

Responses to the Draft Report and OIG Comment

In accordance with Section 2-256 (h) of the Code of Miami Beach, draft copies of this report were provided to the affected individuals and entities covered in the report, including the City Manager, City Attorney, Planning, Finance, and Building Directors, Chief of Police, Permit Doctor (permit expeditor), and the Complainant, Ananthan Thangavel for their discretionary written responses. The OIG received responses from Mr. Thangavel, the City Planning Director, and the Chief Financial Officer. These responses are incorporated herein as Appendices B, C, and D, respectively. The OIG appreciates receiving these responses.

Response of Ananthan Thangavel, Complainant

Mr. Thangavel's responses are included in Appendix B of this report. Mr. Thangavel asserts that the OIG obfuscated the clear fact that it was a City employee who, without his authorization, altered the application by crossing out "short term rental" and inserting "Apt Bldg" on the CU/BTR application in question. Mr. Thangavel states that this information was told to him during a recorded video call with the OIG on May 10, 2023.

The OIG acknowledges that initially, during the video call, the OIG investigator did state that an employee of the City made that change. However, the OIG investigator later revised that comment when Mr. Thangavel sought a clarification:

Just to clarify, so the document that the Planning Director based his entire explanation on in his staff report saying it was my evidence of intent to abandon the use of my property, that document was altered by a City employee?

The OIG investigator responded: "*I don't have 100% proof of that right now, because I don't know who did that.*" At the time of the video call with Mr. Thangavel, the OIG had not spoken to anyone in the Finance Department about the application in question.

On May 16, 2023, the OIG spoke with the Finance Department's Customer Service Manager, Sasha Gonzalez. During that conversation, Ms. Gonzalez was asked if someone from the Finance Department made the change to "Apt Bldg." She informed the OIG that no one would modify an application that is received. She explained to the OIG that they receive the application, collect the fee, and forward it through review and approval. Consequently, the OIG has been unable to determine who made the change in question.

Mr. Thangavel has denied ever giving authorization to anyone to modify his original application, the Permit Doctor employees deny making the change, and all City employees questioned have similarly denied making the change. What is known is that the first page of the original application was completely redone by Ms. Suraeva and that the application with the change in question was uploaded into the system by a Finance Department staff member on December 27, 2019.

In his response, Mr. Thangavel also expressed his view that the alteration of a signed document by a City employee "without express, written consent is the very definition of 'malfeasance or neglect.'" However, as stated above, the OIG does not have sufficient evidence to determine who made the change in question.

Response of Thomas Mooney, Planning Director

Mr. Mooney's response is included in Appendix C of this report. His response provides information to supplement and/or clarify issues raised in the draft report as it pertains to the 2019 CU/BTR process and Mr. Thangavel. The response does not address the issues raised with the current

process that is being used to apply for Certificates of Use and Business Tax Receipts. The issues that were raised by Mr. Mooney in his response have been addressed in the relevant sections of the report.

With respect to the Planning Department's review of the submitted CU/BTR application, Mr. Mooney's response stated as follows:

It is important to point out that the application submitted by the property owner, and uploaded to the system, was for an apartment building. City staff relies on the accuracy of each applicant's submissions.

The OIG appreciates that City staff rely on the accuracy of each applicant's submission. However, it is the reason for the lack of accuracy that concerns the OIG. In this instance, the application was not submitted to the Finance Department by the property owner but by Ms. Jenny Suraeva, an employee of the Permit Doctor (permit expeditor) on behalf of the property owner, Mr. Thangavel. Mr. Thangavel completed the first and second page of the application but did not indicate anywhere on the document the specific type of business use for which he was applying. In her interview with the OIG, Ms. Suraeva admitted to completing a new first page of the application that differed from the original completed by Mr. Thangavel. On the new page that Ms. Suraeva completed, she wrote, "short term rental" as the specific type of business. There were no changes made to the second page of the application.

The application was then further modified, which, arguably, could be the most important consideration in determining the designated use. The modified document showed that "short term rental" had been crossed out and changed to "Apt Bldg" in what appears to be different handwriting. Ms. Suraeva stated that she did not make the change, and Sasha Gonzalez, Finance Department Customer Service Manager, informed the OIG that the change would not have been made by anyone in the Finance Department as it is the Planning Department that determines the use.

Mr. Thangavel has stated that he never authorized anyone to make any modifications to his original application. So, the modified application with different handwriting than the original second page and the specific type of business changed from "short term rental" to "Apt Bldg" in different handwriting was accepted, without question, and uploaded by the Finance Department to be reviewed and relied upon for the issuance of a Certificate of Use and a Business Tax Receipt. The normal course of business for modifications to a document would, at a minimum, require that the person who modified the document initial or sign and date the change or that a new application be completed. Neither of these was done, which has resulted in confusion over who was responsible for the change with possible legal consequences.

Regarding the planning review, Mr. Mooney's response stated the following:

The subject property is zoned RM-1 (Residential, Multi-Family Low Intensity) and this zoning district expressly permits apartment buildings as a permitted use. Since this is a permitted use, and the previously issued permit for suite hotel confirmed that the building met the minimum unit size requirements for an apartment unit, there was no reason for a Planning reviewer to inquire further. In short, if a proposed use is permitted within a zoning district, the Planning reviewer does not initiate an inquiry as to why the property owner desires to license a permitted use.

The OIG would agree that in the cases in which the application was complete and with no strike-throughs or modifications, no further inquiry would be necessary. However, in this instance, the reviewer had an application in which the specific type of business, "short term rental" had been struck through, and "Apt Bldg" had been written in what appears to be different handwriting. As noted above, there were no initials, signature, or date for the change. Moreover, the previous CU/BTR, to which the reviewer had access, was for a suite hotel which is a form of short-term rental. This fact warranted further inquiry prior to an official determination on the permitted use. Although short-term rentals were not permitted within the zoning district, Mr. Mooney stated the following in his response:

It is important to note that had the CU/BTR application for the short-term rental of the units in the building been submitted as part of the application approved on May 19, 2020, that CU/BTR application would have been denied by Planning and the applicant, at that point, could have potentially modified the application to a suite hotel, which was a permitted use until August of 2020.

Mr. Mooney's response makes note that although short-term rentals are not defined in Section 114-1 (the definitions section of the Land Development Regulations (LDRs) of the City Code of Miami Beach), they are defined under Section 142-1111 of the LDRs. The definitions section, however, is the first section of the LDRs and is the logical section for the term to be defined. Indeed, it is Section 114-1 where the definitions of suite hotels, apartment hotels, hostels, and hotels are located. Moreover, Section 142-1105 details the regulations related to suite hotels, apartment hotels, hostels, and hotels, referencing the definitions found in Section 114-1, but is silent regarding short term rentals.

Response of Jason Greene, Chief Financial Officer

Mr. Greene's response is included in Appendix D of this report. Mr. Greene concurs with the OIG that there was no malfeasance or neglect by City employees. He asserts that any miscommunication, misunderstanding, or misinterpretation was between Mr. Thangavel and his permit runner, the Permit Doctor and that Mr. Thangavel relied on the Permit Doctor to handle his local Business Tax Receipt application.

In his response, Mr. Greene stated the following:

The applicant and their permit runner, submitted a Local Business Tax Receipt application with a different type business category than the previous owner. The applicant and their permit runner, also submitted an application with a different type of State license than the previous owner of the property. The applicant was given the Local Business Tax Receipt they applied for.

This statement by Mr. Greene is accurate; however, in 2019, when the application was submitted, it was an application for a Certificate of Use (CU) as well as an application for a Business Tax Receipt (BTR). The Finance Department was the starting point for an applicant to obtain both a CU and a BTR in a single application. In this instance, the Finance Department accepted a two-page application in which the handwriting on the first page was different from the second page, and the specific type of business, "short term rental," was struck through and replaced with "Apt Bldg." That modification to an official application was not initialed, signed, or dated. Nevertheless, the application was accepted without question by the Finance Department and uploaded to be relied upon by the Planning Department for the determination of its permitted use. It was this altered application along with the State of Florida-issued license that the Finance Department relied upon to issue the BTR.

As detailed in this report, the OIG identified that the State of Florida mistakenly issued the previous owner a license for a hotel. As included in Appendix A of this report, Florida Statutes Section 509.242 provides the following definition of a hotel:

any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.

The business located at 1330 15th Street does not meet this definition. The appropriate State license should have been for a non-transient apartment which is defined as, "a building or complex of buildings in which 75 percent or more of the units are available for rent to non-transient tenants." Mr. Thangavel was appropriately issued a non-transient apartment license by the State of Florida, which based on the State definition, would allow him to operate a suite hotel or short-term rentals in the City of Miami Beach.

Mr. Greene's response, regarding quality control and supervisory review, points out the following:

the initial intake of an application is processed by one employee, and the final issuance of the BTR is not released until a supervisor has reviewed the application for thoroughness. A review of the EnerGov system demonstrates that this particular BTR application was processed by a Financial Analyst I and subsequently reviewed by a Financial Analyst II, and ultimately reviewed by a Financial Analyst III before being issued.

The OIG has addressed this observation within the sections of the report that address the Finance Department.

Conclusion and Recommendations

The Miami Beach Office of the Inspector General (OIG) has concluded its investigation and process review into allegations that (1) City of Miami Beach employees may have engaged in malfeasance or negligence with respect to the issuance of a Certificate of Use (CU) /Business Tax Receipt (BTR) for the property located at 1330 15th Street, Miami Beach and owned by 1330 15th Street, LLC (Ananthan Thangavel); (2) an employee of permit expeditor, Permit Doctor, forged the CU/BTR application that was submitted to the City and; (3) a City of Miami Beach Planning and Zoning employee instructed the Miami Beach Police Detective looking into the forgery allegation not to investigate the matter.

Allegations two and three were unsubstantiated. The allegation of forgery was reported to the Miami Beach Police Department (MBPD) by Mr. Thangavel. MBPD determined that the matter was civil in nature, and did not proceed with a criminal investigation, a decision with which the OIG agrees based on this review. Regarding the allegation that the MBPD Detective assigned to the complaint was improperly instructed by a City staff member not to investigate the matter, both the Detective and the City employee involved denied that any such instruction occurred, and the OIG found no evidence in this review of any such misconduct.

While the OIG's investigation of Allegation (1) concluded that there was no evidence of malfeasance or negligence on the part of City employees with respect to the issuance of the CU/BTR, it did find some aspects of the City's procedures to be problematic, which led to a

thorough review of the process. In conducting this review, the OIG appreciates the cooperation and assistance of the Planning, Finance, Building, and Information Technology Department staff and specifically, Thomas Mooney, Ricardo Guzman, Sasha Gonzalez, Gabi Chamoun, Ozzy Macias, and Wingrove Duverney.

During the review, the OIG found that miscommunication, misunderstanding, and/or a misinterpretation of the various meanings of accommodation establishment terminologies throughout the process by Mr. Thangavel and the Permit Doctor employees, the delay in time caused by the pandemic, and insufficient quality controls on the part of the City resulted in Mr. Thangavel's being issued a CU/BTR for "APARTMENT ROOMS" (non-transient) (Exhibit 4) instead of "HOTELS (SMOKE DETECTOR)" (Exhibit 2), the Certificate of Use designation that allowed the previous owner to operate as a Suite Hotel.

The OIG found that early in the process, in September 2019, Mr. Thangavel's attorney was provided a zoning determination letter from Planning Director Thomas Mooney that advised them that "suite hotels" were an authorized use in the location of Mr. Thangavel's building. It did not specifically state that "short-term rentals" were prohibited in the area. Although suite hotels are a type of short-term vacation rental, they are considered different from short-term rentals in the City Code. Suite Hotels are defined in the definitions section of the Land Development Regulations of the City Code. However, "Short-term rentals" are not. Throughout his pursuit of a license to operate the business that he purchased as a suite hotel, neither Mr. Thangavel, nor his hired expediter, ever used the term "suite hotel" in their effort to obtain a business license.

The OIG found that it was Permit Doctor employee Damien Gallo Jr.'s understanding that Mr. Thangavel wished to pursue a license for short-term rentals. Mr. Gallo Jr. and Ms. Suraeva were unaware of the differences between a suite hotel and a short-term rental. In fact, Mr. Gallo Jr. stated that he used it interchangeably and acknowledged that it might have been an error to do so. Mr. Gallo Jr. and Ms. Suraeva informed the OIG that they did not recall ever assisting in the licensing of a suite hotel. It wasn't until the individual short-term rental applications for each of Mr. Thangavel's units were submitted electronically on September 24, 2021, by Mr. Gallo Jr. and denied by the City that they realized that short-term rentals were not authorized at the building's location. By that time, suite hotels were also not authorized.

The OIG found that the City Finance Department accepted and uploaded an application that had been altered into the EnerGov system that would be relied upon for the issuance of the CU/BTR. The writing on the first page was different from the writing on the second page. "Short-term rental" had been lined through, and "APT Bldg" had been added in what appears to be different handwriting, and the form version of page one was different from the form version of page two. Although the Finance Department had two supervisory reviews of the application and associated documents throughout the process, there is no evidence that the validity of the application was ever questioned.

The OIG found that, during the planning review for the Certificate of Use, the application that was submitted in December 2019 (Exhibit 6), as well as the application that was originally completed by Mr. Thangavel and not submitted (Exhibit 5), was for a "Change of Owner." Neither application indicated a "Change of Use." The previous use was for "HOTELS." The Planning Department reviewer had access to the previous BTR and the application, and Mr. Guzman stated in the previously cited email that there were no documents requested or provided to support the change of use, yet the Planning Department approved a change of use from "HOTELS" to "APARTMENT ROOMS" without any communication with Mr. Thangavel or Permit Doctor employees questioning the change of use. The application itself states the following:

A Change of Use may generate additional building and fire code requirements as applied to new construction.

There is no evidence, no internal notes, or any other documentation indicating that additional building and fire code requirements were or were not needed for the change of use.

The OIG found that the multiple forms required by the City indicated different types of use. The CU/BTR application that was submitted had short-term rental lined through and "Apt Bldg" written below it (Exhibit 6). The required smoke detectors inspection/test report form indicates the type of occupancy as "Short-term rental" (Exhibit 8), and the resort tax registration form indicates "Hotel/Motel" (Exhibit 9). Two of these forms are submitted to the Finance Department, and the other is submitted to the Fire Prevention Division of the Fire Department at different times in the process. There is no evidence of a final supervisory or quality control review that examines all of the required documentation for consistency.

The OIG found that the City relied on the State license to establish the BTR and Resort Tax accounts. The summary of events provided by Mr. Guzman includes the following:

Also, on May 19, 2020: A new Resort Tax (RTX) account was setup by the Finance Department. Both BTR and RTX accounts were created based on the Florida State License (#TAP2330379), which is for an Apartment Building.

The State license (Exhibit 10) was issued for a "Transient Apartment," which, as defined by the State of Florida, allows for short-term rental and suite hotels. For a residential apartment building which is the CU/BTR that the City ultimately issued to Mr. Thangavel, the State of Florida would have issued a "Non Transient Apartment" license.

The miscommunication and misunderstanding of the difference between a suite hotel and a short-term rental by Mr. Thangavel and the Permit Doctor employees; the reliance by the City on the terminology of the State license, which contains definitions that differ from the City's; and a lack of sufficient quality controls on the part of the City, the most significant example being the acceptance and reliance of an obviously altered application with strikethroughs and additions that were not initialed, signed or dated. In fact, it was this altered application that set forth the domino effect that resulted in confusion that led to the granting of a different license than what may have been intended. As a result of these actions, Mr. Thangavel is still pursuing an appeal for reconsideration of this issue through the City's Board of Adjustment.

As part of this review, the OIG, knowing that the process that was used to accept, review and issue Mr. Thangavel's CU/BTR is no longer in effect, reviewed the current CU and BTR processes. The OIG found that the current application process for customers in the Citizen Self-Service portal could still lead to confusion and the potential for Certificates of Use being issued for a use that is not intended.

The OIG found that when a customer first accesses the CU application portal or the BTR application portal, there are no instructions or information for completing the application, which could lead to confusion, misunderstanding of the requirements, and unintended consequences.

The first place that any instructive information or definitions appear in the CU application process is in step four of the six-step process. The only place to specifically describe the type of business is in a text box that is not required to be completed. This text box appears in step two, prior to a

mandatory checkbox that allows the applicant to select from a list of eighteen types of businesses. If the type of business a customer is looking for is not there; there is only an option of checking "none of the above."

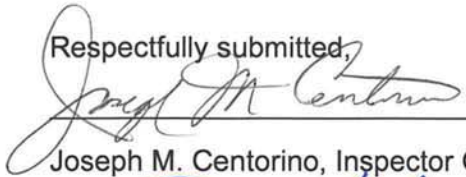
The OIG found that, although the BTR application portal did not have instructions or information when the application process is first accessed, it did have a more robust selection of the types of businesses available to the customer as detailed in this report. The selections mirrored the business tax categories that are represented in the City Code.

A Certificate of Use is required by the City of Miami Beach to obtain a Business Tax Receipt, which is the license to operate a business in the City. The BTR occupation code and business tax category are based on the CU designation and the State license (if applicable). It is of the utmost importance that any party seeking to obtain a CU and BTR to do business in the City have access to a process that is both clear and informative, providing all the information needed to apply for the **specific use** (emphasis added) that is being sought to conduct such business and that the possible consequence legal challenge over the result be minimized. To assist in this process, the OIG offers the following recommendations

1. The term "short-term rental" be defined in Section 114-1, which is the definitions section of the Land Development Regulations, should be consistent with the definitions of other lodging accommodation methods, including suite hotels, apartment hotels, hostels, bed and breakfast, and hotels.
2. The initial screen in the Citizen Self-Service Portal for the Certificate of Use and the Business Tax Receipt application should provide definitions and instructions for completing the process, including any important information that would result in the denial of the application.
3. It should be mandatory that the text box in the Citizen Self-Service Portal for the Certificate of Use application, which instructs the applicant to describe the type of business to be conducted, be completed prior to application moving forward in the process. Currently, the application may move forward in the process without providing a description of the type of business.
4. As the determination of the specific use is the single most important aspect of the issuance of a Certificate of Use and is required and relied upon to obtain a Business Tax Receipt, the selection of available uses should follow the same process as that of the BTR application, with drop-down selection boxes of available uses and sub uses. The back end of the portal that is available to the Planning staff includes a drop-down selection of several uses. That option should be made available to the applicant.
5. Although there did exist some level of quality control in the process reviewed, there should be a protocol for the acceptance of documents that appear to be altered.

Section 2-256 (d) (3) of the City Code confers upon the Office of the Inspector General the power to require reports from the city manager, city departments, city agencies, boards, and committees, and city officers and employees, regarding any matter within the jurisdiction of the inspector general. The OIG requests that the City provide a status report to the OIG within sixty (60) days of the receipt of this report on the implementation of any of the OIG recommendations.

Respectfully submitted,



Joseph M. Centorino, Inspector General



Dylan Hughes, Investigator

CC: Alina Hudak, City Manager
Steven Rothstein, Deputy City Attorney
Thomas Mooney, Planning Director
Jason Greene, Chief Financial Officer
Rick Clements, Chief of Police
Ana Salgueiro, Building Director, Building Official
Ananthan Thangavel, 1330 15th Street, LLC
Damian Gallo Jr., Permit Doctor
Eugenia (Jenny) Suraeva, Permit Doctor

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OIG APPENDIX

“A”

**RELEVANT GOVERNING
AUTHORITIES**

Relevant Governing Authorities

Florida Statutes Section 509.013 Definitions.

(4) (a) “Public lodging establishment” includes a transient public lodging establishment as defined in subparagraph 1. and a nontransient public lodging establishment as defined in subparagraph 2.

1. “Transient public lodging establishment” means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

2. “Nontransient public lodging establishment” means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests for periods of at least 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests for periods of at least 30 days or 1 calendar month.

Florida Statutes Section 509.241 Licenses required; exceptions.

(1) Licenses; Annual Renewals. Each public lodging establishment and public food service establishment shall obtain a license from the division.....

(2) Application For License. Each person who plans to open a public lodging establishment or a public food service establishment shall apply for and receive a license from the division prior to the commencement of operation....

Florida Statutes Section 509.242 Public lodging establishments; classifications.

(1) A public lodging establishment shall be classified as a hotel, motel, nontransient apartment, transient apartment, bed and breakfast inn, timeshare project, or vacation rental if the establishment satisfies the following criteria:

(a) **Hotel.**—A hotel is any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community in which it is situated or by the industry.

(d) **Nontransient apartment.**—A nontransient apartment is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants.

(e) **Transient apartment.**—A transient apartment is a building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy.

Miami Beach Code Subpart B- Land Development Regulations (LDR)

LDR Section 114-1 Definitions.

Apartment building means a building with or without resident supervision occupied or intended to be occupied by more than two families living separately with separate cooking facilities in each unit.

Apartment unit means a room, or group of rooms, occupied or intended to be occupied as separate living quarters by one family and containing independent cooking and sleeping facilities. (Term includes condominium.)

Certificate of use means a document issued by the city manager or designee allowing the use of a building and certifying that the use is in compliance with all applicable city codes, regulations, and ordinances.

Hotel means a building occupied or intended to be occupied by transient residents, with all residents occupying hotel units and where ingress or egress may or may not be through a common lobby or office that is supervised by a person in charge at all times.

Hotel unit means a room, or group of rooms, each unit containing a separate bathroom facility, with ingress or egress which may or may not be through a common lobby, intended for rental to transients on a day-to-day, week-to-week, or month-to-month basis, not intended for use or used as a permanent dwelling and without cooking facilities.

Suite hotel unit and suite hotel means a room, or group of rooms, each containing separate bathroom and full cooking facilities, with ingress and egress which may or may not be through a common lobby, intended for rental to transients on a day-to-day, week-to-week, or month-to-month basis, not intended for use or used as a permanent dwelling.

Note by OIG: Short-term rental of any type of dwelling is not defined in this section.

LDR Section 142-151. – Purpose.

The RM-1 residential multifamily, low density district is designed for low intensity, low rise, single-family and multiple-family residences.

LDR Section 142-152. - Main permitted and prohibited uses.

(a)The main permitted uses in the RM-1 residential multifamily, low density district are:

(1)Single-family detached dwelling;

(2)Townhomes;

(3)Apartments;

(4)Apartment hotels, hotels, and suite hotels for properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south (pursuant to section 142-1105 of this chapter);

(5)Bed and breakfast inn (pursuant to article V, division 7 of this chapter); and

(6)Apartment hotels, hotels, and suite hotels for properties abutting Lincoln Lane South, between Drexel Avenue and Lenox Avenue, subject to the following regulations:

(i)The lot width of the property shall not exceed 100 feet;

(ii)The lobby from which the property is accessed shall be located within a building fronting Lincoln Road, which is located directly across Lincoln Lane South from the RM-1 property;

(iii)The hotel shall be operated by a single operator; and

(iv)No accessory uses associated with a hotel shall be located or permitted within the RM-1 district.

LDR Section 142-1105 - Suites hotel, apartment hotel, hostel, and hotel.

Relevant Sections:

(a) Suite hotel units and suite hotels, as defined in section 114-1 of the land development regulations, shall conform with the following regulations:

(1) When a hotel unit contains cooking facilities it shall be considered as a suite hotel unit. Suite hotel units may have full cooking facilities, provided the unit is at least 550 square feet in size.

(3) A minimum of ten percent of the total gross area shall be maintained as common area, however this requirement shall not apply to historic district suites hotels. This provision shall not be waived or affected through the variance procedure.

(4) The building shall contain a registration desk and a lobby. Any transient guest or occupant for a suite hotel unit must register at the registration desk. Those transient guest(s) or occupant(s) are prohibited from accessing the suite hotel unit without registration.

(8) Suite hotels shall be prohibited in all zoning districts and overlay districts that do not list suite hotels as a permitted or conditional use.

