

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 PB21-0452 F/K/A PB FILE NO. 1903		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 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 checked="" 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 1826 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139			
FOLIO NUMBER(S) 02-3234-019-0050			
Property Owner Information			
PROPERTY OWNER NAME IC, LLC			
ADDRESS 2200 BISCAYNE BOULEVARD		CITY MIAMI	STATE FLORIDA
		ZIP CODE 33137	
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Applicant Information (if different than owner)			
APPLICANT NAME MB GROUP ENTERTAINMENT CORP			
ADDRESS 1826 COLLINS AVENUE		CITY MIAMI BEACH	STATE FLORIDA
		ZIP CODE 33139	
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST MODIFICATION TO THE EXISTING CONDITIONAL USE PERMIT UNDER PLANNING BOARD FILE NO. 1903. PLEASE ALSO SEE LETTER OF INTENT.			

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Charles H. Benson & Associates Architects, P.A.		<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 1665 Washington Avenue, 2nd Floor		CITY Miami Beach	STATE Florida
		ZIP CODE 33139	
BUSINESS PHONE (305) 532-6161	CELL PHONE N/A	EMAIL ADDRESS carkitect@aol.com	
Authorized Representative(s) Information (if applicable)			
NAME James E. Rauh, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 600 Brickell Avenue, Suite 3600		CITY Miami	STATE Florida
		ZIP CODE 33131	
BUSINESS PHONE (305) 789-2732	CELL PHONE N/A	EMAIL ADDRESS james.rauh@gmlaw.com	
NAME Adrienne Noto, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 600 Brickell Avenue, Suite 3600		CITY Miami	STATE Florida
		ZIP CODE 33131	
BUSINESS PHONE (305) 789-2733	CELL PHONE N/A	EMAIL ADDRESS adrienne.noto@gmlaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
			ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

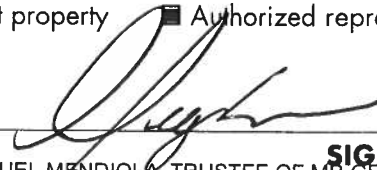
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 foregoing 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.

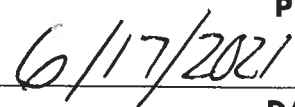
The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative



SIGNATURE
 MIGUEL MENDIOLA, TRUSTEE OF MB GROUP
 ENTERTAINMENT REVOCABLE LIVING TRUST,
 PRESIDENT OF MB GROUP ENTERTAINMENT CORP

PRINT NAME



DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE

, 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 FloridaCOUNTY OF DadeI, MIGUEL MENDIOLA

, being first duly sworn, depose and certify as follows: (1) I am the TRUSTEE (print title) of MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST* (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 tenant 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.

*PRESIDENT OF MB GROUP ENTERTAINMENT CORP

SIGNATURE

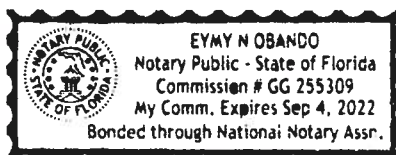
Sworn to and subscribed before me this 17th day of June, 2021. The foregoing instrument was acknowledged before me by MIGUEL MENDIOLA*, who has produced FL license as identification and/or is personally known to me and who did/did not take an oath.

*TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP

NOTARY SEAL OR STAMP

NOTARY PUBLIC

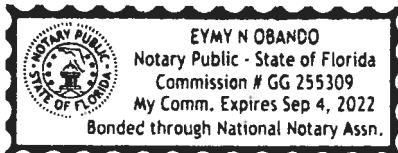
My Commission Expires:


9/4/22**PRINT NAME**

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Miguel Mendiola

STATE OF FLORIDA)
) ss
COUNTY OF Dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 17th day of June, 2021, by **MIGUEL MENDIOLA, TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL License as identification.





NOTARY PUBLIC, State of Florida at Large

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, Not Applicable, 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: _____

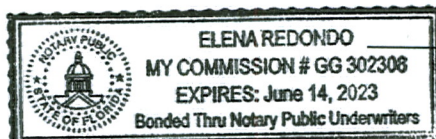
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, CHANTAL DE VOS, being first duly sworn, depose and certify as follows: (1) I am the AUTHORIZED SIGNATORY (print title) of IC, 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 4 day of August, 2021. The foregoing instrument was acknowledged before me by Chantal De Vos, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

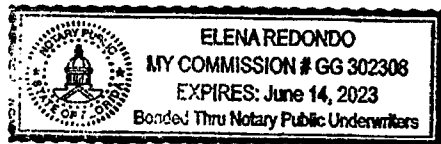
NOTARY SEAL OR STAMP


**NOTARY PUBLIC**My Commission Expires: 6/14/23Elena Redondo**PRINT NAME**

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Chantal De Vos

STATE OF FLORIDA)
) ss
COUNTY OF Miami Dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 4 day of August, 2021, by **CHANTAL DE VOS, AUTHORIZED SIGNATORY OF IC, LLC**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is X personally known to me or who has produced _____ as identification.





NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Dade

I, MIGUEL MENDIOLA* being first duly sworn, depose and certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize GREENSPOON MARDER LLP 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.

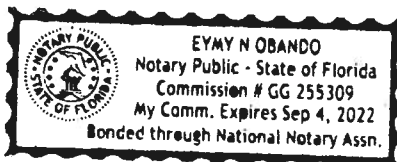
MIGUEL MENDIOLA, TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST,
PRESIDENT OF MB GROUP ENTERTAINMENT CORP

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17th day of June, 2021. The foregoing instrument was acknowledged before me by MIGUEL MENDIOLA*, who has produced FL License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

9/4/22

[Signature]
NOTARY PUBLIC

Eymy Obando
PRINT NAME

*TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP

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.

NOT APPLICABLE

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

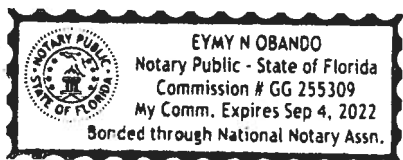
% OF STOCK


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 – Miguel Mendiola

STATE OF FLORIDA)
) ss
COUNTY OF Dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 17th day of June, 2021, by **MIGUEL MENDIOLA, TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL License _____ as identification.





NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami DadeI, **CHANTAL DE VOS**

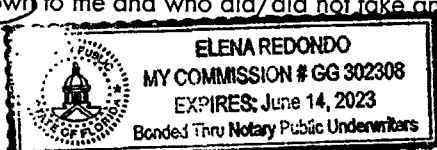
, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize MB Group Entertainment LLC & Greenspoon Marder LLP to be my representative before the Planning Board. (3) I also 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.

Chantal De Vos of IC, LLC

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 4 day of August, 20²¹. The foregoing instrument was acknowledged before me by Chantal De Vos, 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: 6/14/23**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.

Not Applicable**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

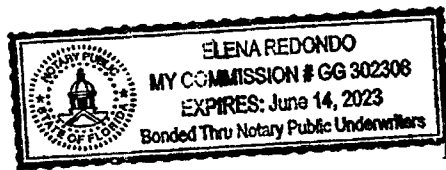
% OF STOCK

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

Power of Attorney Affidavit – Chantal De Vos

STATE OF FLORIDA)
) ss
COUNTY OF Miami Dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 4 day of August, 2021, by **CHANTAL DE VOS, AUTHORIZED SIGNATORY OF IC, LLC**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC, State of Florida at Large

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.

MB GROUP ENTERTAINMENT CORP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

PLEASE SEE ATTACHED EXHIBIT "B"

IC, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

PLEASE SEE ATTACHED EXHIBIT "C"

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.

NOT APPLICABLE

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
JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2732
ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FL 33131	(305) 789-2733

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.

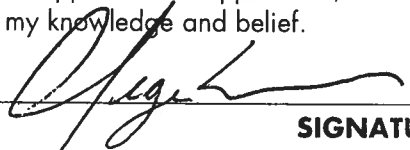
APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Dade

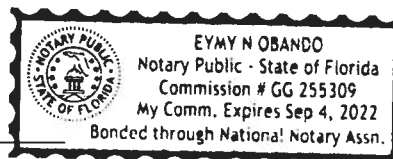
I, **MIGUEL MENDIOLA***

, 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 17th day of June, 2021. The foregoing instrument was acknowledged before me by MIGUEL MENDIOLA*, who has produced FL License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 9/4/22

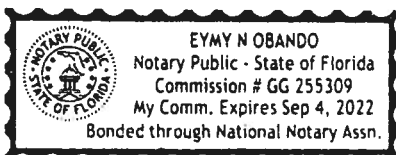

NOTARY PUBLIC
Eymy Obando
PRINT NAME


*TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP.

Applicant Affidavit – Miguel Mendiola

STATE OF FLORIDA)
) ss
COUNTY OF Dade)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 17th day of June, 2021, by **MIGUEL MENDIOLA, TRUSTEE OF MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST, PRESIDENT OF MB GROUP ENTERTAINMENT CORP**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced FL License as identification.





