EXHIBIT B

	a Florid	OUTHGATE da limited liab	SOUTHGATE TOWERS, LLLP, a Florida limited liability limited partnership			
	Limited G General F	Limited Partner: Gumenick Fami Ltd., a Florida li <b>General Partner:</b> Gumenick Inves Florida Timited	<b>d Partner:</b> Gumenick Family Investments No. 3, Ltd., a Florida limited partnership (99%) <b>d Partner:</b> Gumenick Investment No 1, LLC, a Florida limited liability company (1%)			
1%		Gumenick Far	99% Gumenick Family Investments No 3. LTD a Florida limited vartnershin	orida limite	d narfnorchin	
Gumenick Investment No. 1, LLC, a Floridalimited liability companySole Member: J & R Holdings, LLCManagers:Jeffrey H. Gumenick	L <b>C, a Florida</b> LLC ck	Limited Partners: Jeffrey H. Gume Randolph S. Gu JRG Investment limited liability	imited Partners: Jeffrey H. Gumenick (2.2176%) Randolph S. Gumenick (2.2176%) JRG Investments, LLC, a Florida limited liability company (94.5648%)			
Randolph S. Gumenick	enick	General Partner: Gumenick	al Partner: Gumenick Investment No 3, LLC, a Florida		limited liability company (1%)	, (1%)
1 & R Holdinos 11.C a Florida	1% Gumenick Investment No. 3.	ent No. 3.	94.5648% JRG Investments, I.I.C. a Florida		2.2176%	2.2176%
Members: Randolph S. Gumenick	LLC, a Florida limited liability company Ceneral Partner	limited pany	limited liability company Members:		Jeffrey H. Gumenick	Randolph S. Gumenick
Jeffrey H. Gumenick <u>Management Committee</u> : Jeffrey H. Gumenick	Sole Member: J & R Holdings, LLC (100%)	loldings,	Jeffrey H. Gumenick, Randolph S. Gumenick and Walter F. Witt, Jr., as Trustees under the Jeffrey H. Gumenick Family Trust Agreement	umenick nder the greement		
Walter F. Witt, Jr. Wayne A. Chasen (also listed as President)	<u>Managers</u> : Jeffrey H. Gumenick Randolph S. Gumeni	Jeffrey H. Gumenick Randolph S. Gumenick	dtd 6/20/07 And Jeffrey H. Gumenick, Randolph S. Gumenick and Walter F. Witt, Jr., As Trustees under the	umenick nder the		
			Randolph S. Gumenick Family Trust Agreement dtd 6/20/07 <u>Management Committee:</u> Jeffrey H Gumenick Randolph S. Gumenick Walter F. Witt, Jr. Wayne A. Chasen			