LDR Section 142-1111 – Short-term rental of apartment units or townhomes.

Relevant Sections:

(a) *Limitations and prohibitions.*

(1) Unless a specific exemption applies below, the rental of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1 and RPS-2, CD-1, RO, RO-3 or TH for periods of less than six months and one day is not a permitted use in such districts.

(2) Any advertising or advertisement that promotes the occupancy or use of the residential property for the purpose of holding commercial parties, events, assemblies, gatherings, or the occupancy of a residence for less than six months and one day, as provided herein, or use of the residential premises in violation of this section.

Miami Beach Code Subpart A- General Ordinances Article V. Local Business Tax

Section 102-356- Construction of article; definitions.

Relevant Sections:

Business means every trade, occupation, profession or other manner of revenue-producing activity regardless of whether a profit is actually made.

Business tax means the fees charged and the method by which the city grants the privilege of engaging in or managing any business, profession, or occupation within the city's jurisdiction.

OIG APPENDIX “B”

**RESPONSE OF ANANTHAN THANGAVEL,
COMPLAINANT, TO THE OIG DRAFT REPORT**

From: [Ananthan Thangavel](#)
To: [Alonso, Elisa](#); [Hudson, Phillip M.](#)
Cc: [Centorino, Joseph](#); [Hughes, Dylan](#)
Subject: Re: Cover Letter and OIG Draft Reports: Review of Complaint and Process Regarding Certificate of Use and BTR at 1330 15th Street
Date: Friday, July 14, 2023 1:56:54 PM
Attachments: [20191118-BTR Application-Correct.pdf](#)

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Office of Inspector General,

Thank you for the draft report. In response to the draft report, I would like to request the following: I would like the report to make clear that Ms. Suraeva openly admitted to altering the BTR application document that I submitted to her (attached here), and that the document was then further altered by a City of Miami Beach employee. Furthermore, I have sworn under oath and am prepared to further swear to the fact that I never authorized any change to this document whatsoever, and that all alterations were done without my consent.

Additionally, we were wondering if the IG report could be finalized and made official before July 25th, as the City Attorney's office has requested that the report be made final before they re-engage discussing the matter at hand in our Board of Adjustment case, and they are requesting a large invoice to be paid (~\$4600) by July 25th. If we could finalize the report before that time, it would be a great help towards putting this matter to rest without further harm to me.

Thank you, please let me know.

From: [Ananthan Thangavel](#)
To: [Hughes, Dylan](#)
Cc: [Alonso, Elisa](#); [Hudson, Phillip M.](#); [Centorino, Joseph](#)
Subject: Re: Cover Letter and OIG Draft Reports: Review of Complaint and Process Regarding Certificate of Use and BTR at 1330 15th Street
Date: Tuesday, August 1, 2023 3:05:18 PM

| THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS |

In further response to the IG report, I would like to comment the following:

While the Inspector General's report did uncover the source of the first unauthorized revision of the BTR application which this matter centers upon (Jenny Suraeva of The Permit Doctor), the report obfuscates a clear and important fact that was stated to me on a recorded video call with the IG office dated 5/10/23. *The second unauthorized revision of this document, which consisted of crossing out Short-Term Rentals and writing Apt. Building, was done by a City of Miami Beach employee.*

Furthermore, the IG's assertion that a City of Miami Beach employee can alter a signed document, and that this behavior is not considered "malfeasance or neglect by City employees" is utterly preposterous. Altering another person's signed document without express, written consent is the very definition of "malfeasance or neglect".

Finally, for any party in this matter to claim they do not have records going back over 2 years is ridiculous. The construction timeline from design/permitting to Certificate of Occupancy of any construction project of consequence is more than 2 years. The Permit Doctor would not be able to perform its very namesake if they in fact did not keep documents going back more than 2 years.

In fact, The Permit Doctor and the City of Miami Beach have no evidence that I authorized these changes to the BTR application because no such evidence exists, because I never authorized any change whatsoever to this document.

OIG APPENDIX “C”

**RESPONSE OF THOMAS MOONEY, PLANNING
DIRECTOR, TO THE OIG DRAFT REPORT**

From: [Mooney, Thomas](#)
To: [Alonso, Elisa](#)
Cc: [Hudak, Alina](#); [Rothstein, Steven](#); [Greene, Jason](#); [Clements, Rick](#); [Salqueiro, Ana](#); [Bain, Tiffany](#); [Williams, Rickelle](#); [Centorino, Joseph](#); [Hughes, Dylan](#)
Subject: Planning Department Response: OIG Review of Complaint and Process Regarding Certificate of Use and BTR at 1330 15th Street
Date: Friday, July 28, 2023 12:24:34 PM
Attachments: [Review of Complaint and Process Regarding Certificate of Use and BTR at 1330 15th Street.pdf](#)
[Cover Letters - City.pdf](#)
Importance: High

Good Afternoon Elisa

This email shall serve as the Planning Department's Response to the Draft OIG Report, dated June 16, 2023, relating to the Review of Complaint and Process Regarding Issuance of Certificate of Use and Business Tax Receipt at 1330 15th Street ("Draft Report").

As a threshold matter, the Draft Report concerns issues that are also the subject of an administrative appeal currently pending before the Board of Adjustment. Pursuant to Article I, Section 2 of the Related Special Acts, and Sections 118-9 and 118-397 of the Land Development Regulations, the Board of Adjustment has the exclusive jurisdiction to decide appeals from formal determinations of the Planning Director.

On February 22, 2023, the owner of the property at 1330 15th Street appealed the denial of a Business Tax Receipt on the basis that, pursuant to the Land Development Regulations, short-term rentals are not permitted on the subject property. On May 5, 2023, and following argument and testimony from the property owner, Planning Director, and nearby residents, the Board of Adjustment denied the appeal and affirmed the decision of the Planning Director.

On June 2, 2023, the Board of Adjustment adopted a motion to reconsider its May 5th decision. Pursuant to that motion, the appeal will be re-noticed for the September 8, 2023 Board of Adjustment meeting. At that time, the Board will take additional testimony, and decide whether to affirm or reverse its original decision.

Notwithstanding the appeal pending before the Board of Adjustment, which will make a final determination as to whether the previous use of suite hotel may be reintroduced, the Planning Department wishes to provide the following information to supplement and/or clarify issues raised in the Draft Report.

1. Response to the Summary, in the Draft Report, of events between May 19, 2020 and September 24, 2021

A CU/BTR was issued to the property owner (Mr. Thangavel) on May 19, 2020 for non-transient apartment rooms. This CU/BTR was renewed on December 20, 2020 and remained active until September 30, 2021.

Notwithstanding the fact that a CU/BTR was issued for the property, on page 6 of the Draft Report, Mr. Gallo Jr. (who, at the time, was the owner's permit expediter) is described as indicating that the

process to obtain a CU/BTR was never completed. It appears that Mr. Gallo is referring to the CU/BTR that would otherwise be required for the short-term rental of the eight units in the building; however, this is not clear. On page 8 of the Draft Report, the employees of the Permit Doctor acknowledge that each unit proposed to be used for short-term rentals must obtain a separate CU/BTR, but such applications were never submitted by the Permit Doctor to the City until September 24, 2021.

There is no explanation as to why an application for the short-term rental of the units was not made until September 24, 2021. The previous use of suite hotel at the property became prohibited in August of 2020 (pursuant to Ordinance No. 2020-4364, which removed "suite hotels" as an allowable use in the West Avenue Bayfront Overlay District). It is important to note that had the CU/BTR application for the short-term rental of the units in the building been submitted as part of the application approved on May 19, 2020, that CU/BTR application would have been denied by Planning and the applicant, at that point, could have potentially modified the application to a suite hotel, which was a permitted use until August of 2020.

2. Request of the Property Owner for the Short-Term Rental of all Eight (8) units

On page 9 of the Draft Report, it is noted that one of the documents uploaded by the Permit Doctor (the permit expeditor) on September 24, 2021 for the short-term rental CU/BTR application was a June 15, 2020 letter from the property owner indicating his intent to apply for a short-term rental BTR for all eight units in the building. The Draft Report further notes that this letter was not part of the documentation received by the City on December 27, 2019 and therefore was not considered part of the process.

First, it is not possible for a document that was signed on June 15, 2020 to have been part of an application submitted 6 months earlier, on December 27, 2019. Second, there is no explanation as to why this correspondence from June 15, 2020 was not included in a CU/BTR application until September 24, 2021. Again, if a CU/BTR application for short-term rentals had been submitted prior to August of 2020, although it would have been denied by Planning (because short-term rentals have been prohibited in this district since 2010), it is likely that the applicant would have questioned why the application was denied and been advised that Suite Hotel was still a permitted use and the application could have been modified to reflect a suite hotel.

3. Closing of Previous BTR for Suite Hotel Use

On page 11 of the Draft Report, it is noted that as part of December 27, 2019 CU/BTR application, the prior CU/BTR for a suite hotel on the property was uploaded. The report further indicates that this prior BTR was issued to the previous property owner on September 27, 2019 and expired on September 30, 2020. The report, however, does not recognize that this previous BTR (and corresponding resort tax account) was closed, in writing, by the previous property owner, on November 27, 2019. As such, the application submitted on December 27, 2019 was considered a new CU/BTR application.

4. Planning Review of CU/BTR Application

On page 12 of the Draft Report, under "Planning Review," as it pertains to the review of the December 27, 2019 CU/BTR application, the Planning comments note that the application is for a

residential apartment building (8 units). It is further noted in the report that there is no explanation of how that determination was made.

It is important to point out that the application submitted by the property owner, and uploaded to the system, was for an apartment building. City staff relies on the accuracy of each applicant's submissions. The subject property is zoned RM-1 (Residential, Multi-Family Low Intensity) and this zoning district expressly permits apartment buildings as a permitted use. Since this is a permitted use, and the previously issued permit for suite hotel confirmed that the building met the minimum unit size requirements for an apartment unit, there was no reason for a Planning reviewer to inquire further. In short, if a proposed use is permitted within a zoning district, the Planning reviewer does not initiate an inquiry as to why the property owner desires to license a permitted use.

Also, whether the 'change of use' box was checked or not had no impact on this CU/BTR application in terms of zoning review, as apartment building is a permitted use in the underlying RM-1 zoning district and the previous use (suite hotel) met the applicable unit size and kitchen requirements for an apartment unit.

5. Definition of Short-Term Rental (STR)

On page 17 of the Draft Report, it is noted that suite hotels are defined in the definitions section of the Land Development Regulations ("LDRs"), but that short-term rentals are not. However, short-term rentals are defined under Sec. 142-1111 of the LDRs, as "the rental of apartment or townhome residential properties in districts zoned RM-1, RM-PRD, RM-PRD-2, RPS-1 and RPS-2, CD-1, RO, RO-3 or TH for periods of less than six months and one day."

Thomas R. Mooney, AICP

Planning Director

Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

Tel: 305-673-7000 x6191 / tmooney@miamibeachfl.gov

www.miamibeachfl.gov

It's easy being Green! Please consider our environment before printing this email.

OIG APPENDIX “D”

**RESPONSE OF JASON GREENE, CHIEF FINANCIAL
OFFICER, TO THE OIG DRAFT REPORT**

Hughes, Dylan

From: Greene, Jason
Sent: Monday, July 31, 2023 9:51 AM
To: Hughes, Dylan
Cc: Centorino, Joseph; Hudak, Alina; Bain, Tiffany; Rothstein, Steven; Clements, Rick; Salgueiro, Ana; Mooney, Thomas; Carpenter, Eric; Marquez, Manny
Subject: RE: Cover Letters and OIG Draft Reports: Review of Complaint and Process Regarding Certificate of Use and BTR at 1330 15th Street

Dylan,
Please find below response from Finance.
Thanks,

Business Tax Section Response:

The Business Tax Section of the Finance Department concurs with the Office of the Inspector General (OIG) with respect to the review and process regarding the issuance of the Certificate of Use and Business Tax Receipt for the property located at 1330 15th Street, *"there was no malfeasance or neglect by City employees."*

Allegation 1:

City of Miami Beach employees may have engaged in malfeasance and/or negligence with respect to the issuance of a Certificate of Use (CU) /Business Tax Receipt (BTR) for the property.

Response:

The Business Tax Section concurs with the OIG Conclusion regarding the allegation, *"the issuance of the CU/BTR to Mr. Thangavel, was thoroughly reviewed by the OIG, which concluded that there was no malfeasance or neglect by City employees."*

The property owner hired a permit runner to process their application. If there was any miscommunication, misunderstanding and/or misinterpretation, it was between the applicant, Mr. Thangavel, and his permit runner, the Permit Doctor, as stated in page 17 of the OIG's report, *"during the review, the OIG found that miscommunication, misunderstanding, and/or a misinterpretation of the various meanings of accommodation establishment terminologies throughout the process by Mr. Thangavel and the Permit Doctor employees."* The applicant relied on his permit runner to handle his Local Business Tax Receipt application.

The applicant and their permit runner, submitted a Local Business Tax Receipt application with a different type business category than the previous owner. The applicant and their permit runner, also submitted an application with a different type of State license than the previous owner of the property. The applicant was given the Local Business Tax Receipt they applied for.

The City's Board of Adjustment, at their May 5th, 2023 meeting, denied the applicants appeal to reinstate a non-conforming suite hotel use on the property.

MIAMI BEACH

Jason D. Greene, CGFO, CFE, Chief Financial Officer
City of Miami Beach
1700 Convention Center Drive, Miami Beach, FL 33139

OIG

EXHIBIT 1

**NOTUS LLC CU/BTR
APPLICATION**

BTIR 005837-01-2019

New Business Tax Account # _____	Amount of Fee Due: \$ <u>\$45.00</u> Application Fee
Last City License # for This Address _____	Make Check Payable to: CITY OF MIAMI BEACH

City of Miami Beach
Certificate of Use (CU), Annual Fire Inspection Fee & Business Tax Application

This application is NOT your business tax receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.
The place of business must be available to all inspectors.

Type of Application:
☒ New Business ☐ Change of Owner ☐ Adding Seats ☐ Additional Occupation
☐ Change of Location

Application Checklist
☒ Federal ID No. ☐ Fictitious Name Registration ☐ Lease/Deed/Closing Statement
☒ Articles of Inc. (if applicable) ☐ State License (if applicable) ☐ CU and Annual Fire Fee (non refundable)
☒ Bill of Sale ☐ Insurance

Does the Application Involve: ☐ Change of Use ☐ Renovation (Provide Certificate of Occupancy Process Number _____)
A Change of Use may generate additional building and fire code requirements as applied to new construction.
A valid Certificate of Occupancy is required before an occupational license can be issued.

Is the Business one or more of the following types:
☐ Apartment Building ☐ Condominium ☒ Hotel ☐ Restaurant ☐ Bakery
☐ Ice Cream Parlor ☐ Delicatessen ☐ Nightclub ☐ Dancing/Entertainment ☐ Real Estate
☐ Hair Salon ☐ Home Based Business ☐ Health club ☐ Promoter ☐ Valet
☐ Escort Service ☐ Janitorial Service ☐ Mail Order ☐ Pre-Package Food ☐ Motor Scooter
☐ Retail Alcohol Sales ☐ Travel (sales) ☐ Mobile Caterer ☐ Alcoholic Beverage Establishment
☐ Beach Front Concession ☐ Machine Distributor

Is the Business one of the following types:
☐ Adult Congr Liv Facility ☐ Day Care ☐ Nursing Home ☐ Religious Institution ☐ School
☐ Parking Lot / Garage ☐ Outdoor Entertainment ☐ Open Air Entertainment ☐ Pawnshop ☐ Warehouse
☐ Video Game Arcade ☐ Gasoline Sales ☐ Restaurant ☐ Alcoholic Beverage Establishment

Business Name NOTUS LLC Application Date: 01/16/19
Location 1330 15th STREET Lease ☐ Own ☒
Type of Business (be very specific) SUITE HOTEL Hours of Operation _____
Hours Serving Alcohol NA

Name of Owner/President MATTEO SOLDATINI Date of Birth 06/27/72 DL# _____ St. _____
Federal ID # _____ SSN [REDACTED]
Home Address P LSCARD AVE City MB State FL Zip 33139
[REDACTED] Phone _____ Cell Phone _____
Email Address INFO@REDGROUP. ESTATE

Send Business Mail to Attention of: RED GROUP Business Phone _____
Address 435 21ST ST CU4 City MB State FL Zip 33139
Name of Emergency Contact MATTEO SOLDATINI [REDACTED]

Is the Business a:

Hotel or Apartment? If yes, how many units? 8 # of washers/dryers (if owned) _____

Restaurant? How many seats inside? _____ How many seats outside? (private property only) _____
If there will be seats outside on public property (sidewalk), then a Sidewalk Café Permit is required.
Hours of Alcohol Sales _____ (Zoning Review for # of chairs)

Office or Retail Establishment? If yes, approximate sq. ft. _____
If Retail, what is the inventory value? General \$ _____ Food \$ _____ Liquor \$ _____

Hair or Nail Salon? If yes, number of seats _____

Motor Scooter Rentals? If yes, number of scooters _____

A Miami-Dade County Business Tax Receipt is also required. See "Miami Dade County Business Tax for more information."

Contact the Planning Department for a Sign Permit which is required for all signage.

Any person who, in applying for a business license in the City of Miami Beach, who shall make a false statement and/or fail to disclose and/or misrepresent the information requested shall be subject to penalties authorized by City Code Section 102-375.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO FOLLOW-UP ON THE APPROVAL PROCESS FOR THIS APPLICATION TO FOLLOW-UP PLEASE CONTACT, RICARDO ARNAU (305) 673-7000 (ext. 6951) or E-mail: RicardoArnaud@miamibeachfl.gov

I HAVE READ THIS APPLICATION AND I DO FREELY AND VOLUNTARILY CONFIRM THAT THE STATEMENTS AND INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

MAURO SOLTAN
Print Name

Signature

Date

01/16/19

Official Use Only: Review by the following Departments may be required:

Planning & Zoning	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Concurrency	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Building	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Fire	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Parking	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Risk Management	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Public Works	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Finance	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Code	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____

Notes/Comments _____

OIG EXHIBIT 2

NOTUS LLC CU/BTR

NOTUS LLC
435 21 St, 4
MIAMI BEACH, FL -331391704

OIG

EXHIBIT 3

NOTUS LLC

CO

CERTIFICATE OF OCCUPANCY

Certificate Number: CO19-1320

Status: Issued

Applied Date: 05/14/2019

Issued Date: 05/14/2019

Site Address: 1330 15 ST

Unit Number:

Parcel Number: 0232330160200

Tenant:

Property Owner: NOTUS LLC NOTUS LLC

Occupancy Classification Code: R1

Number of Building Floor:

Total Number of Units of the Building: 8

Residential/Commercial/Mixed Use: Commercial

New or Substantial Improvement (Y/N): No

Base Flood Elevation:

Florida Building Code Edition:

Occupant Load:

Certificate description and specific conditions:

CO -- BC1806547 -- Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units.

General terms and conditions of this certificate:

1. This is to certify that the above noted structure or portion of the structure has been inspected for compliance of Florida Building Code and the provision of the zoning ordinance 89-2665 of City of Miami Beach for the proposed occupancy and use.
2. As-built elevation certificate shall be provided by the applicant for new construction, addition or substantial improvement, and is retained in the records of the Building Department. If the structure is designed for dry-flood proofing, the tenant shall comply with procedures and guidelines of the Flood Emergency Operation Plan and install watertight shields over openings prior to a flood warning.
3. Any unauthorized additions, alterations or change in use of this property will void Certificate of Occupancy.

A Certificate of Occupancy is hereby granted to use said building for the purpose described above, subject to any condition(s) detailed in this document.



5/14/2019

Ana M. Salgueiro
Building Official

Date

OIG

EXHIBIT 4

1330 13TH ST LLC CU/BTR

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 1330 15TH STREET LLC
DBA:

LICENSE NUMBER: BTR008501-12-2019
Beginning: 05/19/2020

IN CARE OF:
ADDRESS: 1330 15 St
MIAMI BEACH, FL -331392249

Expires: 09/30/2020
Parcel No: 0232330160200

TRADE ADDRESS: 1330 15 St

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95000900	APARTMENT ROOMS
95700000	Apartment buildings (rental), not including kitchens and bathrooms

Apartment Bldgs Rental: # Units	8
---------------------------------	---

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

1330 15TH STREET LLC
1330 15 St
MIAMI BEACH, FL -331392249

OIG

EXHIBIT 5

**1330 15TH ST LLC ORIGINAL
CU/BTR APPLICATION**

New Business Tax Account # _____ Amount of Fee Due: \$ _____
Last City License # for This Address _____ Make Check Payable to: CITY OF MIAMI BEACH

City of Miami Beach
Certificate of Use (CU), Annual Fire Inspection Fee & Business Tax Application

This application is NOT your business tax receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.
The place of business must be available to all inspectors.

Type of Application:
☐ New Business
☐ Change of Location

☒ Change of Owner ☐ Adding Seats ☐ Additional Occupation

Application Checklist

☐ Federal ID No. ☐ Fictitious Name Registration ☐ Lease/Deed/Closing Statement
☐ Articles of Inc. (if applicable) ☐ State License (if applicable) ☐ CU and Annual Fire Fee (non refundable)
☐ Bill of Sale ☐ Insurance

Does the Application involve: ☐ Change of Use ☐ Renovation (Provide Certificate of Occupancy Process Number _____)

A Change of Use may generate additional building and fire code requirements as applied to new construction

A valid Certificate of Occupancy is required before an occupational license can be issued.

Is the Business one or more of the following types:

<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Hotel	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Bakery
<input type="checkbox"/> Ice Cream Parlor	<input type="checkbox"/> Delicatessen	<input type="checkbox"/> Nightclub	<input type="checkbox"/> Dancing/Entertainment	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Hair Salon	<input type="checkbox"/> Home Based Business	<input type="checkbox"/> Health club	<input type="checkbox"/> Promoter	<input type="checkbox"/> Valet
<input type="checkbox"/> Escort Service	<input type="checkbox"/> Janitorial Service	<input type="checkbox"/> Mail Order	<input type="checkbox"/> Pre-Package Food	<input type="checkbox"/> Motor Scooter
<input type="checkbox"/> Retail Alcohol Sales	<input type="checkbox"/> Travel (sales)	<input type="checkbox"/> Mobile Caterer	<input type="checkbox"/> Alcoholic Beverage Establishment	
<input type="checkbox"/> Beach Front Concession	<input type="checkbox"/> Machine Distributor			

Is the Business one of the following types:

<input type="checkbox"/> Adult Congr Liv Facility	<input type="checkbox"/> Day Care	<input type="checkbox"/> Nursing Home	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> School
<input type="checkbox"/> Parking Lot / Garage	<input type="checkbox"/> Outdoor Entertainment	<input type="checkbox"/> Open Air Entertainment	<input type="checkbox"/> Pawnshop	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Video Game Arcade	<input type="checkbox"/> Gasoline Sales	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Alcoholic Beverage Establishment	

Business Name 1330 15th Street LLC
Location 1330 15th St., Miami Beach, FL 33139
Type of Business (be very specific) _____
Hours Serving Alcohol _____

Application Date: 11/18/2019
Lease ☐ Own ☒
Hours of Operation _____

Name of Owner / President Ananthan Thangavel Date of Birth [REDACTED] DL# [REDACTED]
EIN: [REDACTED] Federal ID # [REDACTED] SSN [REDACTED]
Home Address [REDACTED] City Miami Beach State FL Zip 33139
Home Phone [REDACTED] Business Phone _____ Cell Phone _____
Email Address athangavel@lakshmi-capital.com

Send Business Mail to Attention of: Same as above, owner Business Phone [REDACTED]
Address _____ City _____ State _____ Zip _____
Name of Emergency Contact Murugesha Thangavel Phone [REDACTED]

Is the Business a:

Hotel or Apartment? If yes, how many units? 8 # of washers/dryers (if owned) 1

Restaurant? How many seats inside? _____ How many seats outside? (private property only) _____
If there will be seats outside on public property (sidewalk), then a Sidewalk Café Permit is required.
Hours of Alcohol Sales _____ (Zoning Review for # of chairs)

Office or Retail Establishment? If yes, approximate sq. ft. _____
If **Retail**, what is the inventory value? General \$ _____ Food \$ _____ Liquor \$ _____

Hair or Nail Salon? If yes, number of seats _____

Motor Scooter Rentals? If yes, number of scooters _____

A **Miami-Dade County Business Tax Receipt** is also required. See "Miami Dade County Business Tax for more information."