NOTARY PUBLIC, State of Florida at Large

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4, LESS THE WEST 25 FEET THEREOF, BLOCK 2, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

EXHIBIT “B”

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

MB GROUP ENTERTAINMENT CORP

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

MB GROUP ENTERTAINMENT CORP

MB Group Entertainment Revocable Living Trust
150 S. Pine Island Road 300
Plantation, Florida 33324

100%

MB GROUP ENTERTAINMENT REVOCABLE LIVING TRUST

Beneficiary: Miguel Mendiola
150 S. Pine Island Road 300
Plantation, Florida 33324

100%

EXHIBIT "C"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

IC, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IC, LLC

Russell Galbut 2200 Biscayne Boulevard Miami, Florida 33137	27.33%
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Irving Cowan 2200 Biscayne Boulevard Miami, Florida 33137	27.34%
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SK Business Trust 2200 Biscayne Boulevard Miami, Florida 33137	27.33%
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Menin 1998 Business Trust 2200 Biscayne Boulevard Miami, Florida 33137	18.00%
--	--------

SK BUSINESS TRUST

Suzanne Passi Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Elliott Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
---	----------

Joshua Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Naomi Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Rachel Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Avigail Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Judah Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Julia Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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David Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Leander Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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Lyla Rose Kahn 2200 Biscayne Boulevard Miami, Florida 33137	9.09091%
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MENIN 1998 BUSINESS TRUST

Julie Menin 2200 Biscayne Boulevard Miami, Florida 33137	20.00%
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Maxwell Menin 2200 Biscayne Boulevard Miami, Florida 33137	20.00%
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Mason Menin 2200 Biscayne Boulevard Miami, Florida 33137	20.00%
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Lucas Menin 2200 Biscayne Boulevard Miami, Florida 33137	20.00%
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Madison Menin 2200 Biscayne Boulevard Miami, Florida 33137	20.00%
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WRITTEN CONSENT OF THE MANAGER OF IC, LLC

Pursuant to the authority reserved to Michael Sheitelman, the Vice President of IC, LLC, a Florida limited liability company (the “Company”) in accordance with the Limited Liability Company Agreement of the Company (the “Agreement”), the undersigned, being the Vice President of the Company, does hereby agree and consent to the following actions as set forth in this Written Consent:

Authorization of corporate representative to execute documents on behalf of the Company

WHEREAS, it is deemed advisable and in the best interests of the Company that a certain representative of the Company be authorized to execute any and all documents in connection with the operations of that certain real property located at 1826 Collins, Miami Beach, Florida (the “Property”);

NOW, THEREFORE, the undersigned Manager hereby agrees and consents as follows:

That, Chantal De Vos (“Authorized Signatory”), hereby is authorized, empowered, and directed with all apparent authority for and on behalf of the Company and in its name to execute and deliver, to the extent required to be executed by the Company, any and all documents in connection with the operations of the Property including, but not limited to, documents required for court proceedings.

General Authority and Ratification of Consistent Actions

WHEREAS, it is deemed advisable and in the best interest of the Company to ratify the actions, if any, previously taken by the Authorized Signatory consistent with the foregoing resolutions in connection with the matters referred to therein; and

WHEREAS, it is deemed advisable and in the best interests of the Company that the intent of each of the foregoing resolutions be performed:

NOW, THEREFORE, the undersigned Vice President hereby agrees and consents as follows:

1. That all actions taken and documents executed by the Authorized Signatory, prior to the adoption of this Written Consent be, and are hereby ratified, confirmed, approved and adopted in all respects.

2. That the Authorized Signatory, acting alone, be, and hereby is, authorized, empowered and directed with all apparent authority for and on behalf of the Company and in its name to do or cause to be done all such further actions or things and to sign and deliver, or cause to be signed and delivered, all such documents, instruments and certificates, as such Vice President may in its discretion deem necessary, appropriate or advisable in order to effectuate or carry out the intent of the foregoing consents of the Vice President and to perform the obligations of the Company under the agreements and instruments referred to therein, the execution and delivery of such documents, instruments and certificates and the taking of any such action conclusively to evidence the due authorization thereof by the Company.

(Signature on next page)

IN WITNESS WHEREOF, the undersigned has executed this Written Consent effective as of the 23rd day of September, 2019.

IC, LLC,
a Florida limited liability company

By: 
Name: Michael Sheitelman
Its: Vice President