Contact the Planning Department for a **Sign Permit** which is required for all signage.

Any person who, in applying for a business license in the City of Miami Beach, who shall make a false statement and/or fail to disclose and/or misrepresent the information requested shall be subject to penalties authorized by City Code Section 102-375.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO FOLLOW-UP ON THE APPROVAL PROCESS FOR THIS APPLICATION. TO FOLLOW-UP PLEASE CALL 305-673-7420 FOR FURTHER INSTRUCTIONS AND/OR STATUS.

I HAVE READ THIS APPLICATION AND I DO FREELY AND VOLUNTARILY CONFIRM THAT THE STATEMENTS AND INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

Ananthan Thangavel
Print Name

[Signature]
Signature

11/18/2019
Date

Official Use Only: Review by the following Departments may be required:

Planning & Zoning	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Concurrency	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Building	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Fire	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Parking	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Risk Management	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Public Works	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Finance	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Code	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____

Notes/Comments _____

OIG

EXHIBIT 6

**1330 15TH ST LLC CHANGED
CU/BTR APPLICATION**

BTR 008501-12-2019 / BLPL 2019-08005.

New Plan Number: _____ Amount of Fee Due: \$45.00 Application Fee
Last City License # for This Address: _____ Make Check Payable to: **CITY OF MIAMI BEACH**

City of Miami Beach
Certificate of Use (CU), Annual Fire Inspection Fee & Business Tax
Application

This application is NOT your business tax receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

The place of business must be available to all inspectors.

Type of Application:

☐ New Business ☒ Change of Owner ☐ Adding Seats ☐ Additional Occupation ☐ Change of Location

Application Checklist

☐ Federal ID No ☐ Fictitious Name Registration ☐ Lease/Deed/Closing Statement
☐ Articles of Inc (if applicable) ☐ State License (if applicable) ☐ CU and Annual Fire Fee (non-refundable)
☐ Bill of Sale ☐ Insurance

Does the Application involve: ☐ Change of Use ☐ Renovation (Provide Certificate of Occupancy Process Number: _____)

A Change of Use may generate additional building and fire code requirements as applied to new construction.

A valid Certificate of Occupancy is required before an occupational license can be issued.

Is the Business one or more of the following types:

<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Condominium	<input type="checkbox"/> Hotel	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Bakery
<input type="checkbox"/> Ice Cream Parlor	<input type="checkbox"/> Delicatessen	<input type="checkbox"/> Nightclub	<input type="checkbox"/> Dancing/Entertainment	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Hair Salon	<input type="checkbox"/> Home Based Business	<input type="checkbox"/> Health club	<input type="checkbox"/> Promoter	<input type="checkbox"/> Valet
<input type="checkbox"/> Escort Service	<input type="checkbox"/> Janitorial Service	<input type="checkbox"/> Mail Order	<input type="checkbox"/> Pre-Package Food	<input type="checkbox"/> Motor Scooter
<input type="checkbox"/> Retail Alcohol Sales	<input type="checkbox"/> Travel (sales)	<input type="checkbox"/> Mobile Caterer	<input type="checkbox"/> Alcoholic Beverage Establishment	
<input type="checkbox"/> Beach Front Concession	<input type="checkbox"/> Machine Distributor			

Is the Business one of the following types:

<input type="checkbox"/> Adult Congr Liv Facility	<input type="checkbox"/> Day Care	<input type="checkbox"/> Nursing Home	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> School
<input type="checkbox"/> Parking Lot / Garage	<input type="checkbox"/> Outdoor Entertainment	<input type="checkbox"/> Open Air Entertainment	<input type="checkbox"/> Pawnshop	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Video Game Arcade	<input type="checkbox"/> Gasoline Sales	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Alcoholic Beverage Establishment	

Business Name 1330 15th Street LLC Application Date 11/18/2019
Location 1330 15th St Miami Beach FL 33139 ☐ Lease ☐ Own
Type of Business (be very specific) Short term rental Hours of Operation _____
Hours Serving Alcohol _____ APT Bldg.

Name of Owner / President Ananthan Thangavel Date of Birth _____ DL# _____
EIN _____ Federal ID# _____ SSN _____
Home Address _____ City Miami Beach State FL Zip 33139
Home Phone _____ Business Phone _____ Cell Phone _____
Email Address a.thangavel@laksbmi-capital.com

Send Business Mail to Attention of: Same as above, owner Business Phone _____
Address _____ City _____ State _____ Zip _____
Name of Emergency Contact Murugesu Thangavel Phone _____

Is the Business a:

Hotel or Apartment? If yes, how many units? 8 # of washers/dryers (if owned) 1

Restaurant? How many seats inside? _____ How many seats outside? (private property only) _____
If there will be seats outside on public property (sidewalk), then a Sidewalk Café Permit is required.
Hours of Alcohol Sales _____ (Zoning Review for # of chairs)

Office or Retail Establishment? If yes, approximate sq. ft. _____
If Retail, what is the inventory value? General \$ _____ Food \$ _____ Liquor \$ _____

Hair or Nail Salon? If yes, number of seats _____

Motor Scooter Rentals? If yes, number of scooters _____

A Miami-Dade County Business Tax Receipt is also required. See "Miami Dade County Business Tax for more information."

Contact the Planning Department for a Sign Permit which is required for all signage.

Any person who, in applying for a business license in the City of Miami Beach, who shall make a false statement and/or fail to disclose and/or misrepresent the information requested shall be subject to penalties authorized by City Code Section 102-375.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO FOLLOW-UP ON THE APPROVAL PROCESS FOR THIS APPLICATION. TO FOLLOW-UP PLEASE CALL 305-673-7420 FOR FURTHER INSTRUCTIONS AND/OR STATUS.

I HAVE READ THIS APPLICATION AND I DO FREELY AND VOLUNTARILY CONFIRM THAT THE STATEMENTS AND INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

Ananthan Thangavel
Print Name

[Signature]
Signature

11/18/2019
Date

Official Use Only: Review by the following Departments may be required:

Planning & Zoning	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Concurrency	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Building	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Fire	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Parking	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Risk Management	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Public Works	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Finance	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Code	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____

Notes/Comments _____

OIG

EXHIBIT 7

**1330 15TH ST LLC SHORT-TERM
RENTAL CU/BTR APPLICATIONS
NOT SUBMITTED UNIT 1**

New Business Tax Account # _____ Amount of Fee Due: \$ _____
Last City License # for This Address _____ Make Check Payable to: CITY OF MIAMI BEACH

City of Miami Beach
Certificate of Use (CU), Annual Fire Inspection Fee & Business Tax Application

This application is NOT your business tax receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

The place of business must be available to all inspectors.

Type of Application:
☐ New Business
☐ Change of Location

☒ Change of Owner ☐ Adding Seats ☐ Additional Occupation

Application Checklist

☐ Federal ID No. ☐ Fictitious Name Registration ☐ Lease/Deed/Closing Statement
☐ Articles of Inc. (if applicable) ☐ State License (if applicable) ☐ CU and Annual Fire Fee (non refundable)
☐ Bill of Sale ☐ Insurance

Does the Application Involve: ☐ Change of Use ☐ Renovation (Provide Certificate of Occupancy Process Number _____)

A Change of Use may generate additional building and fire code requirements as applied to new construction.

A valid Certificate of Occupancy is required before an occupational license can be issued.

Is the Business one or more of the following types:

<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Hotel	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Bakery
<input type="checkbox"/> Ice Cream Parlor	<input type="checkbox"/> Delicatessen	<input type="checkbox"/> Nightclub	<input type="checkbox"/> Dancing/Entertainment	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Hair Salon	<input type="checkbox"/> Home Based Business	<input type="checkbox"/> Health club	<input type="checkbox"/> Promoter	<input type="checkbox"/> Valet
<input type="checkbox"/> Escort Service	<input type="checkbox"/> Janitorial Service	<input type="checkbox"/> Mail Order	<input type="checkbox"/> Pre-Packaged Food	<input type="checkbox"/> Motor Scooter
<input type="checkbox"/> Retail Alcohol Sales	<input type="checkbox"/> Travel (sales)	<input type="checkbox"/> Mobile Caterer	<input type="checkbox"/> Alcoholic Beverage Establishment	
<input type="checkbox"/> Beach Front Concession	<input type="checkbox"/> Machine Distributor			

Is the Business one of the following types:

<input type="checkbox"/> Adult Congr Liv Facility	<input type="checkbox"/> Day Care	<input type="checkbox"/> Nursing Home	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> School
<input type="checkbox"/> Parking Lot / Garage	<input type="checkbox"/> Outdoor Entertainment	<input type="checkbox"/> Open Air Entertainment	<input type="checkbox"/> Pawnshop	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Video Game Arcade	<input type="checkbox"/> Gasoline Sales	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Alcoholic Beverage Establishment	

Business Name 1330 15th street LLC

Application Date: 11/18/2019

Location 1330 15th St., Miami Beach, FL 33139 Unit 1.

Lease ☐ Own ☒

Type of Business (be very specific) Short term Rental

Hours of Operation _____

Hours Serving Alcohol _____

Name of Owner / President Ananthan Thengavel Date of Birth 9/29/1984

DL# _____

EIN: _____ Federal ID # _____ SSN _____

Home Address _____ City Miami Beach State FL Zip 33139

Home Phone _____ Business Phone _____ Cell Phone _____

Email Address athangavel@lakshmi-capital.com

Send Business Mail to Attention of: Same as above, Owner

Business Phone _____

Address _____ City _____ State _____ Zip _____

Name of Emergency Contact Murugesu Thengavel

Phone _____

Is the Business a:

Hotel or Apartment? If yes, how many units? 8 # of washers/dryers (if owned) 1

Restaurant? How many seats inside? _____ How many seats outside? (private property only) _____
If there will be seats outside on public property (sidewalk), then a Sidewalk Café Permit is required.
Hours of Alcohol Sales _____ (Zoning Review for # of chairs)

Office or Retail Establishment? If yes, approximate sq. ft. _____
If **Retail**, what is the inventory value? General \$ _____ Food \$ _____ Liquor \$ _____

Hair or Nail Salon? If yes, number of seats _____

Motor Scooter Rentals? If yes, number of scooters _____

A Miami-Dade County Business Tax Receipt is also required. See "Miami Dade County Business Tax for more information."

Contact the Planning Department for a **Sign Permit** which is required for all signage.

Any person who, in applying for a business license in the City of Miami Beach, who shall make a false statement and/or fail to disclose and/or misrepresent the information requested shall be subject to penalties authorized by City Code Section 102-375.

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I HAVE READ THIS APPLICATION AND I DO FREELY AND VOLUNTARILY CONFIRM THAT THE STATEMENTS AND INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

Ananthan Thangavel
Print Name

[Signature]
Signature

11/18/2019
Date

Official Use Only: Review by the following Departments may be required:

Planning & Zoning	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Concurrency	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Building	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Fire	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Parking	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Risk Management	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Public Works	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Finance	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Code	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____

Notes/Comments _____

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EXHIBIT 8

**1330 15TH ST LLC SMOKE
DETECTOR REPORT**



MIAMI BEACH



ANNUAL SINGLE STATION SMOKE DETECTORS INSPECTION/TEST REPORT

RETURN COMPLETED FORM TO:

MIAMI BEACH FIRE PREVENTION DIVISION
1701 MERIDIAN AVE.- 2ND FLOOR
MIAMI BEACH, FL 33139
TELEPHONE: 305-673-7123
FAX : 305-673-1085

ATTENTION INSPECTOR: _____

The smoke detectors at the following address are: (circle one below)

BATTERY OPERATED

**HARD WIRED 110V
ELECTRICALLY OPERATED**

All single station smoke detectors located at the following address have been inspected/tested for proper operation as recommended by the manufacturer and at the time of inspection are: Battery powered single station smoke alarms must be tested no less than once per week (69A-43) Hard wired single station smoke alarms must be tested annually. (NFPA 72 - 10.4.3)

Please circle one:

OPERATIONAL

NOT OPERATIONAL (*)

NAME OF BUILDING:

1330 15th Street LLC

ADDRESS OF BUILDING:

1330 15th Street

TYPE OF OCCUPANCY (SPECIFIC USE)

Short-term rental

NAME OF OWNER OR AGENT:

Ananthan Thangavel

OWNER OR AGENT TELEPHONE :

(818) 667-1975

PERSON PERFORMING TEST:

Tiffany Larson

JOB TITLE:

Manager

(*) LIST DEFICIENCIES AND REQUIRED CORRECTIONS: _____

NOTE: Written records/logs of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction.

Tiffany Larson
SIGNATURE:

4/2/2020

DATE

OIG

EXHIBIT 9

1330 15TH ST LLC

**RESORT TAX
REGISTRATION FORM**

**CITY OF MIAMI BEACH, FLORIDA
RESORT TAX
REGISTRATION FORM**

1) BUSINESS INFORMATION:

NAME	1330 15TH STREET LLC
ADDRESS	1330 15th Street
CITY	Miami Beach
ZIP CODE	33139
PHONE NUMBER	(818) 667-1975
SALES TAX ACCOUNT #	
FEDERAL ID #	84-3378063

2) OPERATOR INFORMATION:

NAME	Ananthan Thangavel
HOME ADDRESS	1504 Bay Rd. Apt. 720
CITY	Miami Beach
STATE	FL
ZIP CODE	33139
PHONE #	(818) 667-1975
DRIVER'S LIC#	T 521-000-84-349-6
SOC. SEC. #	564-85-4107

3) OPERATOR INFORMATION:

NAME	
HOME ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

4) OPERATOR INFORMATION:

NAME	
ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

5) OPERATOR INFORMATION:

NAME	
ADDRESS	
CITY	STATE
ZIP CODE	PHONE # ()
DRIVER'S LIC#	
SOC. SEC. #	

6) START DATE OF BUSINESS: 12/5/2019

7) TYPE OF STATE LICENSE:

- ☒ DIVISION OF HOTELS & RESTAURANTS
☐ DEPARTMENT OF ALCOHOL, TOBACCO & FIREARMS
☐ DEPARTMENT OF AGRICULTURE

8) TYPE OF BUSINESS:

- ☐ CORPORATION (ARTICLES OF INCORP.) ☐ INDIVIDUAL
☐ PARTNERSHIP (PARTNERSHIP AGREEMENT) ☒ OTHER LLC
☐ TRUST (COURT ORDER)

9) KIND OF BUSINESS: (CHECK ALL THAT APPLY)

- ☐ APARTMENT ☒ HOTEL/MOTEL
☐ BAR/NIGHTCLUB ☐ PROPERTY MGMT.
☐ BOARDING/ROOMING ☐ RESTAURANT
☐ CONDOMINIUM

10) # OF RMS/APTS OR SEATING: 8

11) CONTACT PERSON

NAME	Ananthan Thangavel
ADDRESS	1504 Bay Rd. Apt. 720
CITY, STATE, ZIP CODE	Miami Beach, FL 33139
CONTACT PHONE NUMBER	(818) 667-1975
E-MAIL ADDRESS:	athangavel@lakshmi-capital.com

12)  4/12/2020
 OPERATOR'S SIGNATURE DATE

13) RETURN FORM & \$25.00 REGISTRATION FEE TO:

**CITY OF MIAMI BEACH/RESORT TAX
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139
PHONE (305)673-7447
FAX(305)673-7004**

DO NOT WRITE IN THIS SPACE	
CERTIFICATE #	REGISTRATION#
YEARLY	MONTHLY
FORMER CERTIFICATE #	

OIG

EXHIBIT 10

1330 15TH ST LLC

STATE OF FLORIDA

LICENSE



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011**

850-487-1395

**ANANTHAN THANGAVEL
1330 15TH STREET LLC
1504 BAY RD APT 720
MIAMI BEACH FL 33139**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION**

TAP2330379

ISSUED: 12/18/2019

**TRANSIENT APARTMENT (2003)
1330 15TH STREET LLC
1330 15TH STREET LLC**

IS LICENSED under the provisions of Ch.509 FS.
Expiration date : OCT 1, 2020 L1912180000086

DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS**

LICENSE NUMBER	
TAP2330379	NBR. OF UNITS: 8

The TRANSIENT APARTMENT (2003)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2020

NON-
TRANSFERABLE

**1330 15TH STREET LLC
1330 15TH STREET LLC
1330 15 ST
MIAMI BEACH FL 33139**





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF HOTELS AND RESTAURANTS

THE TRANSIENT APARTMENT (2003) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF UNITS: 8

1330 15TH STREET LLC

1330 15TH STREET LLC
1330 15 ST
MIAMI BEACH FL 33139

LICENSE NUMBER: TAP2330379

EXPIRATION DATE: OCTOBER 1, 2023

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Response to Planning Director's Recommendation Regarding 1330 15th St, Miami Beach, FL 33139

The Planning Director's Determination and Recommendation completely ignores Florida law, City of Miami Beach protocol, and basic morality in its glaring omissions and obvious errors committed, all resulting in the devastation of value of my property because of the inability to receive a Hotel BTR, for which the property was properly permitted and licensed. I never intended or authorized a change of use of my building to Apartment from Hotel, and the evidence shows that at no point did I ever intend such a change in use.

The BTR Application that the Planning Director has Relied Upon is a Forgery

On November 18, 2019, I sent a completed BTR application to Damian Gallo, a permit expediter that I hired to help me transfer the BTR of this property to my name from previous ownership after I purchased the property on November 15, 2019. That Correct BTR Application is attached here. See Exhibit A. The emails to show that I submitted this document to Damian Gallo are also attached here. See Exhibit B.

It appears that a new version of this document was then forged by Damian Gallo, and apparently submitted to the City of Miami Beach some time thereafter. The Forged BTR Application has already been presented to the Board, it can be seen as Exhibit CMB-F in the Planning Director's Staff Recommendation. This document is obviously a forgery, because the Revision Number in the bottom left-hand corner of page 1 and page 2 of this document are not the same. In the Correct BTR Application, Exhibit A of this document, the revision numbers are the same. Whoever forged this document took my legitimate signature page, hand wrote a new page 1, and slipped my signature page as page 2 to create a new, false document.

This obviously forged document is the only piece of evidence whatsoever that the Planning Director has to prove his case that I intentionally abandoned my use of the property. However, one cannot be determined to have intended to abandon their use of property by way of a forged document. A crime cannot suffice as evidence of intent of the victim.

The Planning Director has stated that he must "rely on the accuracy of the submissions of a property owner", only he has been made aware through his lawyer Nick Kallergis and the City Attorney's Office that this submission was never made by me, and has never produced any evidence that I submitted this document. In fact, this forged document was likely submitted by Damian Gallo.

Regarding this crime of forgery, I reported this crime to the Miami Beach Police Department on December 5, 2022. In response to my complaint, the Miami Beach Police decided to contact Ricardo Guzman at the Planning Department in order to better understand the issue. Mr. Guzman then apparently told the Miami Beach Police not to investigate. I cannot understand why a City of Miami Beach employee would have any vested interest whatsoever with a fraud and document forgery complaint against a private citizen, Damian Gallo. I find it highly suspicious that Mr. Guzman would attempt to intervene for the benefit of Damian Gallo, especially given Mr. Guzman's other false statements in this case. My communications with the Miami Beach Police are attached here. See Exhibit C.

Further evidence of the fraud that Mr. Gallo committed on me is shown here by emails between myself and Mr. Gallo. See Exhibit D. After an email exchange between myself and Jeannie Castor and Taneya Williams of the City of Miami Beach clearly indicating my intent to apply as a Hotel, which I will discuss below, Damian Gallo's office inexplicably sends me an Apartment BTR 10 days later on May 29, 2020. I was very confused as I just filled out multiple forms indicating Hotel, but he then asks me if I still want to rent the apartments short-term. I reply that yes I do, and he says he will "finish it off". As I know now, he did not take care of it, and then when I asked him about this in September 2021, he responded and tried to make it seem like it was my fault after he learned that the zoning had changed and he could no longer procure the Hotel BTR for me. See Exhibit E.

Unfortunately for the Planning Director, knowledge of the document forgery is not the only evidence that the City had that I never intended to abandon my Hotel BTR.

Email Communications Directly with the City of Miami Beach Clearly Show Hotel and/or Short-Term Rental as the Use of 1330 15th Street on May 19th, 2020

Exhibit I of the letter sent on April 17, 2023 from my former attorney Aaron Resnick to Gabriela Freitas shows multiple emails in which Taneya Williams and Jeannie Castor of the City of Miami Beach requested a Resort Tax Application from me and a Smoke Detector Form. Those documents are Exhibit J and Exhibit L, respectively, of that document. Both of these documents I submitted to Jeannie Castor and Taneya Williams clearly show Hotel or Short-Term Rental as the Use. Inexplicably, the property was somehow issued an Apartment BTR on this date, instead of the Hotel that I clearly applied for. The Planning Director has conveniently omitted the email exchange of these documents between me and the City from his timeline as well as analysis. If a property owner cannot rely on communications directly with City of Miami Beach employees, then what can the property owner rely upon?

I can only guess as to the errors that occurred within the City between May 19 and 29th, 2020 that somehow resulted in an Apartment BTR being issued on the property, but the City clearly had notice on May 19th through multiple documents submitted that day that I intended to keep my Hotel use.

The Planning Director then goes on state that the Transient Apartment License that the property obtained from the Florida Department of Business and Professional Regulation has no relevance to the city zoning matter. Unfortunately, this is in complete contradiction to the Planning Director and his direct reports' communications regarding this property and this case.

Planning Director and Ricardo Guzman Issued Glaringly Different Statements Regarding the Resort Tax Account of the Property

On December 3, 2021, Tom Mooney sent an email to Cede Davis laying out his official timeline of the case, which he states was confirmed after research by his staff. See Exhibit F.

Mooney states "On December 5, 2019, a new resort tax account started for the 'annual filing' of resort taxes. This type of resort tax account is specific to residential apartment buildings that are not rented on a transient basis".

Yet, on May 19th 2020, in multiple emails, city employees Taneya Williams and Jeannie Castor are emailing me asking for a Resort Tax Application. Why would these city employees be asking me for a Resort Tax Application if the property already had a Resort Tax account issued 6 months prior?

Moreover, the City received a Resort Tax Application from me on May 19th, 2020 clearly indicating Hotel as Use. In fact, the Planning Director openly admits that a Resort Tax Registration Form dated April 12, 2020 was received and indicates Hotel/Motel as the Kind of business. This is clear and obvious evidence that I never intended to abandon the Hotel use of my property.

To make matters more confused, Ricardo Guzman, a direct report to the Planning Director, sent an email on June 22, 2022 with another timeline regarding the case, attached here. See Exhibit G.

Ricardo Guzman now completely changes the story. He now claims the Resort Tax Account was set up by the Finance Department on May 19th, 2020 (6 months after the Planning Director claimed the Resort Tax Account had been set up) “based on Florida State License TAP2330379”.

Beyond the question of why the Planning Director and Guzman have produced such wildly different accounts as to when the Resort Tax Account was created, Guzman then further makes the critical and glaring error claiming the property’s state of Florida license was for **Apartment**. In fact, it was not for Apartment, it was for **Transient Apartment**. The state of Florida license for Transient Apartment is functionally no different than a Hotel license. As zoning professionals, Ricardo Guzman and Tom Mooney know this. They have decided to completely ignore it in the hopes that the Board will not understand this crucial distinction, and critical error. This property has maintained the proper Transient Apartment license from the state of Florida since December 18, 2019 to the present. All state licenses since that time are attached here. See Exhibit H.

In Aaron Resnick’s April 17, 2023 letter, the definition of Transient Apartment is shown, which clearly shows that the state license allows for short-term occupancy, and given that the City was aware of the state license, they never should have issued an Apartment BTR.

To even further obfuscate the matter, the Planning Director has changed his explanation of the Resort Tax Account *yet again* in his Staff Recommendation. In the “History of the Use of the Property” section under the date May 19, 2020, the Planning Director now claims that the Resort Tax Account was created based on a Transient Apartment license from the state of Florida. Inexplicably, he then goes on to say that all the resort taxes paid were for residential apartment use (another patently false statement as I will show below). A Transient Apartment license from the state of Florida and long-term residential apartment use from the City of Miami Beach are mutually exclusive uses. They are opposites; one is for short-term rental and one is for long-term rental. The Planning Director knows this, but hopes that by way of not calling attention to his glaring error, the Board will not recognize this critical distinction.

Beyond the constantly shifting stories and inconsistencies regarding the creation of the Resort Tax Account, the Planning Director has committed yet another error in saying that all resort taxes paid have been for residential apartment use. In fact, it appears he is attempting to use this outright lie to justify his dismissal of the Resort Tax Application which clearly indicates Hotel as Use.

1330 15th Street LLC Paid Resort Taxes on a Monthly Basis Into Resort Tax Account 0000017

Attached here are all resort tax filings made by 1330 15th Street LLC into Resort Tax Account 0000017. This was a temporary account created in order for 1330 15th Street LLC to pay resort taxes while this dispute was resolved. See Exhibit I. The payments from 1330 15th Street LLC total \$25,186.06 to the City of Miami Beach. Resort taxes were paid on a monthly basis until July 2022, at which point Gabriel Donoso of the City no longer accepted them due to the ongoing dispute that the Board is hearing now.

As Mr. Donoso states in the Planning Director's Exhibit CMB-I, short-term rentals pay monthly resort taxes. As 1330 15th Street clearly filed resort tax returns on a monthly basis, the Planning Director's assertion that all resort tax payments made by 1330 15th Street LLC were on an residential apartment basis is false.

Indeed, 1330 15th St has operated as a short-term rental from the time of my purchase of the property until the end of February 2023 (except for government mandated shutdown during Covid), only shutting down in February 2023 as a result of repeated violations from the Code Compliance office regarding the lack of BTR despite my exhaustive efforts to engage with the City and resolve this matter amicably since at least late 2021.

In fact, on appeal of a violation the property received for failing to have a Hotel BTR, the Special Master was explained the specifics of the case by Cede Davis as my representative. The Special Master requested that we meet with the City Attorney to resolve the matter, which we did so within four days. At that meeting on January 13, 2023, I presented the evidence of the BTR Application being a forgery. Inexplicably, the Planning Director simply ignored this obvious fraud.

However, all of these arguments notwithstanding, even if I had in fact requested a change in use of my property as the Planning Director states, which I clearly did not, the change of use of my property never should have occurred without the explicit sign off of the Building Official, requiring inspections and review of the plans, which never happened.

Change of Use of Property Requires Sign off of Building Official

The Planning Director has asserted that "the change in use for the Property approved by the City in December 2019 was considered a change from a more intense use (hotel) to a less intense use (apartment)". Unfortunately, this argument is the legal equivalent of nonsense. Florida Building Code § 111.1 Use and occupancy states (emphasis added):

A building or structure shall not be used or occupied, and **a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein.** Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

There are no caveats made for a "more intense use" in this law. *Any* change in use requires the sign off of the Building Official.

Indeed, if this law was not enough, Cede Davis asked the Building Official directly about this issue on my behalf. See Exhibit J. Ana Salgueiro, the City of Miami Beach Building Official, directly confirms that only the Building Official can issue the Certificate of Occupancy.

In fact, the Building Official did review and pass the BTR application *as an 8 unit suite hotel*. The history of the BTR application BLPL2019-08005 is attached here. See Exhibit K. The Building Review comment “OK per CO19-1320” is in specific reference to the CO for an 8 unit suite hotel. The Building Official never made any determination of a “more intense use” but rather passed the building based on its ongoing use, as an 8 unit suite hotel. Any change to this whatsoever should have triggered an automatic fail.

It is clear that a series of egregious errors were made by the City of Miami Beach. The Building Review passed the building based on an 8 unit suite hotel, yet the application itself was somehow for Apartment Building. These inconsistencies are supposed to produce a fail, after which someone can review the file and determine what went wrong. Instead, the Planning Director has determined that all of these errors add up to a favorable determination for him so that he can unilaterally change the use of a property with no inspections, notice, not even so much as a phone call or email, all based on horribly flawed logic.

In fact, all evidence beyond a forged document produced by the Planning Director shows that I intended to keep my Hotel license, and the Planning Director has spun fairly tales to try to cover up obvious errors. It is a travesty that this case has come before this Board when it is so clear that the City has made a multitude of errors here.

If in fact the Planning Director’s logic were to prevail here, it would mean that any applicant could decide to forego the Building Official’s sign off on a change of use of property, as long as he claimed that it is going from a “more intense use” to a lesser one. This would mean that an office could be turned into a nightclub overnight, with no code review, inspections or any other confirmation, solely based on the interpretation that is a less intense use. This is obviously absurd and contrary to the public good, much less patently illegal under Florida law.

Finally, precedent of decision of this Board dictates that my BTR should be restored.

Precedent of Board of Adjustment Decision Regarding 865 Collins Ave (Ocean 9) Dictates that 1330 15th St Did Not Abandon Its Non-Conforming Use

In February 2018, a case came before this Board in similar circumstances to my own. In the 865 Collins case, a package liquor retailer had not paid his BTR renewal fees despite doing so properly for its prior years in existence. While the BTR fees had not been paid, an ordinance was passed that made it illegal for a package liquor retailer to exist in the location in which it existed. The Planning Director held that the retailer was not acting lawfully at the time that the zoning had changed because his fees had not been paid, and therefore it was not considered a legal nonconforming use.

In comparison, in the matter of 1330 15th St, the Planning Director is attempting to use a document that he has been made aware is a forgery in order to justify his determination that the nonconforming use of Hotel was changed to a conforming use and that the nonconforming use was then abandoned. This is an even more egregious and dubious overstep of power to strip a private property owner of valuable property rights based on an illegal action by a 3rd party. At least in the case of 865 Collins, the Planning Director had the nominal BTR fees not being paid to rely on the business acting “unlawful”. In the matter of 1330 15th St, the Planning Director does not even have that small crutch to rely on. He has based his entire argument on a fraud.

The Board held in the case of 865 Collins that the owner should be granted his BTR, against the recommendation of the Planning Director. The Board acted admirably in considering the undue hardship on the business owner, as well as the dubious arguments of the Planning Director in attempting to strip a business owner of their livelihood. I hope the Board can see that the Planning Director's attempt is even more suspect in the case of 1330 15th St.

I thank the Board for their consideration, and I respectfully ask that you restore my property's BTR to Hotel.

Sincerely,

Ananthan Thangavel

Manager

1330 15th Street LLC

New Business Tax Account # _____ Amount of Fee Due: \$ _____

Last City License # for This Address _____ Make Check Payable to: CITY OF MIAMI BEACH

City of Miami Beach
Certificate of Use (CU), Annual Fire Inspection Fee & Business Tax Application

This application is NOT your business tax receipt. Do not operate the business until the Certificate of Use and the Business Tax Receipt are issued.

The place of business must be available to all inspectors.

Type of Application:

☐ New Business ☒ Change of Owner ☐ Adding Seats ☐ Additional Occupation
☐ Change of Location

Application Checklist

☐ Federal ID No. ☐ Fictitious Name Registration ☐ Lease/Deed/Closing Statement
☐ Articles of Inc. (if applicable) ☐ State License (if applicable) ☐ CU and Annual Fire Fee (non refundable)
☐ Bill of Sale ☐ Insurance

Does the Application involve: ☐ Change of Use ☐ Renovation (Provide Certificate of Occupancy Process Number _____)

A Change of Use may generate additional building and fire code requirements as applied to new construction.

A valid Certificate of Occupancy is required before an occupational license can be issued.

Is the Business one or more of the following types:

<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Hotel	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Bakery
<input type="checkbox"/> Ice Cream Parlor	<input type="checkbox"/> Delicatessen	<input type="checkbox"/> Nightclub	<input type="checkbox"/> Dancing/Entertainment	<input type="checkbox"/> Real Estate
<input type="checkbox"/> Hair Salon	<input type="checkbox"/> Home Based Business	<input type="checkbox"/> Health club	<input type="checkbox"/> Promoter	<input type="checkbox"/> Valet
<input type="checkbox"/> Escort Service	<input type="checkbox"/> Janitorial Service	<input type="checkbox"/> Mail Order	<input type="checkbox"/> Pre-Package Food	<input type="checkbox"/> Motor Scooter
<input type="checkbox"/> Retail Alcohol Sales	<input type="checkbox"/> Travel (sales)	<input type="checkbox"/> Mobile Caterer	<input type="checkbox"/> Alcoholic Beverage Establishment	
<input type="checkbox"/> Beach Front Concession	<input type="checkbox"/> Machine Distributor			

Is the Business one of the following types:

<input type="checkbox"/> Adult Congr Liv Facility	<input type="checkbox"/> Day Care	<input type="checkbox"/> Nursing Home	<input type="checkbox"/> Religious Institution	<input type="checkbox"/> School
<input type="checkbox"/> Parking Lot / Garage	<input type="checkbox"/> Outdoor Entertainment	<input type="checkbox"/> Open Air Entertainment	<input type="checkbox"/> Pawnshop	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Video Game Arcade	<input type="checkbox"/> Gasoline Sales	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Alcoholic Beverage Establishment	

Business Name 1330 15th street LLC

Application Date: 11/18/2019

Location 1330 15th St., Miami Beach, FL 33139

Lease ☐ Own ☒

Type of Business (be very specific) _____

Hours of Operation _____

Hours Serving Alcohol _____

Name of Owner / President Ananthan Thengavil Date of Birth 9/29/1984

DL# TS21-000-81-319-0 St. FL

ETN: Federal ID # 84-3378063 SSN 564-85-4107

Home Address 1504 Bay Road Apt. 720 City Miami Beach State FL Zip 33139

Home Phone (818) 667-1975 Business Phone _____ Cell Phone _____

Email Address athangavil@lakshmi-capital.com

Send Business Mail to Attention of: Same as above, owner

Business Phone (818) 667-1975

Address _____ City _____ State _____ Zip _____

Name of Emergency Contact Murugesha Thengavil

Phone (661) 400-6577

Is the Business a:

Hotel or Apartment? If yes, how many units? 8 # of washers/dryers (if owned) 1

Restaurant? How many seats inside? _____ How many seats outside? (private property only) _____
If there will be seats outside on public property (sidewalk), then a Sidewalk Café Permit is required.
Hours of Alcohol Sales _____ (Zoning Review for # of chairs)

Office or Retail Establishment? If yes, approximate sq. ft. _____
If Retail, what is the inventory value? General \$ _____ Food \$ _____ Liquor \$ _____

Hair or Nail Salon? If yes, number of seats _____

Motor Scooter Rentals? If yes, number of scooters _____

A **Miami-Dade County Business Tax Receipt** is also required. See "Miami Dade County Business Tax for more information."

Contact the Planning Department for a **Sign Permit** which is required for all signage.

Any person who, in applying for a business license in the City of Miami Beach, who shall make a false statement and/or fail to disclose and/or misrepresent the information requested shall be subject to penalties authorized by City Code Section 102-375.

I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO FOLLOW-UP ON THE APPROVAL PROCESS FOR THIS APPLICATION. TO FOLLOW-UP PLEASE CALL 305-673-7420 FOR FURTHER INSTRUCTIONS AND/OR STATUS.

I HAVE READ THIS APPLICATION AND I DO FREELY AND VOLUNTARILY CONFIRM THAT THE STATEMENTS AND INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT.

Ananthan Thangavel
Print Name

[Signature]
Signature

11/18/2019
Date

Official Use Only: Review by the following Departments may be required:

Planning & Zoning	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Concurrency	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Building	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Fire	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Parking	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Risk Management	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Public Works	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Finance	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____
Code	Required? <input type="checkbox"/> yes <input type="checkbox"/> no	By _____	Date _____	Comments _____

Notes/Comments _____



Ananthan Thangavel <athangavel@lakshmi-capital.com>

FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

99 messages

David Sacks <dsacks@pathmanlewis.com>

Mon, Oct 7, 2019 at 11:06 AM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: damian gallo <dgallojr@permitdoctor.com>, Harold Lewis <hlewis@pathmanlewis.com>

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,



David E. Sacks, Esq.

*Partner***Pathman Lewis, LLP**

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.comFirm Website: www.pathmanlewis.com

From: damian gallo [mailto:dgallojr@permitdoctor.com]**Sent:** Friday, October 04, 2019 9:06 AM**To:** David Sacks <dsacks@pathmanlewis.com>**Cc:** Harold Lewis <hlewis@pathmanlewis.com>**Subject:** Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

DAMIAN L. GALLO & ASSOCIATES**"THE PERMIT DOCTOR"™**

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

775 17 Street Miami Beach, FL 33139

Cell. 305-522-5215

www.PermitDoctor.Com

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www.permitdoctor.com

Damian L. Gallo & Associates is built upon traditional values born in Miami Beach, Florida in 1990 Providing fundamental building services enduring business success. Integrity, determination and professionalism are vital in the quest to maintain and enjoy long-term, mutually beneficial business relationships with their customers. Learn More

3 attachments



1330 15th St. - License Transfer.pdf
127K



Occupational License Application.pdf
5594K



dbpr_hr_7027_application_for_lodging_license.pdf
405K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: David Sacks <dsacks@pathmanlewis.com>
Cc: Harold Lewis <hlewis@pathmanlewis.com>, damian gallo <dgallojr@permitdoctor.com>

Mon, Oct 7, 2019 at 11:40 AM

Yes 3:30 pm today is great, thanks.

[Quoted text hidden]

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

David Sacks <dsacks@pathmanlewis.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: damian gallo <dgallojr@permitdoctor.com>, Harold Lewis <hlewis@pathmanlewis.com>

Mon, Oct 7, 2019 at 11:45 AM

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#



PATHMAN LEWIS, LLP
ATTORNEYS AT LAW

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Mon, Oct 7, 2019 at 11:48 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Harold Lewis <hlewis@pathmanlewis.com>

Thank you.

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"TM
775 17 Street Miami Beach, FL 33139
Cell. **305-522-5215**
Fax. **786.216-7246**
www.PermitDoctor.Com

On Oct 7, 2019, at 11:45 AM, David Sacks <dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [<mailto:athangavel@lakshmi-capital.com>]

Sent: Monday, October 07, 2019 11:40 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo <dgallojr@permitdoctor.com>

Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes 3:30 pm today is great, thanks.

On Mon, Oct 7, 2019 at 11:06 AM David Sacks <dsacks@pathmanlewis.com> wrote:

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Oct 8, 2019 at 7:51 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Oct 8, 2019 at 7:55 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

DAMIAN L. GALLO & ASSOCIATES^{SEP}

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Cell. 305-522-5215

Fax. 786.216-7246

www.PermitDoctor.Com

On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Oct 8, 2019 at 7:57 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Oct 8, 2019 at 9:02 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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Fax. 786.216-7246

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Oct 15, 2019 at 3:21 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Oct 15, 2019 at 6:59 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Oct 15, 2019 at 7:00 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

I would be referring to the new one with my entity.

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Oct 15, 2019 at 7:16 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Yes sir you are good to advertise.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Thu, Oct 24, 2019 at 11:38 AM

To: damian gallo <dgallojr@permitdoctor.com>

Hi Damian,

Do you have time for another phone call today? I would like to engage you guys, just have a couple more questions.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Thu, Oct 24, 2019 at 1:28 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sure how does 5:30PM work for you? I have special masters court hearings today which is crippling my schedule as I don't know when all my cases will be heard by!

Tomorrow morning works for me if 5:30 is too late.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Thu, Oct 24, 2019 at 1:44 PM

To: damian gallo <dgallojr@permitdoctor.com>

I'll be boarding a flight at that time. Tomorrow morning should be fine, how is 10:30 am?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Thu, Oct 24, 2019 at 1:46 PM

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

I have a 10:00 and then an 11:00.

Can we do 9:30AM or 11:30AM?

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Thu, Oct 24, 2019 at 1:47 PM

11:30 am should be good, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 12:35 PM

Hi Damian, sorry I missed our call, I got help up on another matter unexpectedly. Are you available any other time today? Please let me know, thanks.

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fri, Oct 25, 2019 at 3:26 PM

I can do around 6:00 or tomorrow morning as well if that works?

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 3:27 PM

6:00 would be great, thanks.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 5:38 PM

You can give me a call whenever you are available at (818)667-1975.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 7:25 PM

Hi Damian, are you still available tonight at all? If not we can talk tomorrow, please let me know.

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fri, Oct 25, 2019 at 7:55 PM

Can we do tomorrow morning? Say 10:00AM?

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"TM
775 17 Street Miami Beach, FL 33139
Cell. 305-522-5215
Fax. 786.216-7246
www.PermitDoctor.Com

On Oct 25, 2019, at 7:26 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 8:31 PM

Could we do a bit later in the morning tomorrow, say 11?

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fri, Oct 25, 2019 at 8:36 PM

Yea no worries I'm in the office all morning.

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"TM
775 17 Street Miami Beach, FL 33139
Cell. 305-522-5215
Fax. 786.216-7246
www.PermitDoctor.Com

On Oct 25, 2019, at 8:32 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Oct 25, 2019 at 9:19 PM

Great, I'll call you then.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Sat, Oct 26, 2019 at 10:17 AM

Hi Damian, I actually came available sooner. Just tried giving you a call, give me a call back when you are available, (818)667-1975

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Mon, Oct 28, 2019 at 11:00 AM

Hi Damian,

I have sent you back the signed proposal via DocuSign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Mon, Oct 28, 2019 at 11:40 AM

Also, the name of the LLC that will be taking title and managing the property is "1330 15th Street LLC". Please let me know what we need to do to get started on the license transfer.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Mon, Oct 28, 2019 at 11:42 AM

Thank you please send to address on invoice.

You are closing on the deal this week correct?

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Mon, Oct 28, 2019 at 11:44 AM

November 12 is closing.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Mon, Oct 28, 2019 at 11:49 AM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Upon closing I will need the recorded warranty deed.

Thank you.

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Mon, Nov 4, 2019 at 9:56 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Nov 5, 2019 at 12:21 PM

To: damian gallo <dgallojr@permitdoctor.com>

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Tue, Nov 5, 2019 at 1:45 PM

To: damian gallo <dgallojr@permitdoctor.com>

Also, just wanted to make sure it will not be an issue to have friends and family stay in the building before the license is transferred. They are not paying guests, personal friends of mine that will be visiting. Let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Nov 5, 2019 at 1:47 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Yes that's no problem. Just make sure if they are asked they state that!

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

Tue, Nov 5, 2019 at 1:49 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

[Quoted text hidden]

2 attachments



Certificate of Use Application.pdf
336K



dbpr_hr_7027_application_for_lodging_license.pdf
405K

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Fri, Nov 15, 2019 at 6:58 PM

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **dbpr_hr_7027_application_for_lodging_license.pdf**
367K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sun, Nov 17, 2019 at 9:29 AM

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Mon, Nov 18, 2019 at 10:16 AM

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

2 attachments

 **1330 15th- FL State Hotel License.pdf**
309K

 **1330 15th- CU & Resort Tax Certificate.pdf**
327K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Mon, Nov 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

2 attachments

 **CCF_000070.pdf**
912K

 **dbpr_hr_7027_application_for_lodging_license.pdf**
362K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Mon, Nov 18, 2019 at 10:39 AM

Yes perfect!

Its HOT2329406.

Thank you.

DAMIAN L. GALLO & ASSOCIATES 

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3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

775 17 Street Miami Beach, FL 33139

Cell. 305-522-5215

www.PermitDoctor.Com

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Mon, Nov 18, 2019 at 10:52 AM

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

[Quoted text hidden]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Mon, Nov 18, 2019 at 10:58 AM

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Mon, Nov 18, 2019 at 10:59 AM

No, that's more for restaurants and retail establishments.

- D

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Mon, Nov 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 Executed DBPR and City of Miami Beach applications.pdf
2104K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Mon, Nov 18, 2019 at 11:09 AM

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

DAMIAN L. GALLO & ASSOCIATES^{LLC}

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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Date: Monday, November 18, 2019 at 10:46 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Friday, November 15, 2019 at 6:59 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

DAMIAN L. GALLO & ASSOCIATES^{SEP}

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are vital in the quest to maintain and enjoy long-term, mutually beneficial business relationships with their customers. [Learn More](#)

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, November 5, 2019 at 12:22 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:44 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

DAMIAN L. GALLO & ASSOCIATES^[1]_{SEP}

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:01 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

DAMIAN L. GALLO & ASSOCIATES^[1]_{SEP}

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 7:00 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

DAMIAN L. GALLO & ASSOCIATES

"THE PERMIT DOCTOR"™

[775 17 Street Miami Beach, FL 33139](#)

Cell. 305-522-5215

Fax. 786.216-7246

www.PermitDoctor.Com

On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

DAMIAN L. GALLO & ASSOCIATES

"THE PERMIT DOCTOR"™

[775 17 Street Miami Beach, FL 33139](#)

Cell. 305-522-5215

Fax. 786.216-7246

www.PermitDoctor.Com

On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

DAMIAN L. GALLO & ASSOCIATES

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Cell. **305-522-5215**

Fax. **786.216-7246**

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On Oct 7, 2019, at 11:45 AM, David Sacks <dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner

Pathman Lewis, LLP

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]

Sent: Monday, October 07, 2019 11:40 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo <dgallojr@permitdoctor.com>

Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes 3:30 pm today is great, thanks.

On Mon, Oct 7, 2019 at 11:06 AM David Sacks <dsacks@pathmanlewis.com> wrote:

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

David E. Sacks, Esq.

Partner

Pathman Lewis, LLP

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: damian gallo [mailto:dgallojr@permitdoctor.com]

Sent: Friday, October 04, 2019 9:06 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

DAMIAN L. GALLO & ASSOCIATES

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--

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Wed, Dec 4, 2019 at 11:23 AM

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[illegible]

Quoted text hidden]

[Quoted text hidden]

- Damian

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3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

are vital in the quest to maintain and enjoy long-term, mutually beneficial business relationships with their customers. [Learn More](#)

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

--
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Dec 4, 2019 at 4:02 PM

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 4, 2019 at 11:23 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 11:08 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, November 5, 2019 at 12:22 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:44 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, October 28, 2019 at 11:01 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, October 15, 2019 at 7:00 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, October 15, 2019 at 3:21 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

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On Oct 7, 2019, at 11:45 AM, David Sacks <dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner

Pathman Lewis, LLP

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]

Sent: Monday, October 07, 2019 11:40 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo <dgallojr@permitdoctor.com>

Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes 3:30 pm today is great, thanks.

On Mon, Oct 7, 2019 at 11:06 AM David Sacks <dsacks@pathmanlewis.com> wrote:

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: damian gallo [<mailto:dgallojr@permitdoctor.com>]
Sent: Friday, October 04, 2019 9:06 AM
To: David Sacks <dsacks@pathmanlewis.com>
Cc: Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

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Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Thu, Dec 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

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Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]
Sent: Monday, October 07, 2019 11:40 AM
To: David Sacks <dsacks@pathmanlewis.com>
Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo <dgallojr@permitdoctor.com>
Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

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Hi Anathan,

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Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

David E. Sacks, Esq.

Partner

Pathman Lewis, LLP

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

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Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: damian gallo [<mailto:dgallojr@permitdoctor.com>]

Sent: Friday, October 04, 2019 9:06 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

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Ananthan Thangavel

3/18/23, 6:44 PM


Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

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 CCF_000075.pdf
395K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fri, Dec 6, 2019 at 7:41 AM

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 5, 2019 at 7:06 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 11:08 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

DAMIAN L. GALLO & ASSOCIATES

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, November 5, 2019 at 12:22 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, October 28, 2019 at 11:44 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:01 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 7:00 PM
To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

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On Oct 7, 2019, at 11:45 AM, David Sacks <dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]
Sent: Monday, October 07, 2019 11:40 AM
To: David Sacks <dsacks@pathmanlewis.com>
Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo <dgallojr@permitdoctor.com>
Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes 3:30 pm today is great, thanks.

On Mon, Oct 7, 2019 at 11:06 AM David Sacks <dsacks@pathmanlewis.com> wrote:

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: damian gallo [mailto:dgallojr@permitdoctor.com]
Sent: Friday, October 04, 2019 9:06 AM
To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

--

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>

To: damian gallo <dgallojr@permitdoctor.com>

Bcc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Fri, Dec 13, 2019 at 11:06 PM

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

<https://mail.google.com/mail/u/1/?ik=838777ea14&view=pt&search=all&permthid=thread-f:1646747515726928032&simpl=msg-f:16467475157269...> 47/204

[Quoted text hidden]

Any questions please let me know.

Thank you.

- Damian

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Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sat, Dec 14, 2019 at 9:08 AM

I'll check with Jenny in my office who she has been communicating with

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[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sat, Dec 14, 2019 at 10:15 AM

If I forget to call you don't hesitate to feel free to call me anytime

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[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Sat, Dec 14, 2019 at 10:41 AM

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 10:47 AM

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 10:49 AM

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Jenny Suraeva <jenny@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, damian gallo <dgallojr@permitdoctor.com>

Sat, Dec 14, 2019 at 12:24 PM

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

[Quoted text hidden]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: damian gallo <dgallojr@permitdoctor.com>

Sat, Dec 14, 2019 at 3:51 PM

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 5, 2019 at 7:06 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, November 5, 2019 at 12:22 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, October 28, 2019 at 11:44 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:01 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 7:00 PM
To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

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On Oct 7, 2019, at 11:45 AM, David Sacks <dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]

Sent: Monday, October 07, 2019 11:40 AM

To: David Sacks <dsacks@pathmanlewis.com>

Cc: Harold Lewis <hlewis@pathmanlewis.com>; damian gallo
<dgallojr@permitdoctor.com>

Subject: Re: FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes 3:30 pm today is great, thanks.

On Mon, Oct 7, 2019 at 11:06 AM David Sacks <dsacks@pathmanlewis.com> wrote:

Hi Anathan,

As a follow up to my voicemail, attached are the proposal and 2 applications sent by the permit/license expeditor, Damian Gallo. Damian is copied on this email.

Per my call, I suggest that you and I speak with Damian to go over the timing and process in connection with transferring or renewing the permitting of the property in connection with the purchase of the subject property.

Please let me know if you are available for a call today at 3:30 pm and I will send you and Damian and calendar invitation.

Regards,

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website: www.pathmanlewis.com

From: damian gallo [mailto:dgallojr@permitdoctor.com]
Sent: Friday, October 04, 2019 9:06 AM
To: David Sacks <dsacks@pathmanlewis.com>
Cc: Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street - Transfer of State, City and Relevant Licenses

Good morning David,

Please find attached for your review. I have also attached all the applications that will be needed for the city and state. I can complete them once the agreement is approved to simplify.

Any questions please let me know.

Thank you.

- Damian

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Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraveva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 4:23 PM

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?
[Quoted text hidden]
--
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 4:27 PM

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 4:23 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Thursday, December 5, 2019 at 7:06 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 4, 2019 at 11:23 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:46 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: [1330 15th Street Purchase](#) - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, November 5, 2019 at 12:22 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:44 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:01 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 7:00 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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Fax. **786.216-7246**

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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Fax. 786.216-7246

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

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Fax. 786.216-7246

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On Oct 7, 2019, at 11:45 AM, David Sacks
<dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner

Pathman Lewis, LLP

One Biscayne Tower, Suite 2400

Two South Biscayne Boulevard

Miami, Florida 33131

Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 9:15 PM

Ok, can you come by on Monday?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

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Including Jenny.

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

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Damian,

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you.

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3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

On Oct 7, 2019, at 11:45 AM, David Sacks
<dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Sat, Dec 14, 2019 at 9:27 PM

Yes let's shoot for after the city closes after 4:00

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16, 2019 at 10:57 AM

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16, 2019 at 12:08 PM

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraveva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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775 17 Street Miami Beach, FL 33139

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Fax. 786.216-7246

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Saturday, December 14, 2019 at 4:23 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraveva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

DAMIAN L. GALLO & ASSOCIATES
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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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775 17 Street Miami Beach, FL 33139
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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 5, 2019 at 7:06 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:46 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, November 5, 2019 at 12:22 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:44 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, October 28, 2019 at 11:01 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via DocuSign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, October 15, 2019 at 7:00 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel
<athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo
<dgallojr@permitdoctor.com> wrote:

Thank you.

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Fax. 786.216-7246

www.PermitDoctor.Com

On Oct 7, 2019, at 11:45 AM, David Sacks
<dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

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Managing Director

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New York Real Estate Broker, License #10491206835

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

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Damian,

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo
<dgallojr@permitdoctor.com> wrote:

Thank you.

DAMIAN L. GALLO & ASSOCIATES

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On Oct 7, 2019, at 11:45 AM, David Sacks
<dsacks@pathmanlewis.com> wrote:

Ananthan, Damian:

I have sent out the calendar invitation for 3:30 pm today with dial instructions for the call.

Those instructions are below as well. Speak with you both then.

605-313-4197; passcode: 891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite 2400
Two South Biscayne Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

Email: dsacks@pathmanlewis.com

Firm Website

--

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16, 2019 at 12:23 PM

I'll come by right now

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Fax. **786.216-7246**
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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16, 2019 at 12:25 PM

Ok I'm coming down.

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16, 2019 at 12:26 PM

I'll be there in 10 mins

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>

Mon, Dec 16, 2019 at 12:34 PM

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Ok I am here.
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 16

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 12:35 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 4:23 PM
To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Saturday, December 14, 2019 at 3:52 PM

To: Jenny Suraeva <jenny@permitdoctor.com>

Cc: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sent: Saturday, December 14, 2019 10:49:36 AM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Thursday, December 5, 2019 at 7:06 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, the purchase closed today so we are now the owners. Could you check the attached filled out DBPR application and let me know if I filled it out correctly/fill in anything that I did not? Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Nov 5, 2019 at 1:49 PM damian gallo <dgallojr@permitdoctor.com> wrote:

See attached applications for your review/use.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, November 5, 2019 at 12:22 PM
To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Sounds good, any steps we can complete now or get the applications filled out?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 4, 2019 at 9:56 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Good evening Ananthan.

Deposit payment received. Looking forward to your closing so we can proceed!

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, October 28, 2019 at 11:44 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

November 12 is closing.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Oct 28, 2019 at 11:42 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Thank you please send to address on invoice.

You are closing on the deal this week correct?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, October 28, 2019 at 11:01 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

I have sent you back the signed proposal via Docusign. I will place a check in the mail for the \$3250 deposit as well.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 15, 2019 at 7:16 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes sir you are good to advertise.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 7:00 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I would be referring to the new one with my entity.

On Tue, Oct 15, 2019 at 7:00 PM damian gallo <dgallojr@permitdoctor.com> wrote:

When you say once "I receive the BTR" are you referring to the current or the new one with your entity?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, October 15, 2019 at 3:21 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Thanks for that information. I believe I may be able to come to an agreement with the current owner to operate the building on a master lease basis post-closing for a period of 2 months. Do I understand it correctly that I could begin advertising the building with my own management company once I receive the BTR, in approximately 30-45 days post-closing? This way, I would be able to begin advertising the building while the old operator is still operating it, so I have some lead time before to advertise before I take over the actual operations. Please let me know if I understand this correctly.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 9:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

The operator wouldn't have an existing BTR under the property address already in place. BTR/CU's are site specific.

We can jump on a call tomorrow if easier to talk it out.

DAMIAN L. GALLO & ASSOCIATES

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Fax. 786.216-7246

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On Oct 8, 2019, at 7:58 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

So then an operator with an existing BTR could theoretically step in right away or even advertise ahead of the closing as long as they have been contracted to operate the property, correct?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Oct 8, 2019 at 6:55 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Technically the operator needs to have a BTR unless partnered with ownership.

Does that make sense?

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On Oct 8, 2019, at 7:51 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

After checking with the Seller, they have obtained a 2020 BTR already. I am in talks with them to have them continue to manage the property for me, but they may prove a bit difficult.

My question is, does the BTR have to run with the property, or could I get a different operator to run the building for me during this interim period if they have a BTR on a different hotel?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License
#10491206835

On Mon, Oct 7, 2019 at 11:48 AM damian gallo
<dgallojr@permitdoctor.com> wrote:

Thank you.

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On Oct 7, 2019, at 11:45 AM,
David Sacks
<dsacks@pathmanlewis.com>
wrote:

Ananthan, Damian:

I have sent out the calendar
invitation for 3:30 pm today
with dial instructions for the
call.

Those instructions are below
as well. Speak with you both
then.

605-313-4197; passcode:
891609#

<image001.png>

David E. Sacks, Esq.

Partner
Pathman Lewis, LLP
One Biscayne Tower, Suite
2400
Two South Biscayne
Boulevard
Miami, Florida 33131
Tel: 305-379-2425

Fax: 305-379-2420

Mobile: 305-968-7907

22

—

100-100

Mon, Dec 16, 2019 at 1:35 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo

Tue, Dec 17, 2019 at 8:57 AM

Tue, Dec 17, 2019 at 11:00 AM

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Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 12:35 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Saturday, December 14, 2019 at 4:23 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Saturday, December 14, 2019 at 3:52 PM

To: Jenny Suraeva <jenny@permitdoctor.com>

Cc: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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www.PermiDoctor.Com

On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 5, 2019 at 7:06 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>**Date:** Monday, November 18, 2019 at 11:08 AM**To:** Damian Gallo <dgallojr@permitdoctor.com>**Subject:** Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses**Resent-From:** Proofpoint Essentials <do-not-reply@proofpointessentials.com>**Resent-To:** Damian Gallo <dgallojr@permitdoctor.com>**Resent-Date:** Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Friday, November 15, 2019 at 6:59 PM
To: Damian Gallo

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Tue, Dec 17, 2019 at 5:50 PM

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

[Quoted text hidden]

--
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Tue, Dec 17, 2019 at 5:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

DAMIAN L. GALLO & ASSOCIATES¹¹_{SEP}

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 5:51 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 12:35 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

DAMIAN L. GALLO & ASSOCIATES

"THE PERMIT DOCTOR"™

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Fax. 786.216-7246

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

DAMIAN L. GALLO & ASSOCIATES

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Fax. 786.216-7246

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hand ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 4:23 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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www.PermiTDoctor.Com

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 5, 2019 at 7:06 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel
<athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo
<dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at

Any word yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

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Including Jenny.

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Thanks.

- Damian

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Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

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- Damian

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

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--

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: Jenny Suraveva <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at 10:00 AM

I spoke with Inspector Suarez this morning and he's waiting for his supervisor to get out of a meeting this morning to complete the amendments.

He will call me as soon as its done to revisit the property.

I will confirm as soon as I hear back from him.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 18, 2019 at 9:22 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraveva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Any word yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Dec 17, 2019 at 4:58 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 5:51 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 12:35 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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"THE PERMIT DOCTOR"™

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Cell. 305-522-5215

Fax. 786.216-7246

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

DAMIAN L. GALLO & ASSOCIATES

"THE PERMIT DOCTOR"™

[775 17 Street Miami Beach, FL 33139](#)

Cell. **305-522-5215**

Fax. **786.216-7246**

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

DAMIAN L. GALLO & ASSOCIATES

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 4:23 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Thursday, December 5, 2019 at 7:06 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@>

proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 11:08 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: [1330 15th Street Purchase - Transfer of State, City and Relevant Licenses](#)
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Cell. 305-522-5215**

New York Real Estate Broker, License #10491206835

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Including Jenny.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

[Quoted text hidden]

Resent-Date: Monday, November 18, 2019 at 11:02 AM

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- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, November 18, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
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Any questions please let me know.

Thanks.

- Damian

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Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

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I want to get this all submitted today, please let me know, thanks.

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Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
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Besides that everything looks good and only needs execution!

- Damian

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[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at 11:36 AM

Inspector Suarez will be returning this after between 1:00 and 1:30

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On Dec 18, 2019, at 9:43 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at 11:40 AM

Great please contact Tiffany at (850)420-9551 and she will meet you there.
[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at 3:48 PM

Hi Damian, looks like we got the State license, thanks. Please let me know after you've talked to City and when you expect City and fire inspections to be.
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Yes processing now.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 18, 2019 at 3:48 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, looks like we got the State license, thanks. Please let me know after you've talked to City and when you expect City and fire inspections to be.

On Wed, Dec 18, 2019 at 10:40 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great please contact Tiffany at (850)420-9551 and she will meet you there.

On Wed, Dec 18, 2019 at 10:36 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector Suarez will be returning this after between 1:00 and 1:30

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On Dec 18, 2019, at 9:43 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 8:38 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I spoke with Inspector Suarez this morning and he's waiting for his supervisor to get out of a meeting this morning to complete the amendments.

He will call me as soon as its done to revisit the property.

I will confirm as soon as I hear back from him.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 18, 2019 at 9:22 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Any word yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Tue, Dec 17, 2019 at 4:58 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 5:51 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 12:35 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

DAMIAN L. GALLO & ASSOCIATES

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Fax. 786.216-7246

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Saturday, December 14, 2019 at 4:23 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sent: Saturday, December 14, 2019 10:49:36 AM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and avoid having to send two separate reimbursements to you.

Are you okay with that?

Any questions please let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Thursday, December 5, 2019 at 7:06 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: Damian Gallo <dgallojr@permitdoctor.com>

Resent-Date: Thursday, December 5, 2019 at 7:01 PM

Hi, I received the attached from the State. Did you guys already advance this fee on my behalf?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 4, 2019 at 4:02 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Hi Ananthan,

DERM/County portion if fully approved. We are working on the state portion now.

Our application is expected to commence review this week. Then we can schedule the State inspection for next week.

City of Miami Beach portion is a work in process at the moment.

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 4, 2019 at 11:23 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian,

Have we heard back anything from any of the relevant authorities yet? Please let me know, thanks.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:10 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Great!

Thank you we are good to go and I will begin the process today!!

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 11:08 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 11:02 AM

Ok thanks. Attached are the executed state and city applications.

Anything else I need to do at this time?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

No, that's more for restaurants and retail establishments.

- D

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. On the City of Miami Beach application, do I need to put anything for Type of Business and Hours of Operation?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:52 AM damian gallo <dgallojr@permitdoctor.com> wrote:

List 30 days from now as the opening date.

Once completed and executed send me the PDF's and I will submit everything. Everything looks complete and I don't see any missing areas that are needed.

Any questions please let me know.

Thanks.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, November 18, 2019 at 10:46 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: [1330 15th Street Purchase](#) - Transfer of State, City and Relevant Licenses
Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>
Resent-To: Damian Gallo <dgallojr@permitdoctor.com>
Resent-Date: Monday, November 18, 2019 at 10:27 AM

Hi Damian, I updated the DBPR file with NOTUS LLC as previous owner name and HOT2329406 as previous owner license. But what do I put for Opening Date? File is attached here. Also, when I am done, how do I submit?

I have also attached the City of Miami Beach document here. Can you let me know how to fill out the spaces I have not filled out? Also let me know how to submit this one.

I want to get this all submitted today, please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Nov 18, 2019 at 10:16 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, do these documents state the previous license number?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sun, Nov 17, 2019 at 9:29 AM damian gallo <dgallojr@permitdoctor.com> wrote:

You wouldn't happen to have the previous license number from DBPR in your ownership documents would you?

Besides that everything looks good and only needs execution!

- Damian

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--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>

Wed, Dec 18, 2019 at 3:55 PM

Great, thanks.

[Quoted text hidden]

Yes processing now.

[Quoted text hidden]

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Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

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On Dec 19, 2019, at 12:04 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, Dec 19, 2019 at 12:07 PM

Ok, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Mon, Dec 23, 2019 at 10:37 PM

Any response from the City?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Fri, Dec

Ananthan,

I followed up with finance this morning and they have asked for the recorded Warranty Deed from the transfer of sale as the sale has not been registered with Miami Dade County Appraisers

Also, your FEIN number as its not listed on www.sunbiz.org so will need a copy of your IRS letter with your FEIN.

Lastly, have you received the original DBPR license? I need a copy once received. I have reached out to the state directly as well to provide me with a copy as the permanent license will state apartment"

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 19, 2019 at 12:07 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:06 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Probably towards the end of next week

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On Dec 19, 2019, at 12:04 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks for letting me know. Any estimated time frame?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:03 AM damian gallo <dgallojr@permitdoctor.com> wrote:

It's submitted and under review. Inspection will take place after Zoning and Building review the application

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On Dec 19, 2019, at 12:01 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Any word?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 2:55 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great, thanks.

On Wed, Dec 18, 2019 at 2:52 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes processing now.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 18, 2019 at 3:48 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, looks like we got the State license, thanks. Please let me know after you've talked to City and when you expect City and fire inspections to be.

On Wed, Dec 18, 2019 at 10:40 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great please contact Tiffany at (850)420-9551 and she will meet you there.

On Wed, Dec 18, 2019 at 10:36 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector Suarez will be returning this after between 1:00 and 1:30

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On Dec 18, 2019, at 9:43 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 8:38 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I spoke with Inspector Suarez this morning and he's waiting for his supervisor to get out of a meeting this morning to complete the amendments.

He will call me as soon as its done to revisit the property.

I will confirm as soon as I hear back from him.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 18, 2019 at 9:22 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraveva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Any word yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Dec 17, 2019 at 4:58 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, December 17, 2019 at 5:51 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 12:35 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

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Date: Monday, December 16, 2019 at 10:58 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suravea <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
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Yes let's shoot for after the city closes after 4:00

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On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

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We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

If I forget to call you don't hesitate to feel free to call me anytime

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On Dec 13, 2019, at 11:06 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Damian,

I spoke with the DBPR and confirmed on the website, the payment has been posted. They said the payment posted today, not Monday or last week. They said that the inspection needs to happen now for the license to be transferred.

Who are you talking to to ensure that this will happen? I expected a return call from you today but received none. Please let me know as soon as possible when this inspection is going to be scheduled for.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Fri, Dec 6, 2019 at 7:41 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Good morning Ananthan,

I apologize my office sent a check for the incorrect amount. Accounting was supposed to send a check for the full payment on this.

If you can pay for it that would be great in order to expedite and a

--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

Ananthan Thangavel <athangavel@lakshmi-capital.com> Fri, Dec 27, 2019 at 1:25 PM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Harold Lewis <hlewis@pathmanlewis.com>, Jenny Suraeva <jenny@permitdoctor.com>

Hal, do you have a copy of the deed?

Fein is 84-3378063.

<https://www.dropbox.com/s/o6zfjna9j348frf/State%20License.pdf?dl=0>

That is a link to the transient apartment state license I received in the mail.

[Quoted text hidden]

--

[Quoted text hidden]

Harold Lewis <hlewis@pathmanlewis.com>

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Jenny Suraeva <jenny@permitdoctor.com>, Marlin Martinez-Perez <mperez@pathmanlewis.com>

Yes. We will resend.

Hal Lewis

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]

Sent: Friday, December 27, 2019 1:25 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>; Harold Lewis <hlewis@pathmanlewis.com>; Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hal, do you have a copy of the deed?

Fein is 84-3378063.

<https://www.dropbox.com/s/o6zfjna9j348frf/State%20License.pdf?dl=0>

That is a link to the transient apartment state license I received in the mail.

On Fri, Dec 27, 2019 at 1:20 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Ananthan,

I followed up with finance this morning and they have asked for the recorded Warranty Deed from the transfer of sale as the sale has not been registered with Miami Dade County Appraise

Also, your FEIN number as its not listed on www.sunbiz.org so will need a copy of your IRS letter with your FEIN.

Lastly, have you received the original DBPR license? I need a copy once received. I have reached out to the state directly as well to provide me with a copy as the permanent license will st apartment"

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 19, 2019 at 12:07 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:06 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Probably towards the end of next week

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On Dec 19, 2019, at 12:04 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks for letting me know. Any estimated time frame?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:03 AM damian gallo <dgallojr@permitdoctor.com> wrote:

It's submitted and under review. Inspection will take place after Zoning and Building review the application

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Fax. 786.216-7246
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On Dec 19, 2019, at 12:01 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Any word?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 2:55 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great, thanks.

On Wed, Dec 18, 2019 at 2:52 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes processing now.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Wednesday, December 18, 2019 at 3:48 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, looks like we got the State license, thanks. Please let me know after you've talked to City and when you expect City and fire inspections to be.

On Wed, Dec 18, 2019 at 10:40 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great please contact Tiffany at (850)420-9551 and she will meet you there.

On Wed, Dec 18, 2019 at 10:36 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector Suarez will be returning this after between 1:00 and 1:30

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On Dec 18, 2019, at 9:43 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 8:38 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I spoke with Inspector Suarez this morning and he's waiting for his supervisor to get out of a meeting this morning to complete the amendments.

He will call me as soon as its done to revisit the property.

I will confirm as soon as I hear back from him.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 18, 2019 at 9:22 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Any word yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Dec 17, 2019 at 4:58 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 5:51 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Monday, December 16, 2019 at 12:35 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

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Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

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Managing Director

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Managing Director

Lakshmi Capital Management LLC

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Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

DAMIAN L. GALLO & ASSOCIATES

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Office Ph. 305.522.5215

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"™
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Fax. 786.216-7246
www.PermitDoctor.Com

On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an inspection?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

damian gallo <dgallojr@permitdoctor.com>
To: Harold Lewis <hlewis@pathmanlewis.com>, Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: David Sacks <dsacks@pathmanlewis.com>, Jenny Suraeva <jenny@permitdoctor.com>, Marlin Martinez-Perez <mperez@pathmanlewis.com>

Fri, D

Received.

Thank you I will be resubmitting this afternoon.

- Damian

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From: Harold Lewis <hlewis@pathmanlewis.com>

Date: Friday, December 27, 2019 at 1:26 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Damian Gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>, Jenny Suravea <jenny@permitdoctor.com>, Marlin Martinez-Perez <mperez@pathmanlewis.com>

Subject: RE: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Yes. We will resend.

Hal Lewis

From: Ananthan Thangavel [mailto:athangavel@lakshmi-capital.com]

Sent: Friday, December 27, 2019 1:25 PM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: David Sacks <dsacks@pathmanlewis.com>; Harold Lewis <hlewis@pathmanlewis.com>; Jenny Suravea <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hal, do you have a copy of the deed?

Fein is 84-3378063.

<https://www.dropbox.com/s/o6zfjna9j348frf/State%20License.pdf?dl=0>

That is a link to the transient apartment state license I received in the mail.

On Fri, Dec 27, 2019 at 1:20 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Ananthan,

I followed up with finance this morning and they have asked for the recorded Warranty Deed from the transfer of sale as the sale has not been registered with Miami Dade County Appraise

Also, your FEIN number as its not listed on www.sunbiz.org so will need a copy of your IRS letter with your FEIN.

Lastly, have you received the original DBPR license? I need a copy once received. I have reached out to the state directly as well to provide me with a copy as the permanent license will st apartment"

Any questions please let me know.

Thank you.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, December 19, 2019 at 12:07 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:06 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Probably towards the end of next week

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Fax. 786.216-7246

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On Dec 19, 2019, at 12:04 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks for letting me know. Any estimated time frame?

Ananthan Thangavel
Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Thu, Dec 19, 2019 at 11:03 AM damian gallo <dgallojr@permitdoctor.com> wrote:

It's submitted and under review. Inspection will take place after Zoning and Building review the application

DAMIAN L. GALLO & ASSOCIATES

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Cell. 305-522-5215

Fax. 786.216-7246

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On Dec 19, 2019, at 12:01 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Any word?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 2:55 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great, thanks.

On Wed, Dec 18, 2019 at 2:52 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes processing now.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 18, 2019 at 3:48 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, looks like we got the State license, thanks. Please let me know after you've talked to City and when you expect City and fire inspections to be.

On Wed, Dec 18, 2019 at 10:40 AM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Great please contact Tiffany at (850)420-9551 and she will meet you there.

On Wed, Dec 18, 2019 at 10:36 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector Suarez will be returning this after between 1:00 and 1:30

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On Dec 18, 2019, at 9:43 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok thanks let me know.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Wed, Dec 18, 2019 at 8:38 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I spoke with Inspector Suarez this morning and he's waiting for his supervisor to get out of a meeting this morning to complete the amendments.

He will call me as soon as its done to revisit the property.

I will confirm as soon as I hear back from him.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Wednesday, December 18, 2019 at 9:22 AM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Any word yet?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, Dec 17, 2019 at 4:58 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I left our friend inspector Saurez a voicemail following up this afternoon but no call back and now his phone is off.

I'll try again tomorrow morning first thing.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, December 17, 2019 at 5:51 PM

To: Damian Gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Hi Damian, any word from the inspector? By the way, my girlfriend Tiffany will be your contact the next couple days for access, her number is (850)420-9551.

On Tue, Dec 17, 2019 at 8:59 AM damian gallo <dgallojr@permitdoctor.com> wrote:

I'm on my way!

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Tuesday, December 17, 2019 at 8:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

We are at the property now. I think the inspectors were here early a few minutes ago, not sure where they are now. We are waiting out front.

On Mon, Dec 16, 2019 at 1:35 PM Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes we are preparing them now. See you tomorrow morning at 9 am.

On Mon, Dec 16, 2019 at 1:15 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Inspector just called me and confirmed he is ready to inspect the property tomorrow morning at 9:00AM.

Can we prepare the units for him in this timeframe?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 12:35 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok I am here.

On Mon, Dec 16, 2019 at 12:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll be there in 10 mins

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Fax. 786.216-7246

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On Dec 16, 2019, at 12:25 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok I'm coming down.

On Mon, Dec 16, 2019 at 12:23 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I'll come by right now

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Cell. 305-522-5215

Fax. 786.216-7246

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On Dec 16, 2019, at 12:17 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Yes what time can you come?

No as of right now it is just 1330 15th Street LLC.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Mon, Dec 16, 2019 at 12:08 PM damian gallo <dgallojr@permitdoctor.com> wrote:

I can come by now during lunch break if possible?

Yes we spoke with the state and they asked if there is a DBA or name of the hotel?

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Monday, December 16, 2019 at 10:58 AM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

What time will you be coming by today?

Also, has anyone spoken with the State yet?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 9:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Yes let's shoot for after the city closes after 4:00

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Fax. 786.216-7246

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On Dec 14, 2019, at 9:16 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Ok, can you come by on Monday?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 4:27 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Grab bars by toilets. Roll in showers. ADA compliant vanities for roll in. ADA height hard ware on doors and an ADA designation sign by unit entry.

I can stop by and visit the unit to verify.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 4:23 PM
To: Damian Gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok, it is 1 out of 8 units. Do you have a link to information on what is required in the ADA unit?

On Sat, Dec 14, 2019 at 4:17 PM damian gallo <dgallojr@permitdoctor.com> wrote:

We need to maintain 20% of the total unit count to comply with ADA.

Any questions let me know.

- Damian

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Saturday, December 14, 2019 at 3:52 PM
To: Jenny Suravea <jenny@permitdoctor.com>
Cc: Damian Gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Ok. It appears that unit 101 was built out as an ADA unit, with hand rails in the bathroom etc. It also has a clothes rack at waist level in the bedroom, does this have to be there for ADA or can we remove it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 12:24 PM Jenny Suraeva <jenny@permitdoctor.com> wrote:

Good afternoon,

Yes I communicated with DBPR earlier this week and again Friday morning.

I'll check the file when back to the desk Monday morning and send you an update.

Jenny Suraeva

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Saturday, December 14, 2019 10:49:36 AM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>
Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

Jenny,

Have you communicated with the State regarding scheduling a Hotel license transfer inspection for 1330 15th St?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:47 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Including Jenny.

Jenny spoke with the state.

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On Dec 14, 2019, at 10:41 AM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Please cc Jenny here. I need to be part of all communications from here on out. Did you or she talk to anyone at the State yesterday regarding scheduling an

3/18/23, 6:44 PM

Lakshmi Capital Mail - FW: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

inspection?

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Sat, Dec 14, 2019 at 10:15 AM damian gallo
<dgallojr@permitdoctor.com> wrote:

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

Harold Lewis <hlewis@pathmanlewis.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: David Sacks <dsacks@pathmanlewis.com>

Thu, Feb 6, 2020 at 12:33 PM

Ananthan - Passing on to you the below email. Thanks.

Hal Lewis

----- Original message -----

From: damian gallo <dgallojr@permitdoctor.com>

Date: 2/6/20 11:22 AM (GMT-05:00)

To: David Sacks <dsacks@pathmanlewis.com>

Subject: Re: 1330 15th Street Purchase - Transfer of State, City and Relevant Licenses

I haven't heard back from Ananthan in 48 hours or so regarding the fire alarm corrections needed at the property for Fire final approval.

Just letting you know in case you want to check with him if you haven't heard from him either.

Any questions please let me know.

• D

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Harold Lewis <hlewis@pathmanlewis.com>
Cc: David Sacks <dsacks@pathmanlewis.com>

Thu, Feb 6, 2020 at 1:15 PM

Sorry I forgot to respond, I will get back to him now.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Steve Davis <sdavis@haber.law>, Ariella Gutman <agutman@haber.law>, Cede Davis <cededavis@gmail.com>

Wed, Nov 30, 2022 at 6:29 AM


See below for the actual executed BTR application I sent to Gallo on November 18, 2019. Gallo printed this one out, then tried to slip my signature page in.

Haber Law, do you have a contact at Miami Beach Police Department? This is a crime of forgery and identity theft.

Moreover, there is a box indicating a Change of Use on the application. This is not checked. How could the city change the use of the building when the application does not even ask for it?

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **Executed DBPR and City of Miami Beach applications.pdf**
2104K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>, Jenny Suraeva <jenny@permitdoctor.com>

Wed, Nov 30, 2022 at 6:34 AM

Hi,

Could you let me know when the attached application was submitted to the city? An email receipt or anything like that would be great. Thanks, let me know.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **Executed DBPR and City of Miami Beach applications.pdf**
2104K



Ananthan Thangavel <athangavel@lakshmi-capital.com>

test

23 messages

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
To: "athangavel@lakshmi-capital.com" <athangavel@lakshmi-capital.com>

Mon, Dec 5, 2022 at 10:41 AM

Test

**Matthew Aiken**

Miami Beach Police Department

Criminal Investigations Division

1100 Washington Avenue, Miami Beach, FL 33139

Tel: 305-673-7776, ext. 3116

matthewaiken@miamibeachfl.gov

Mission:** Prevent crime and enhance public safety.*Vision:** We aspire to be a world-class agency, which protects our diverse community and serves as a model for character, innovation and service to meet the challenges of tomorrow.****Values:** Professional, Accountable, Honest and Proud.****Our Daily Goals:** Reduce crime and the fear of crime; Partner with the community to solve problems; Improve traffic safety; Operate the organization efficiently.*

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Mon, Dec 5, 2022 at 12:31 PM

Hi,

Attached is the actual application, as well as the forged one that was submitted to City of Miami Beach. As you can see from the forged one, the revision number on the document in the bottom left-hand corner is different from page 1 to page 2, whereas in the real document it is the same. This shows that Damian Gallo created a new page 1 and slipped in my signature page as page 2. Please let me know if you have any questions.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

2 attachments

 **Executed DBPR and City of Miami Beach applications.pdf**
2104K

 **BTR Application (forged).pdf**
1102K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 11:31 AM

Hi Matthew,

I was wondering if you could provide me with an update as to what is going on in the criminal case of Damian Gallo. Please let me know, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Jan 4, 2023 at 2:32 PM

Good afternoon Mr. Thangavel,

Since we last spoke I have reviewed the documents you provided along with documents provided to me by the city department involved in your case. After reviewing all the findings I am unable to pursue this matter from criminal standpoint. If you have any questions or concerns please don't hesitate to contact me anytime.

Respectfully,

MIAMIBEACH

Matthew Aiken

Miami Beach Police Department

Criminal Investigations Division

1100 Washington Avenue, Miami Beach, FL 33139

Tel: 305-673-7776, ext. 3116

matthewaiken@miamibeachfl.gov

Mission: Prevent crime and enhance public safety.

Vision: We aspire to be a world-class agency, which protects our diverse community and serves as a model for character, innovation and service to meet the challenges of tomorrow.

Values: Professional, Accountable, Honest and Proud.

Our Daily Goals: Reduce crime and the fear of crime; Partner with the community to solve problems; Improve traffic safety; Operate the organization efficiently.

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Wednesday, January 4, 2023 11:31 AM
To: Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
Subject: Re: test

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 2:35 PM

I am very surprised by this. I have presented incontrovertible evidence of fraud. On what grounds is this document forgery not considered fraud?

[Quoted text hidden]

--

[Quoted text hidden]

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Jan 4, 2023 at 3:02 PM

I understand your hope for a resolution. You can attempt to pursue from a civil aspect since you hired this individual to do a job/service. Or if you feel this individual made ethical or policy violations beyond the scope of his employment abilities. You can also present your case to the State Attorneys Office directly to see if they feel criminal charges are appropriate based on the evidence.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 3:06 PM

Yes I can do that. Can you please provide me with the communications with the city department that you referenced regarding this matter?

[Quoted text hidden]

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 3:11 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Yes, I spoke with Ricardo Guzman who is the Senior Planner within the Planning Department.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 3:14 PM

And what exactly did he say?

[Quoted text hidden]

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Jan 4, 2023 at 3:32 PM

I was provided the same information which was provided via email to Mr. Steven Davis with Haber Law on June 22, 2022.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 3:39 PM

Forgive me, I am at a loss of understanding. What does Mr. Guzman's email to an attorney who represents me regarding a civil matter have to do with a fraud that was perpetrated on me by Damian Gallo?

Also, I would like to know:

1. was Mr. Guzman presented with the original document and the forged document? If so, what was his response?
2. Was Mr. Gallo questioned in this case regarding why these 2 documents are different?

[Quoted text hidden]

Aiken, Matthew <MatthewAiken@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Jan 4, 2023 at 3:51 PM

The email provided me with insight of the ongoing issue you have been having since 2019. Mr. Gallo provided as much information as he could pertaining to the documents. In order to pursue criminally and arrest this individual or any individual I need to prove probable cause exists for arrest. As I said earlier you can peruse additional avenues.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Wed, Jan 4, 2023 at 4:38 PM

As pertains to criminal activity, there is only one issue. I submitted an original document to Damian Gallo and a forged one was produced by the City when asked for the application that I submitted. This is indisputable. This means that somewhere along the way between me emailing it to Gallo and the City sending the allegedly accepted document back to me, someone committed document forgery, possibly identity theft and/or other crimes. The only question of fact is who committed this crime, not if one was committed.

I have good reason to believe that this was Mr. Gallo, but if Mr. Guzman has a different theory, I would love to hear it. A felony has been committed and I will not rest until someone has been held accountable.

Can you please send me transcripts of any verbal and/or all written communication on this matter?

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Thu, Jan 5, 2023 at 9:31 AM

To: "Aaron Resnick, Esq" <aresnick@thefirmmiami.com>, Cede Davis <cededavis@gmail.com>

In advance of our call today, I would like for you to see the below email exchange with Matthew Aiken at Miami Beach Police Department. In early December, Haber Law Firm referred me to him because I wanted to file a criminal complaint of fraud/forgery/identity theft against Damian Gallo for producing the forged BTR application that was submitted to the City. The below email exchange is highly suspicious, and it appears that the City is somehow interfering in this matter also, even though it should have nothing to do with them. This makes me think there is a smoking gun document. It appears possible that someone at the City helped Gallo switch out the pages in the BTR application, so that it looked like I applied for an Apartment BTR when in fact I had applied for a Hotel BTR. This would also make sense as to why they ignored the original FOIA request of Haber Law Firm. Additionally, Matthew Aiken claims that he communicated with Guzman at the City. That would also mean that these communications have to be public per FOIA.

Andrew - curious to hear your thoughts on this.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aiken, Matthew" <MatthewAiken@miamibeachfl.gov>

Fri, Jan 6, 2023 at 8:41 AM

Matthew,

Can you please let me know regarding the communications on this case? They are subject to the Freedom of Information Act.

I also would like an answer to my question: how does Mr. Guzman and the City if Miami Beach have anything to do with a fraud complaint against Damian Gallo, a private citizen not under the employ of the city?

I would also like the contact of your commanding officer. Please send it to me at your convenience.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: JuanFerreiro@miamibeachfl.gov

Wed, Feb 15, 2023 at 12:22 PM

Mr. Ferreiro,

My former law firm, Haber Law, directed me to you to file a criminal complaint against a man named Damian Gallo for perpetrating a multi-million dollar fraud against me. An officer named Matthew Aiken reached out to me, and I provided him incontrovertible evidence that a fraud had been committed on me. Please read the below forwarded email exchange between me and Mr. Aiken. I am absolutely appalled.

Not only did Mr. Aiken fail to investigate my complaint against Mr. Gallo whatsoever, but, for some odd reason, he contacted an official at the City of Miami Beach to inquire whether he should investigate. What on earth does the City of Miami Beach have to do with my fraud/forgery /identity theft complaint against a private citizen?

To make matters worse, the City of Miami Beach official told him not to investigate, which amounts to Obstruction of Justice. This is another crime.

I am irate over my complaint not being taken seriously. I thought that being a citizen of Miami Beach would entitle me to our law enforcement actually enforcing laws. I demand to know what will be done about this.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

----- Forwarded message -----

From: **Ananthan Thangavel** <athangavel@lakshmi-capital.com>

Date: Fri, Jan 6, 2023 at 10:41 AM

Subject: Re: test

To: Aiken, Matthew <MatthewAiken@miamibeachfl.gov>

[Quoted text hidden]

Ferreiro, Juan <JuanFerreiro@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Feb 15, 2023 at 2:04 PM

Good afternoon Mr. Thangavel,

I do not know why your law firm directed you to contact me because I am not a police officer, but a Victim Advocate.

As a Victim Advocate I do not have the power to file a criminal complaint or to make an arrest.

I would suggest that you discuss your concerns with Detective Aiken's superior Sgt. Paul Guasto at (305) 673-7776 Ext. 23973.

MIAMIBeach

Juan Ferreiro, Victim Advocate

Miami Beach Police Department

Criminal Investigations Division

1100 Washington Ave, Miami Beach, FL 33139

Tel: 305-673-7776, Ext 3721 / Fax: 305-604-2281

JuanFerreiro@miamibeachfl.gov

Mission: Address Crime and Community Concerns

Vision: A safe and welcoming environment for everyone

Values: Honorable, Professional, Resilient

Our Daily Goals: Use innovative approaches to address crime, maintain and enhance a professional and well trained workforce, enhance the public's perception of the Miami Beach Police Department

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Ferreiro, Juan" <JuanFerreiro@miamibeachfl.gov>

Wed, Feb 15, 2023 at 2:08 PM

Thank you, I will contact him. Also in this case, I am the victim, I believe that's why I was directed to you.

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Cede Davis <cededavis@gmail.com>, waynejones@miamibeachfl.gov

Wed, Mar 15, 2023 at 5:21 PM

Hello Mr. Jones,

Cede Davis asked that I forward you my email correspondence with Matthew Aiken of Miami Beach Police Department. Essentially, I tried to file a criminal complaint against an individual who I had hired in his capacity as a real estate expediter, named Damian Gallo, operating under the moniker The Permit Doctor. This individual took a 2 page signed document that I sent him, replaced the first page with a new one in his handwriting, and slipped my actual signature page as the 2nd page into the document. The forged version of this document and the actual, original document that I sent to Mr. Gallo are both attached. You can tell the forged document is a forgery because the revision number in the bottom left hand corner of page 1 and page 2 are different in the forged version.

The City of Miami Beach then supposedly relied on this forged document in order to change the use of my building at 1330 15th St. from Short-Term Rental/Hotel to Apartments. This change results in the loss of over \$2 million of value to my real estate, as well as much more in lost revenue, attorneys fees and other costs. While I am attempting to resolve the licensing matter with the City separately, the fact remains that Mr. Gallo committed fraud, identity theft, document forgery and possibly other felonies, and I am the victim.

I presented Mr. Aiken with this incontrovertible evidence of fraud, and, rather than questioning Mr. Gallo about this fraud, he decided to call the City zoning department, who asked him to not pursue the case. As I am a victim of fraud by a private citizen (Mr. Gallo), I do not understand why Mr. Aiken would involve the City in this matter. All of our correspondence is shown below, please feel free to read and let me know if you have any questions.

I greatly appreciate your help on this matter. Please let me know if I can be of any help and possible steps forward.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

----- Forwarded message -----

From: **Ananthan Thangavel** <athangavel@lakshmi-capital.com>

Date: Wed, Feb 15, 2023 at 2:08 PM

Subject: Re: test

To: Ferreiro, Juan <JuanFerreiro@miamibeachfl.gov>

[Quoted text hidden]

2 attachments



BTR Application (forged).pdf

1102K



Executed DBPR and City of Miami Beach applications.pdf

2104K

Jones, Wayne <WayneJones@miamibeachfl.gov>

Wed, Mar 15, 2023 at 6:20 PM

To: "Doce, Enrique" <EnriqueDoce@miamibeachfl.gov>, "athangavel@lakshmi-capital.com" <athangavel@lakshmi-capital.com>

Cc: "Guerrero, Samir" <SamirGuerrero@miamibeachfl.gov>

Sir,

Thank you for your email. I have copied Major Doce as he oversees our Criminal Investigation Division. I am confident he will look into your matter as soon as reasonably possible and then provide you with a response.

Best regards.

Wayne A. Jones, MPA

Deputy Chief

Miami Beach Police Department

[1100 Washington Avenue](#)

[Miami Beach, FL 33139](#)

Tel: [305.673.7925](tel:305.673.7925) | yourMBPD.com

[Twitter: MiamiBeachPD](#) | [Facebook: MiamiBeachPD](#) | [Instagram: MiamiBeachPD](#)

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sent: Wednesday, March 15, 2023 5:21:20 PM

To: Cede Davis <cededavis@gmail.com>; Jones, Wayne <WayneJones@miamibeachfl.gov>

Subject: Fwd: test

[Quoted text hidden]

2 attachments



BTR Application (forged).pdf

1102K



Executed DBPR and City of Miami Beach applications.pdf

2104K

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Mar 15, 2023 at 6:28 PM

To: "Jones, Wayne" <WayneJones@miamibeachfl.gov>

Cc: "Doce, Enrique" <EnriqueDoce@miamibeachfl.gov>, "Guerrero, Samir" <SamirGuerrero@miamibeachfl.gov>

Thank you, I look forward to hearing from you.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Doce, Enrique <EnriqueDoce@miamibeachfl.gov>

Wed, Mar 15, 2023 at 7:33 PM

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, "Jones, Wayne" <WayneJones@miamibeachfl.gov>

Cc: "Guerrero, Samir" <SamirGuerrero@miamibeachfl.gov>

Mr. Thangavel,

I have been briefed on this matter since one of our detectives has previously been investigating this. I will make sure we have our supervisor review and see what we need to follow up on. I will make sure we look at this in the following days.

Regards,

Enrique Doce

Enrique H. Doce, MPA, Major

MIAMI BEACH POLICE DEPARTMENT

Criminal Investigation Division

[1100 Washington Ave Miami Beach, Florida 33139](#)

Tel: [305-673-7776](tel:305-673-7776), Ext. 5449 | Fax: [786-394-4944](tel:786-394-4944)

enriquedoce@miamibeachfl.gov

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Vision: A safe and welcoming environment for everyone

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Our Daily Goals: Use innovative approaches to address crime, maintain and enhance a professional and well trained workforce, enhance the public's perception of the Miami Beach Police Department

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sent: Wednesday, March 15, 2023 6:28:15 PM

To: Jones, Wayne <WayneJones@miamibeachfl.gov>

Cc: Doce, Enrique <EnriqueDoce@miamibeachfl.gov>; Guerrero, Samir <SamirGuerrero@miamibeachfl.gov>

Subject: Re: test

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Wed, Mar 15, 2023 at 7:59 PM

To: "Doce, Enrique" <EnriqueDoce@miamibeachfl.gov>

Cc: "Jones, Wayne" <WayneJones@miamibeachfl.gov>, "Guerrero, Samir" <SamirGuerrero@miamibeachfl.gov>

Thank you, I appreciate all of your help.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

[Quoted text hidden]



Ananthan Thangavel <athangavel@lakshmi-capital.com>

BTR008501-12-2019 - 1330 15TH STREET LLC

27 messages

Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
To: "athangavel@lakshmi-capital.com" <athangavel@lakshmi-capital.com>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 8:58 AM

Good morning,

I've reviewed your application and what is left to complete for the issuance of your Business Tax Receipt at address, **1330 15th st** is payment & your Resort Tax application. You can use the web-link below to submit payment. Please be sure to enter the Invoice **No. 00225868**. This invoice will also include the Resort Tax application fee which I've attached the application to be fill out and sent back via email with a copy of the owner(s) federal Identification. <https://secure.miamibeachfl.gov/payments/>.

Regards,

Taneya Williams, Financial Analyst

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 Ext 6724 / Fax: 305-673-7529

www.miamibeachfl.gov

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Please do not print this e-mail unless necessary

2 attachments

RESORT TX APP.pdf
171K

RTX APP NSTRUCT.pdf
26K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Jenny Suraeva <jenny@permitdoctor.com>, damian gallo <dgallojr@permitdoctor.com>

Tue, May 19, 2020 at 10:38 AM

Hi, please see below. I am paying the invoice right now directly to City of Miami Beach.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835
[Quoted text hidden]

2 attachments

RESORT TX APP.pdf
171K

RTX APP NSTRUCT.pdf
26K


Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Williams, Taneya" <TaneyaWilliams@miamibeachfl.gov>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:44 AM

Hi Taneya,

I have paid the invoice through the website. Also attached here is the Resort Tax registration. Please let me know if you need anything further, thanks.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835
[Quoted text hidden]

 **Completed resort tax registration form.pdf**
764K

Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:53 AM

Morning,

Awesome! Thanks for your speedy response! We would also require a copy of your ID and that'll help me finalize. I will let you know if there is anything else that will cause a delay in issuance.

Kind Regards,

MIAMIBEACH

Taneya Williams, Financial Analyst

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 / Fax: 305-673-7529

www.miamibeachfl.gov

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Complete the Census today! [Click Here](#)

 Please do not print this e-mail unless necessary

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Tuesday, May 19, 2020 10:44 AM
To: Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
Cc: Castor, Jeannie <JeannieCastor@miamibeachfl.gov>
Subject: Re: BTR008501-12-2019 - 1330 15TH STREET LLC

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Williams, Taneya" <TaneyaWilliams@miamibeachfl.gov>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 10:54 AM

Hi Taneya,

No problem, my license is attached here.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **Florida Driver License.pdf**
16K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Jenny Suraeva <jenny@permitdoctor.com>

Tue, May 19, 2020 at 10:56 AM

Greta. Perhaps they lifted the moratorium today....

Jenny,

Let's please follow up.

Thank you

DAMIAN L. GALLO & ASSOCIATES

"THE PERMIT DOCTOR"™

775 17 Street Miami Beach, FL 33139

Cell. 305-522-5215

www.PermitDoctor.Com

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[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Tue, May 19, 2020 at 10:58 AM

I think I actually have it under control, I just sent them my Resort tax registration from before as well as ID. Taneya said that was all she needed, I'll let you know if she says anything further.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 11:38 AM

One last thing,

After reviewing, I do see that there is one form that wasn't submitted upon the retrieval of your application. It's the smoke detector form which I've attached. I apologize for any inconvenience but this will indeed be the last form to complete to finalize.

[Quoted text hidden]




Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Williams, Taneya" <TaneyaWilliams@miamibeachfl.gov>
Cc: "Castor, Jeannie" <JeannieCastor@miamibeachfl.gov>

Tue, May 19, 2020 at 12:10 PM

No problem, here it is.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

 **Completed smoke detector form.pdf**
1491K

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, May 21, 2020 at 9:10 AM

Hey bud.

Just checking in to see if you're good on this task or if you need any assistance?

Thank you.

- D

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, May 21, 2020 at 11:01 AM

I think they have everything they need, will let you know if they say anything further. They basically asked me for all the same docs that you had asked for and I had sent to you previously like smoke detector form, ID, etc.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, May 21, 2020 at 11:09 AM

Ah okay. We have all the hard copies in the file.

[Quoted text hidden]

Jenny Suraeva <jenny@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, damian gallo <dgallojr@permitdoctor.com>

Fri, May 29, 2020 at 11:26 AM

Good morning Ananthan,

Hope all is well.

Please see attached copy of your license. Original was mailed to you directly.

I would like to confirm if you'd still like to operate short term rentals or keep it as full time?

Any questions or concerns please let me know

Regards,

- **Jenny Suraeva**

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"
775 17 Street Miami Beach, FL 33139
Office Ph. 305.522.5215 Cell: 443.856.9759
www.PermiDoctor.Com

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Sent: Thursday, May 21, 2020 11:01 AM

[Quoted text hidden]

[Quoted text hidden]

 **BL_Business_Tax_Receipt_29-05-2020_09-26-26.pdf**
44K

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Jenny Suraeva <jenny@permitdoctor.com>
Cc: damian gallo <dgallojr@permitdoctor.com>

Fri, May 29, 2020 at 11:47 AM

We would like to operate as short term rental.

[Quoted text hidden]

--
[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, Jenny Suraeva <jenny@permitdoctor.com>

Fri, May 29, 2020 at 12:11 PM

Okay we will finish it off. Just wanted to be sure Covid-19 hasn't changed anything on your end.

- Damian

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Fri, May 29, 2020 at 2:10 PM

Ananthan,

Can we schedule to take pictures of the kitchens? I will need a letter from you eventually confirming that you would like to apply for short term rental usage of the property for finance dept.

Floor plans are needed as well but we have requested plans from the microfilm dept. which should satisfy this request.

Any questions please let me know.

Thank you.

- Damian

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Fri, May 29, 2020 at 6:23 PM

Hi Damian, we have pictures on file, do you want me to email them to you?

Also do you have a form letter to confirm short term rental application? If so, I can put my personal info on it and sign.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Fri, May 29, 2020 at 7:50 PM

I'll have a letter prepared for you and send out to review and execute.

If you've sent us the pictures I can check the file and we should have them. If not please share.

Thank you.

DAMIAN L. GALLO & ASSOCIATES
"THE PERMIT DOCTOR"
775 17 Street Miami Beach, FL 33139
Cell. 305-522-5215
Fax. 786.216-7246
www.PermittDoctor.Com

On May 29, 2020, at 6:23 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

Hi Damian, we have pictures on file, do you want me to email them to you?

Also do you have a form letter to confirm short term rental application? If so, I can put my personal info on it and sign.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

On Fri, May 29, 2020 at 1:10 PM damian gallo <dgallojr@permitdoctor.com> wrote:

Ananthan,

Can we schedule to take pictures of the kitchens? I will need a letter from you eventually confirming that you would like to apply for short term rental usage of the property for finance dept.

Floor plans are needed as well but we have requested plans from the microfilm dept. which should satisfy this request.

Any questions please let me know.

Thank you.

- Damian

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<image001.png>

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

<image002.png>

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, May 19, 2020 at 10:58 AM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suravea <jenny@permitdoctor.com>

Subject: Re: BTR008501-12-2019 - 1330 15TH STREET LLC

I think I actually have it under control, I just sent them my Resort tax registration from before as well as ID. Taneya said that was all she needed, I'll let you know if she says anything further.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

On Tue, May 19, 2020 at 10:56 AM damian gallo <dgallojr@permitdoctor.com> wrote:

Greta. Perhaps they lifted the moratorium today...

Jenny,

Let's please follow up.

Thank you

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<image003.png>

From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Date: Tuesday, May 19, 2020 at 10:54 AM

To: Jenny Suraeva <jenny@permitdoctor.com>, damian gallo <dgallojr@permitdoctor.com>

Subject: Fwd: BTR008501-12-2019 - 1330 15TH STREET LLC

Resent-From: Proofpoint Essentials <do-not-reply@proofpointessentials.com>

Resent-To: <dgallojr@permitdoctor.com>

Resent-Date: Tuesday, May 19, 2020 at 10:39 AM

Hi, please see below. I am paying the invoice right now directly to City of Miami Beach.

Ananthan Thangavel

Managing Director

Lakshmi Capital Management LLC

New York Real Estate Broker, License #10491206835

----- Forwarded message -----

From: Williams, Taneya <TaneyaWilliams@miamibeachfl.gov>

Date: Tue, May 19, 2020 at 8:58 AM

Subject: BTR008501-12-2019 - 1330 15TH STREET LLC

To: athangavel@lakshmi-capital.com <athangavel@lakshmi-capital.com>

Cc: Castor, Jeannie <JeannieCastor@miamibeachfl.gov>

Good morning,

I've reviewed your application and what is left to complete for the issuance of your Business Tax Receipt at address, **1330 15th st** is payment & your Resort Tax application. You can use the web-link below to submit payment. Please be sure to enter the Invoice **No. 00225868** . This invoice will also include the Resort Tax application fee which I've attached the application to be fill out and sent back via email with a copy of the owner(s) federal Identification. <https://secure.miamibeachfl.gov/payments/> .

Regards,

**Taneya Williams, Financial Analyst**

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 Ext 6724 / Fax: 305-673-7529

www.miamibeachfl.gov*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.**Complete the Census today! [Click Here](#)***Please do not print this e-mail unless necessary**

[Quoted text hidden]

5 attachments

damian gallo <dgallojr@permitdoctor.com>

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: Jenny Suravea <jenny@permitdoctor.com>

Tue, Jun 9, 2020 at 9:11 AM

Good morning Ananthan,

Please find attached sample letter I have prepared. Feel free to reword anything that you feel is necessary.

Any questions please let me know.

Thank you.

- D

[Quoted text hidden]



Ananthan Thangavel <athangavel@lakshmi-capital.com>

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suravea <jenny@permitdoctor.com>

Mon, Jun 15, 2020 at 11:53 PM

Hi Damian, please see attached for the letter.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]



Jenny Suraeva <jenny@permitdoctor.com>

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>, damian gallo <dgallojr@permitdoctor.com>

Wed, Jun 17, 2020 at 11:07 AM

Good morning / afternoon Ananthan,

Thank you for providing the letter. Could you please also send us pictures of the kitchen?

Thank you,

- **Jenny Suraeva**

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Sent: Monday, June 15, 2020 11:53 PM

[Quoted text hidden]

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>

To: Ananthan Thangavel <athangavel@lakshmi-capital.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, Jul 2, 2020 at 12:30 PM

Good afternoon Ananthan,

Following up on the pictures you have on file if you can share them with us?

[Quoted text hidden]

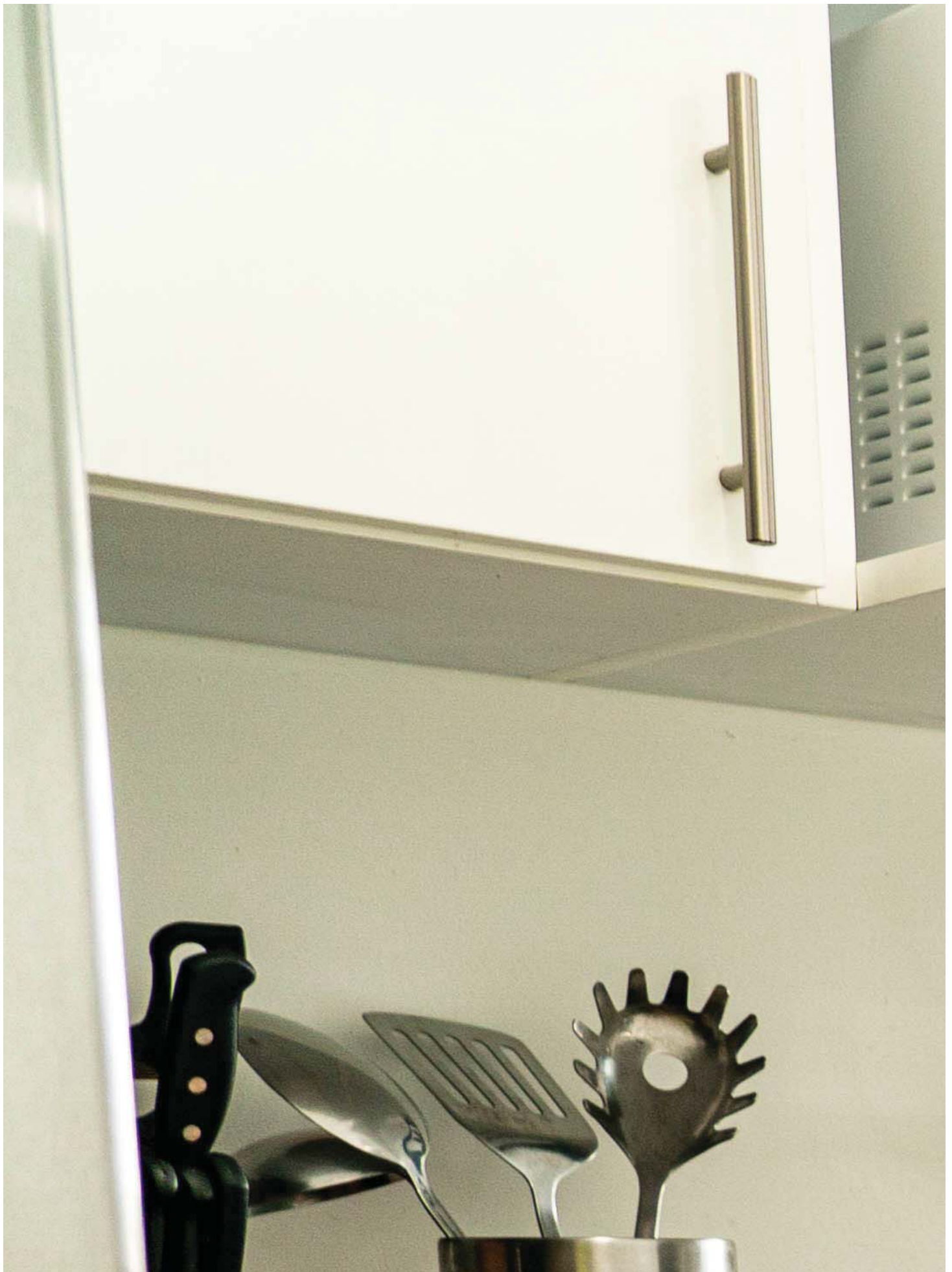
Ananthan Thangavel <athangavel@lakshmi-capital.com>

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>







Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>

Perfect thank you

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From: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Date: Thursday, July 2, 2020 at 12:50 PM
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suravea <jenny@permitdoctor.com>
Subject: Re: BTR008501-12-2019 - 1330 15TH STREET LLC







3/18/23, 6:45 PM

Lakshmi Capital Mail - BTR008501-12-2019 - 1330 15TH STREET LLC

[Quoted text hidden]
[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: Cede <cede@cededavis.com>


Fri, Nov 5, 2021 at 8:53 AM

[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: "Aaron Resnick, Esq" <aresnick@thefirmmiami.com>, Cede Davis <cededavis@gmail.com>, Jillian Postal <jpostal@thefirmmiami.com>

Fri, Mar 17, 2023 at 5:28 PM

----- Forwarded message -----
From: **Ananthan Thangavel** <athangavel@lakshmi-capital.com>
Date: Tue, May 19, 2020 at 10:44 AM
Subject: Re: BTR008501-12-2019 - 1330 15TH STREET LLC
[Quoted text hidden]
[Quoted text hidden]
--
[Quoted text hidden]

 **Completed resort tax registration form.pdf**
764K

Cede Davis <cededavis@gmail.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: "Aaron Resnick, Esq" <aresnick@thefirmmiami.com>, Jillian Postal <jpostal@thefirmmiami.com>

Fri, Mar 17, 2023 at 5:34 PM

Jeanie castro

Is the assistant Director in the licensing department she's copied on this email. She should've caught this as well.
Cede Davis
786-299-0671
Sent from my iPhone

On Mar 17, 2023, at 5:29 PM, Ananthan Thangavel <athangavel@lakshmi-capital.com> wrote:

[Quoted text hidden]

Taneya Williams, Financial Analyst

Finance Department

1700 Convention Center Drive, Miami Beach, FL 33139
Tel: 305-673-7000 Ext 6724 / Fax: 305-673-7529

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--

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

3 attachments

MIAMIBEACH

image001.jpg
3K

Shape
your future
START HERE >

United States®
**Census
2020**

image002.jpg
5K



Completed resort tax registration form.pdf
764K



Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fwd: 1330 15th st BTR008501-12-2019

4 messages

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, Sep 23, 2021 at 2:37 PM

Ananthan

Please see below. Payment was for the next fiscal year.

Any questions please let me know.

- Damian

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Begin forwarded message:

From: Jenny Suraeva <jenny@permitdoctor.com>
Date: September 23, 2021 at 2:34:43 PM EDT
To: damian gallo <dgallojr@permitdoctor.com>
Subject: Fw: 1330 15th st BTR008501-12-2019

See below

- **Jenny Suraeva**

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www.PermiDoctor.Com

From: Baron, Yelena <YelenaBaron@miamibeachfl.gov>
Sent: Thursday, September 23, 2021 8:47 AM
To: Jenny Suraeva <jenny@permitdoctor.com>
Subject: RE: 1330 15th st BTR008501-12-2019

Hello,

Per our record BTR active for FY2021.
Pending renewal fee for FY2022. Inv 00299465

BTR008501-12-2019

License Details

Business Name	1330 15TH STREET LLC
License Type	Business License
Classification	BTR
Status	Active
Description	Renewal: Apartment Building 8
License Year	2021

Regards,

MIAMIBEACH

Yelena Baron, *Financial Analyst*

FINANCE DEPARTMENT

1755 Meridian Ave 1st Flr, Miami Beach, FL 33139

Tel: 305-673-7420 www.miamibeachfl.gov

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From: Jenny Suraeva <jenny@permitdoctor.com>
Sent: Monday, September 20, 2021 4:53 PM
To: Baron, Yelena <YelenaBaron@miamibeachfl.gov>
Cc: damian gallo <dgallojr@permitdoctor.com>
Subject: Re: 1330 15th st BTR008501-12-2019

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good afternoon Yelena,

Just wanted to follow up on the bellow.

Could you please let us know if there is anything pending for this BTR issuance?

Thank you!

- **Jenny Suraeva**

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Office Ph. 305.522.5215 Cell: 443.856.9759
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From: Jenny Suraeva
Sent: Thursday, September 16, 2021 10:41 AM
To: Baron, Yelena <YelenaBaron@miamibeachfl.gov>
Cc: damian gallo <dgallojr@permitdoctor.com>
Subject: 1330 15th st BTR008501-12-2019

Good morning Yelena,

Hope you are doing well!

Could you please help us to determine what's missing for this BTR? I was under impression it was issued.

Thank you,

• **Jenny Suraeva**
DAMIAN L. GALLO & ASSOCIATES^[L]_[SEP]
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Office Ph. 305.522.5215 Cell: 443.856.9759
www.PermitDoctor.Com

Ananthan Thangavel <athangavel@lakshmi-capital.com>
To: damian gallo <dgallojr@permitdoctor.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Thu, Sep 23, 2021 at 4:19 PM

Thanks Damian, but is the type of BTR correct for our short-term rental use? Just wanted to double check.

Ananthan Thangavel
Managing Director
Lakshmi Capital Management LLC
New York Real Estate Broker, License #10491206835

[Quoted text hidden]

damian gallo <dgallojr@permitdoctor.com>
To: Ananthan Thangavel <athangavel@lakshmi-capital.com>
Cc: Jenny Suraeva <jenny@permitdoctor.com>

Fri, Sep 24, 2021 at 10:26 AM

It's for apartment use. The short term rental was never completed. We never received a reply from our follow ups to you and this was at the beginning of the pandemic.

- **Damian**

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[Quoted text hidden]

Ananthan Thangavel <athangavel@lakshmi-capital.com>

Fri, Sep 24, 2021 at 10:29 AM

To: damian gallo <dgallojr@permitdoctor.com>

Cc: Jenny Suraeva <jenny@permitdoctor.com>

No, you scheduled multiple appointments for inspections and we complied with every single one. I have all the email chain to show. Where did you leave the process?

[Quoted text hidden]

--

[Quoted text hidden]

From: "Mooney, Thomas" <ThomasMooney@miamibeachfl.gov>
Date: December 3, 2021 at 3:05:43 PM EST
To: Cede Davis <cededavis@gmail.com>
Cc: "Belush, Michael" <MichaelBelush@miamibeachfl.gov>, "Guzman, Ricardo" <RicardoGuzman@miamibeachfl.gov>
Subject: RE: 1330 15th Street - Apartment Building BTR

Hi Cede

Based upon further research by my staff, we are able to confirm the following with regard to 1330 15th Street:

- In 2018 a Building Permit was issued to convert an existing 4 unit residential building to an 8 unit suite hotel. (BC1806547 : *"Replace B1405574/PRIVATE PROVIDER REV. & INSP/(MTCI) Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units"*).
 - The preceding license for this property (RL87036062, originally issued on 1/1/1987) was for 4 residential apartment units; no short term rentals of apartment units were permitted.
- On February 19, 2019 a Certificate of Use and BTR was issued for an 8 unit Suite Hotel.
 - This CU was issued pursuant to the issuance of a TCO for an 8 unit suite hotel.
- On May 14, 2019, a Certificate of Occupancy (CO19-1320) was issued for an 8 unit Suite Hotel.
- On October 1, 2019 the BTR (BTR005837-01-2019) was renewed for 8 suite hotel units
- On November 27, 2019, the previous owner of the property filed a request with the Customer Service Department to close the BTR and Resort Tax Accounts, as follows:

Miami 11/27/2019

I Matteo Soldatini declare that the property Notus llc 1330 15th street on 11/14/2019 was sold.

I would need to have the BTR and the Resort Taxes cancelled.

-BTR 005837-01-2019

-RESORT TAXES 2159811

Thank you in advance for your help.

Best,

SIGNATURE

MATTEO SOLDATINI

A handwritten signature in black ink, appearing to read 'Matteo', written over a horizontal line.

- On December 3, 2019, the request to close the BTR and Resort Tax Accounts was entered into the system and became final.
 - At this point, the business was deemed closed.
- On December 5, 2019 a new resort tax account started for the 'annual filing' of resort taxes. This type of resort tax account is specific to residential apartment buildings that are not rented on a transient basis.
- On December 30, 2019, BLPL2019-08005 was approved for 8 residential apartment units (non-transient).
- On May 19, 2020, a new CU and BTR was issued (BTR008501-12-2019) for 8 residential apartment units (non-transient).
- On September 30, 2020, the BTR for 8 residential apartments (BTR008501-12-2019) expired.

- The BTR was not renewed for FY 2021 (October 1, 2020 to September 30, 2021)
- On October 14, 2020, Ord 2020-4364, which prohibited Suite Hotels in the West Avenue Overlay, was adopted by the City Commission.
 - The subject property at 1330 15th Street is located in the West Avenue Overlay.
 - The Planning Board transmitted the Ordinance to the City Commission with a favorable recommendation on August 25, 2020, thus initiating zoning in progress and establishing August 25, 2020 as the effective date of the legislation.

The following is what has recently been submitted for the subject property:

- CU applications for short term rentals were submitted on 9/24/2021 for each unit; all were denied by R. Guzman as the short term rental of apartment units is prohibited in this zoning district.

In summary:

- The subject property is zoned RM-1; , the short term rental of apartment units is expressly prohibited in the RM-1 district.
- Suite Hotels have been a non-conforming use at the subject property since August 25, 2020.
- For almost 2 years (since December 30, 2019), the licensed use of the subject property has been residential apartments (non-transient).

Based upon the foregoing, we do not have the latitude or authority to approve short term rentals for any of the apartment units, nor to permit the conversion of the property to a Suite Hotel use.

If you believe there are extenuating circumstances regarding the use of the property, we would be happy to review them.

Tom

From: Cede Davis <cededavis@gmail.com>

Sent: Thursday, December 2, 2021 2:39 AM

To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>

Cc: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Guzman, Ricardo <RicardoGuzman@miamibeachfl.gov>

Subject: Re: Apartment Building BTR

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Tom attached you will see a planning receipt from July 1, 2018 when this building submitted plans to the planning department and for plan review for the purpose of a short term rental. It is to the best of my knowledge that if that permit was in place prior to the zoning change which in my guesstimate came after this date these plans would have been acceptable for whatever purposes of their design. As you

can see here these plans were intentionally done to convert a building into a short term rental. As you can see on page c1

These plans appear to have been signed off by James Murphy in August 2018.

IN CASE YOUR INTERNAL SYSTEM IS NOT WORKING (

1. Click on the Search All Records button.
2. Type BRR2111290 and click Search.
3. Click on the BRR2111290 link.
4. Click on the Attachments tab.
5. Finally, click on the files to download them.

The scope of work on these plans were for apartments to hotel suite existing four units to the new eight units

On page 20 of 90 in this link you will see the first sheet of the plan in which I have sent here two photographs for you to also see so this license was not issued in there

I respectfully ask that you approved the pending BTR back to the 8 hotel suites..thanks

Cede Davis

786-299-0671

Sent from my iPhone

On Dec 1, 2021, at 9:08 AM, Mooney, Thomas <ThomasMooney@miamibeachfl.gov> wrote:

Cede

My understanding is that the BTR issued in 2019 for 'Hotel' was done so in error, and that the renewal in 2020 had to be for apartment, which was the previous use. I am not aware of any authorization for STR prior to 2019.

Tom

From: Cede Davis <cededavis@gmail.com>

Sent: Tuesday, November 30, 2021 07:17 PM

To: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>

Cc: Guzman, Ricardo <RicardoGuzman@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>

Subject: Re: Apartment Building BTR

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good afternoon Tom

Cede Davis

786-299-0671

Sent from my iPhone

On Nov 29, 2021, at 3:32 PM, Cede Davis <cededavis@gmail.com> wrote:

Hello Tom I'm just following up on our emails that I've been going back-and-forth in reference to the subject property were you able to look at the letter that you provided to the client in reference to the use of the property prior to purchase

Thanks

Cede Davis
786-299-0671
Sent from my iPhone

On Nov 24, 2021, at 5:59 PM, Cede Davis <cededavis@gmail.com> wrote:

<Zoning Letter - 1330 15th Street.pdf>

Also Tom I found this written by you

Cede Davis
786-299-0671
Sent from my iPhone

On Nov 23, 2021, at 4:07 PM, Mooney, Thomas <ThomasMooney@miamibeachfl.gov> wrote:

<BTR005837-01-2019 YR20 expired 9-30-2020.pdf>

from Haber Law, P.A. to this email address by replying with an email message that has the word "STOP" in the subject line.

From: Guzman, Ricardo <RicardoGuzman@miamibeachfl.gov>
Sent: Wednesday, June 22, 2022 9:00 AM
To: Steve Davis <sdavis@haber.law>
Cc: Mooney, Thomas <ThomasMooney@miamibeachfl.gov>; Belush, Michael <MichaelBelush@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>; Ariella Gutman <agutman@haber.law>
Subject: Business Designation of 1330 15th Street, LLC for property located at 1330 15th Street, Miami Beach, FL 33139.

Good Morning Mr. Davis,

In response to your correspondence dated April 29, 2022 (attached), we have reviewed the information provided along with the supporting exhibits. We have also further researched the Building Permit, Certificate of Use (CU) / Business Tax Receipts (BTRs) history for the property along with the payment records submitted to the Finance Department.

In summary:

- On August 8, 2018: A Building Permit was issued to convert an existing 4-unit residential building to an 8 unit suite hotel. (BC1806547 : *"Replace B1405574/PRIVATE PROVIDER REV. & INSP/(MTCI) Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units"*.
 - The preceding license for this property (RL87036062, originally issued on 1/1/1987) was for 4 residential apartment units; no short term rentals of apartment units were permitted.
- On February 19, 2019: A Certificate of Use and BTR (BTR005837-01-2019) was issued for an 8 unit Suite Hotel.
 - This CU was issued pursuant to the issuance of a TCO for an 8 unit Suite hotel.
- On May 14, 2019: A Certificate of Occupancy (CO19-1320) was issued for an 8 unit Suite Hotel.
- September 4, 2019: City of Miami Beach sends David Sacks, the zoning verification letter approving the 8 unit Suite hotel "adaptive use."
- On September 27, 2019: BTR (BTR005837-01-2019) was renewed for the fiscal year 2019-2020 for 8 suite hotel units
- November 12, 2019: 1330 15th Street, LLC closes on the property and becomes the new owner.
- November 18, 2019: 1330 15th Street, LLC submits new BTR application designating type of business as "Apartment Building."
- On November 27, 2019: The previous owner of the property Mr. Mateo Soldatini, filed a request with the Customer Service Department to close the BTR (BTR005837-01-2019) and Resort Tax (#2159811) accounts associated with Notus LLC, because of the sale of the property.
- On December 3, 2019: The request to close the BTR and Resort Tax Accounts was entered into the system and became final.
 - At this point, the business was deemed closed.
- On December 27, 2019: Upon receipt of a new BTR application by 1330 15th Street LLC, a new BTR file number was created (BTR008501-12-2019) with the following description:

'Apartment Building 8 Units/15 Rooms // 1330 15th Street

Previous BTR005837-01-2019 Hotel 8 Units

Previous RL-87036062 Apartment Building 4 Units / 15 Rooms'

- On December 30, 2019: BLPL2019-08005 was approved for 8 residential apartment units (non-transient). This is a precursor for the new CU and BTR. (no supporting documentation provided or requested by the City to support the change of use)

- On May 19, 2020: A new CU and BTR (BTR008501-12-2019) was issued for 8 residential apartment units (non-transient). Records show all fees were paid.
- Also, on May 19, 2020: A new Resort Tax (RTX) account was setup by the Finance Department. Both BTR and RTX accounts were created based on the Florida State License (#TAP2330379), which is for an Apartment Building.
 - The State License was issued on December 18, 2019, and it is currently due to expire on October 1, 2022.
- On September 30, 2020: The BTR for 8 residential apartments (BTR008501-12-2019) expired.
- On October 14, 2020: City ordinance ORD 2020-4364, which prohibited Suite Hotels in the West Avenue Overlay, was adopted by the City Commission.
 - The subject property at 1330 15th Street is located in the West Avenue Overlay District.
 - The Planning Board transmitted the Ordinance to the City Commission with a favorable recommendation on August 25, 2020, thus initiating zoning in progress and establishing August 25, 2020 as the effective date of the legislation.
- On December 22, 2020: The BTR for 8 residential apartments (BTR008501-12-2019) was renewed for the Fiscal year 2020-21. Records show all fees were paid.
- On September 24, 2021: CU applications for the short term rental of apartment units were submitted for each unit.
- On September 30, 2021: The BTR for 8 residential apartments (BTR008501-12-2019) expired.
 - As there is currently an outstanding late fee balance of \$14.90, the renewal BTR for the fiscal year 21-22 is in 'pending' status.
- On October 7, 2021: All CU application were denied by Planning as the short term rental of apartment units is prohibited in the underlying zoning district.
- March 23, 2022: submission of resort tax application and payment accepted by City of Miami Beach for resort tax and resort operations.

In conclusion, the BTR for 8 residential apartment units was active for four months during fiscal year 2019-2020, and it was renewed again for the fiscal year 2020-21, with all fees paid, and remained active for the entire twelve month period. The State License, which was issued prior to filing an application with the City for a BTR was also issued for an Apartment Building.

Suite Hotels have been a non-conforming use at the subject property since August 25, 2020. It is important to note that the City did not receive a notification requesting a correction from the applicant during the following three months after the initial BTR was issued on May 19, 2020, and before the adoption of ORD 2020-4364, which prohibited Suites Hotel in the West Avenue Overlay effective on August 25, 2020.

The subject property is zoned RM-1. Under Sec. 142-1111 of the City Code, the short term rental of apartment units has been expressly prohibited in the RM-1 district since 2010. It was not until the CU applications for short term rental use were denied on October 7, 2021 that questions about the previously approved use of Suite Hotel were brought up to our attention, almost 17 months after the original BTR for 8 residential apartment units was issued.

Based upon the foregoing, we do not have the latitude or authority to approve short term rentals for any of the apartment units, nor to permit the conversion of the property to a Suite Hotel use. If you believe there are additional extenuating circumstances regarding the use of the property, we would be happy to review them. Alternatively, you may seek a formal written determination regarding this matter, which could be appealed to the Board of Adjustment.

Respectfully,

Ricardo

Ricardo Guzman

Senior Planner

Planning Department

1700 Convention Center Drive – 2nd Floor, Miami Beach, FL 33139

Tel: 305-673-7000 x6113 / www.miamibeachfl.gov

It's easy being Green! Please consider our environment before printing this email.

7 attachments



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04.29.2022 Letter to the City of Miami Beach CFO.pdf
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF HOTELS AND RESTAURANTS

THE TRANSIENT APARTMENT (2003) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF UNITS: 8

1330 15TH STREET LLC

1330 15TH STREET LLC
1330 15 ST
★ MIAMI BEACH FL 33139 ★

LICENSE NUMBER: TAP2330379

EXPIRATION DATE: OCTOBER 1, 2023

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF HOTELS AND RESTAURANTS

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Ron DeSantis, Governor

Julie I. Brown, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF HOTELS AND RESTAURANTS

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-1011

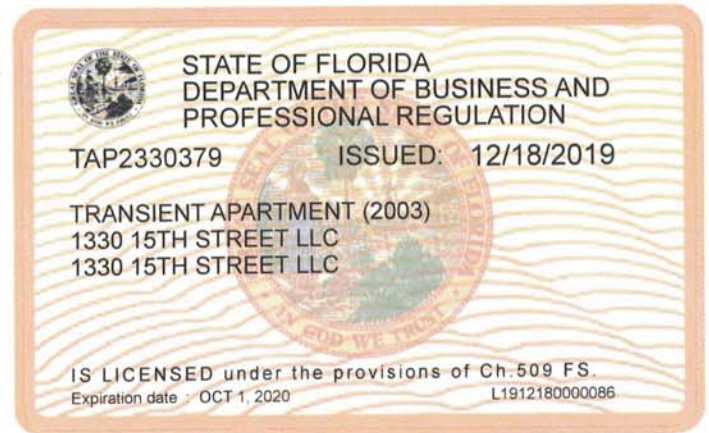
850-487-1395

ANANTHAN THANGAVEL
1330 15TH STREET LLC
1504 BAY RD APT 720
MIAMI BEACH FL 33139

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RON DESANTIS, GOVERNOR

HALSEY BESHEARS, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF HOTELS AND RESTAURANTS

LICENSE NUMBER	
TAP2330379	NBR. OF UNITS: 8

The TRANSIENT APARTMENT (2003)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2020

1330 15TH STREET LLC
1330 15TH STREET LLC
1330 15 ST
MIAMI BEACH FL 33139



NON-
TRANSFERABLE



ISSUED: 12/18/2019

DISPLAY AS REQUIRED BY LAW

SEQ # L1912180000086



office of supplier
DIVERSITY
The secret Florida who serve Florida

The Department of Management Services' Office of Supplier Diversity "serves those who serve Florida."

The Office of Supplier Diversity provides resources designed to improve business and economic opportunities for Florida's woman-, veteran- and minority-owned businesses. Learn more about becoming a certified business enterprise at dms.myflorida.com/osd or call 850-487-0915.



To find out about State of Florida tools supporting statewide centralized procurement activities which have streamlined interactions between vendors and state government entities, please contact or visit the Department of Management Services' MyFloridaMarketPlace at: <https://vendor.myfloridamarketplace.com>

AC# 02731911

SIGNATURE

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The Department of Business and Professional Regulation (DBPR), issues licenses for many licensed businesses and practitioners in the State of Florida.

DBPR is changing the way you interact with state government. Many of DBPR's services are available online at www.MyFloridaLicense.com. We encourage you to utilize these services to make address changes, licensing changes or to renew your license.

Name changes require legal documentation verifying the name change, which must be mailed to the DBPR. An original, a certified copy or a duplicate copy of an original or certified copy of a document that shows the legal name change will be accepted, unless the DBPR has a question about the authenticity of the document.

If applicable, the DBPR will send a renewal notice to your last known address or email address of record. If you have not received your renewal notice, please call our Customer Contact Center at 850.487.1395 or online at www.MyFloridaLicense.com/contactus.

Please refer to your profession's governing statutes and Administrative codes for further information regarding renewals. These may be accessed from our website.

AC# 02731911

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-04****DUE WITH PAYMENT BY: Wednesday, May 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1, 2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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d)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently _____ Temporarily _____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-08****DUE WITH PAYMENT BY: Monday, September 21, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently _____ Temporarily _____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-12****DUE WITH PAYMENT BY: Wednesday, January 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$15,752.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$15,752.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$630.08	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$394.38	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,024.46	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,049.46		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	54		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
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2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-02****DUE WITH PAYMENT BY: Friday, March 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$25,672.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$25,672.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,026.88	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$746.05	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,772.93	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,797.93		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	75		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-01****DUE WITH PAYMENT BY: Thursday, February 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$15,402.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$15,402.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$616.08	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$453.47	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,069.55	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,094.55		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	65		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-07****DUE WITH PAYMENT BY: Thursday, August 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

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2. Verify that the month being filed is correct.
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4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-06****DUE WITH PAYMENT BY: Monday, July 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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i)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-03****DUE WITH PAYMENT BY: Monday, April 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$10,984.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$10,984.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$439.36	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$439.36	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$464.36		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-05****DUE WITH PAYMENT BY: Monday, June 22, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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ired)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-11****DUE WITH PAYMENT BY: Monday, December 21, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$9,865.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$9,865.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$394.60	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$394.60	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$419.60		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel (ed)

E1EEB51C91F54DB...

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-10****DUE WITH PAYMENT BY: Friday, November 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$3,546.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$3,546.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$141.84	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$141.84	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$166.84		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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d)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently _____ Temporarily _____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2020-09****DUE WITH PAYMENT BY: Tuesday, October 20, 2020****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$0.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$0.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$0.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$0.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$25.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	0		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel d)

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-02****DUE WITH PAYMENT BY: Monday, March 22, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$23,123.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$23,123.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$924.92	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$560.37	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,485.29	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,510.29		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	66		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-01****DUE WITH PAYMENT BY: Tuesday, February 23, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$22,453.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$22,453.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$898.12	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$552.11	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,450.23	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,475.23		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	64		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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sd)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-07****DUE WITH PAYMENT BY: Friday, August 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$12,675.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$12,675.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$507.00	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$282.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$789.00	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$814.00		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	51		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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d)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently _____ Temporarily _____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-06****DUE WITH PAYMENT BY: Tuesday, July 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$11,452.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$11,452.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$458.08	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$259.46	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$717.54	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$742.54		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	42		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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sd)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-03****DUE WITH PAYMENT BY: Tuesday, April 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$27,895.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$27,895.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,115.80	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$665.38	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,781.18	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,806.18		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	66		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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sd)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-05****DUE WITH PAYMENT BY: Monday, June 21, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$14,678.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$14,678.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$587.12	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$338.15	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$925.27	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$950.27		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	47		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Signed

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-11****DUE WITH PAYMENT BY: Monday, November 22, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$20,590.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$20,590.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$823.60	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$267.93	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,091.53	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,116.53		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	63		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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ed)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-10****DUE WITH PAYMENT BY: Monday, November 22, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$15,643.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$15,643.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$625.72	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$203.56	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$829.28	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1, 2 & 3) + Lines I & J	\$854.28		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	58		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

E1EEB51C91F54DB...

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-09****DUE WITH PAYMENT BY: Wednesday, October 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$13,867.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$13,867.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$554.68	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$241.93	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$796.61	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1, 2 & 3) + Lines I & J	\$821.61		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	56		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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d)

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-08****DUE WITH PAYMENT BY: Monday, September 20, 2021****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$8,756.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$8,756.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$350.24	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$191.24	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$541.48	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$566.48		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	40		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel

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Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently _____ Temporarily _____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2021-12****DUE WITH PAYMENT BY: Thursday, January 20, 2022****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$28,943.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$28,943.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,157.72	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$122.62	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,280.34	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,305.34		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	72		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

DocuSigned by:

Ananthan Thangavel

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2/14/2022

Date

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-01****DUE WITH PAYMENT BY: Tuesday, February 22, 2022****PAYMENT SUBMITTED ON: Monday, February 7, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$32,578.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$32,578.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,303.12	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	-\$26.06	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,277.06	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,302.06		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	78		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

2/14/2022

Date

DocuSigned by:

Ananthan Thangavel ;

E1EEB51C91F54DB...

Ananthan Thangavel

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive

Miami Beach, Florida 33139

Telephone: (305)673-7447

Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-07****DUE WITH PAYMENT BY: Wednesday, July 20, 2022****PAYMENT SUBMITTED ON: Sunday, August 28, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$21,354.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$21,354.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$854.16	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$181.78	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,035.94	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,060.94		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	69		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true, correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

**City Of Miami Beach
Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-06****DUE WITH PAYMENT BY: Wednesday, July 20, 2022****PAYMENT SUBMITTED ON: Sunday, August 28, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$19,856.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$19,856.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$794.24	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$169.03	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$963.27	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$988.27		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	69		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

**City Of Miami Beach
Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-03****DUE WITH PAYMENT BY: Wednesday, April 20, 2022****PAYMENT SUBMITTED ON: Friday, April 8, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$32,442.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$32,442.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,297.68	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	-\$25.95	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,271.73	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,296.73		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	85		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-05****DUE WITH PAYMENT BY: Monday, June 20, 2022****PAYMENT SUBMITTED ON: Thursday, June 2, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$24,569.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$24,569.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$982.76	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	-\$19.66	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$0.00	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$963.10	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$988.10		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	78		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
 Miami Beach, Florida 33139
 Telephone: (305)673-7447
 Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-04****DUE WITH PAYMENT BY: Friday, May 20, 2022****PAYMENT SUBMITTED ON: Thursday, June 2, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$30,298.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$30,298.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,211.92	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$126.37	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,338.29	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,363.29		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	81		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
 correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

City Of Miami Beach**Finance/Resort Tax**

1700 Convention Center Drive
Miami Beach, Florida 33139
Telephone: (305)673-7447
Fax: (305)673-7004

ACCOUNT #: 0000017**Business Name: 1330 15th Street LLC****Business Address:****Contact Person: Ananthan Thangavel****IMPORTANT:**

1. Verify that account number is correct.
2. Verify that the month being filed is correct.
3. Remittance made payable to **CITY OF MIAMI BEACH** is attached and signed.
4. Return must be filed even though no tax is due.

OFFICE USE ONLY

N__ C__ B__

A COPY OF THIS RETURN SHOULD BE MAINTAINED FOR YOUR FILES**RESORT TAX RETURN FOR THE PERIOD ENDING ON: 2022-02****DUE WITH PAYMENT BY: Monday, March 21, 2022****PAYMENT SUBMITTED ON: Friday, April 8, 2022**

	COLUMN 1 Room Rentals (Hotel, Apt, etc.)	COLUMN 2 Alcoholic Beverages	COLUMN 3 Food & Non- Alcoholic Beverages
A. Gross Sales and/or Rentals	\$25,684.00	\$0.00	\$0.00
B. Exempt Sales and/or Rentals	\$0.00	\$0.00	\$0.00
C. Taxable Sales and/or Rentals (Line A minus Line B)	\$25,684.00	\$0.00	\$0.00
D. Taxable Collected (4% for Column 1, 2% for Columns 2 and 3)	\$1,027.36	\$0.00	\$0.00
E. Additional Tax Collected	\$0.00	\$0.00	\$0.00
F. Less: 2% Collection Allowance (Maximum allowance - \$100.00 per return)	\$0.00	\$0.00	\$0.00
G. Plus: Penalty & Interest	\$108.82	\$0.00	\$0.00
H. Subtotal Due (Line D + E minus F, plus G)	\$1,136.18	\$0.00	\$0.00
I. Late Filing Fee	\$0.00		
J. Manual Filing Fee	\$25.00		
K. Total Due Add Line H (Columns 1,2 & 3) + Lines I & J	\$1,161.18		
L. Hotels, Apts, etc. - Occupancy Rate Restaurants - Total Number of Patrons or Guest Checks (Indicate which)	71		0

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true,
correct & complete return.

Date

Signature of Operator (Required)

Print Name

PLEASE COMPLETE THE FOLLOWING, IF APPLICABLE:

Change Business Location to: _____

Change Mailing Address to: _____

Business is closed: Permanently____ Temporarily____ From: / / To: / /

Business has been sold (Put here to whom): _____

New Owner's Address: _____

From: "Salgueiro, Ana" <AnaSalgueiro@miamibeachfl.gov>
Date: November 4, 2022 at 4:34:31 PM EDT
To: Cede Davis <cededavis@gmail.com>
Subject: RE: change of use

Good afternoon Cede,

Only the Building Official can issue the C.O. it is in the Florida Building Code FBC 111.1.

Regards,

Ana

MIAMIBeach

Ana M. Salgueiro, P.E.,

Director, Building Official

From: Cede Davis <cededavis@gmail.com>
Sent: Friday, November 4, 2022 12:54 PM
To: Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov>
Subject: Re: change of use

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Ana good evening again thank you for your swift response on this I do understand planning and zoning can dictate which locations a use can be permitted in

But my original question is when hey Space already has a c/o for a particular use

That was approved by the building department through permitting

Oh who else besides the building official can change the certificate of occupancy for that space?

Not the certificate of use

Thanks

Cede Davis

786-299-0671

Sent from my iPhone

On Nov 4, 2022, at 12:25 PM, Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov> wrote:

Good afternoon Cede,

Planning has location conditions that may apply to the use as the issue the CU.

Regards,

MIAMIBEACH

Ana M. Salgueiro, P.E.,

Director, Building Official

From: Cede Davis <cededavis@gmail.com>
Sent: Thursday, November 3, 2022 7:38 PM
To: Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov>
Subject: Re: change of use

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Yes

I have a project that has a short term rental use on it
It was previously apartment building that went through the rigorous permitting process for the sprinklers
ramp, handicap bathrooms, etc

And all of a sudden Zoning has re-categorized it as an apartment building and I have told them that they cannot do that because it is only The building official who can do that

now correct me if I'm wrong

Thanks for always responding

Cede Davis

786-299-0671

Sent from my iPhone

On Nov 3, 2022, at 9:19 AM, Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov> wrote:

Cede good morning,

Is this for a specific project?

Regards,

MIAMIBEACH

Ana M. Salgueiro, P.E.,

Director, Building Official

From: Cede Davis <cededavis@gmail.com>
Sent: Monday, October 31, 2022 2:17 PM
To: Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov>
Subject: Re: change of use

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

ANA.. HAPPY HALLOWEEN.. Thanks for your response.. and A Change of use to a building is only permitted by the building official.. or Could the Zoning department make the change.. ie..short term rental (hotel) into an apartment building, when the C/O states hotel?

BOOM!!

THANKS

CEDE DAVIS

786-299-0671

On Wed, Oct 26, 2022 at 1:45 PM Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov> wrote:

Good afternoon Cede,

FBC and is the use and occupancy as indicated in chapter 3 of the Florida building Code see link below.

<https://up.codes/viewer/florida/fl-building-code-2020/chapter/3/use-and-occupancy-classification#3>

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B.
3. Educational (see Section 305): Group E.
4. Factory and Industrial (see Section 306): Groups F-1 and F-2.
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4.
7. Mercantile (see Section 309): Group M.
8. Residential (see Section 310): Groups R-1, R-2, R-3 and R-4.
9. Storage (see Section 311): Groups S-1 and S-2.
10. Utility and Miscellaneous (see Section 312): Group U.

Chapter 10 is means of egress. The change of occupancy permit is required when the CO does not match the proposed use. IE: making an apartment into a short term rental as these are different occupancy types.

I hope this information is helpful.

Regards,

Ana

MIAMIBEACH

Ana M. Salgueiro, P.E.,

Director, Building Official

From: Cede Davis <cededavis@gmail.com>
Sent: Wednesday, October 26, 2022 12:22 PM
To: Salgueiro, Ana <AnaSalgueiro@miamibeachfl.gov>
Subject: Fwd: change of use

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Cede Davis

786-299-0671

Sent from my iPhone

Begin forwarded message:

From: Cede Davis <cededavis@gmail.com>
Date: October 26, 2022 at 12:34:25 AM EDT
To: annasalgueiro@miamibeachfl.gov
Subject: change of use

hello ANNA,,,,hope all is well, I have a quick IF YOU WILL... Can Zoning change the use Occupancy of a building without the building department, or is it the Building Officials who have to abide by Chapter 10, section 1002.1...

thanks

BOOM!!

THANKS

CEDE DAVIS

786-299-0671

3 attachments

MIAMIBEACH image001.jpg
4K

MIAMIBEACH image001.jpg
4K

MIAMIBEACH image001.jpg
4K

Plan Number: BLPL2019-08005

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:	BTR Review - btr/cu/fir	Status:	Approved	Project Name:	
Applied Date:	12/27/2019	Expiration Date:			
District:	RM-1	Assigned To:		Completion Date:	12/30/2019
Description:	APT BUILDING 8 UNITS - LOCATED 1330 15TH STREET. PREVIOUS BTR- BTR005837-01-2018				

[Summary](#)

[Locations](#)

[Fees](#)

[Reviews](#)

[Attachments](#)

[Contacts](#)

[Sub-Records](#)

BTR/Planning Queue

Submittal Status	Received Date	Due Date	Completed Date
Pass	12/27/2019	12/27/2019	12/30/2019

✓ Planning Department Review • Pass • Williams Steven • Completed : 12/30/2019

Due Date	Completed Date
01/03/2020	12/30/2019

Comment

Residential Apartment Building - 8 units

✓ Finance Review • Pass • Roman Pablo • Completed : 12/30/2019

Due Date	Completed Date
01/06/2020	12/30/2019

✓ Code Enforcement Review • Pass • Escobar Silvia • Completed : 12/30/2019

Due Date	Completed Date
12/27/2019	12/30/2019

Comment

Approved. This contact has no Code fines.

✓ Building Review • Pass • Chamoun Gabi • Completed : 12/30/2019

Due Date	Completed Date
01/17/2020	12/30/2019

Comment

OK per CO19-1320