

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- BOARD OF ADJUSTMENT
 - VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - APPEAL OF AN ADMINISTRATIVE DECISION

- DESIGN REVIEW BOARD
 - DESIGN REVIEW APPROVAL
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- HISTORIC PRESERVATION BOARD
 - CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - HISTORIC DISTRICT / SITE DESIGNATION
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- PLANNING BOARD
 - CONDITIONAL USE PERMIT
 - LOT SPLIT APPROVAL
 - MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- FLOOD PLAIN MANAGEMENT BOARD
 - FLOOD PLAIN WAIVER

- OTHER _____

SUBJECT PROPERTY ADDRESS: 1664-1666 Lenox Avenue

LEGAL DESCRIPTION: Please see attached Property Appraiser printouts attached hereto as Composite Exhibit A.

FOLIO NUMBER (S) 02-3234-004-0850 and 02-3234-004-0860

FILE NO. _____

1. APPLICANT: OWNER OF THE SUBJECT PROPERTY TENANT ARCHITECT LANDSCAPE ARCHITECT
 ENGINEER CONTRACTOR OTHER _____

NAME NZR LLC dba Chotto Matte
ADDRESS c/o Matthias Kiehm, Global Hospitality Group, 170 Ridgeway Road, Weston, MA 02493
BUSINESS PHONE (781) 235-2222 CELL PHONE N/A
E-MAIL ADDRESS matthias.kiehm@mk-ghg.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME 1111 Lincoln, LLC
ADDRESS 515 S Flower Street, Suite 3100, Los Angeles, CA 90071
BUSINESS PHONE (305) 322-0300 CELL PHONE _____
E-MAIL ADDRESS c/o Love.Levy@cbre.com

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Michael W. Larkin
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE N/A
E-MAIL ADDRESS mlarkin@brzoninglaw.com

ATTORNEY:

NAME Monika Entin
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE N/A
E-MAIL ADDRESS mentin@brzoninglaw.com

ATTORNEY:

NAME Maritza Haro
ADDRESS Bercow Radell Fernandez & Larkin, PLLC 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mharo@brzoninglaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER _____

NAME Charles Benson, Charles H. Benson & Associates Architect
ADDRESS 1665 Washington Avenue #2, Miami Beach, FL 33139
BUSINESS PHONE (305) 532-6161 CELL PHONE N/A
E-MAIL ADDRESS Carkitect@aol.com

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

Applicant is seeking a variance of Section 142-334(2) of the Code in order to permit the courtyard bar counter to remain operational until 2:00AM Mondays through Sundays

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION YES NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6 ; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY’S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

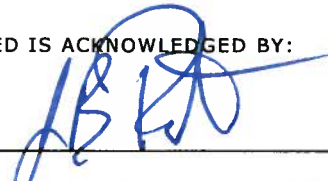
THE AFOREMENTIONED IS ACKNOWLEDGED BY:

OWNER OF THE SUBJECT PROPERTY

AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____



Jeffrey B. Torto

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

Print name (and Title, if applicable)

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF Massachusetts

COUNTY OF Suffolk

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

Jeffrey B. TORTO, Treasurer
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 26th day of July, 2017. The foregoing instrument was acknowledged before me by Jeffrey B. Torto who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

PRINT NAME

My Commission Expires::



FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

Print name (and Title, if applicable)

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF ENGLAND

COUNTY OF LONDON

I, KURT ZDESAR - NER LTD dba chotto Matte being duly sworn, depose and certify as follows: (1) I am the MANAGING - OWNER (print title) of 1664 Lenox LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

KURT ZDESAR
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 19th day of April, 2017. The foregoing instrument was acknowledged before me by KURT ZDESAR, who has produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Wendy Yuk Wah Symon
NOTARY PUBLIC

WENDY YUK WAH SYMON
PRINT NAME

My Commission Expires: ON DEATH

WENDY YUK WAH SYMON - NOTARY PUBLIC
Edward Young Limited Notary Public London
9 Carlos Place London W1K 3AT
44 (0) 20 7499 2605
www.notarypublicinlondon.com

FILE NO. _____



POWER OF ATTORNEY AFFIDAVIT

STATE OF Massachusetts

COUNTY OF Suffolk

I, Jeffrey B. Torto, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin PLLC to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Jeffrey B. Torto Treasurer
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20th day of July, 2017. The foregoing instrument was acknowledged before me by Jeffrey B. Torto, of Lili Lincoln, LLC, who has produced DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires

PRINT NAME

CONTRACT FOR PURCHASE

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

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF ENGLAND

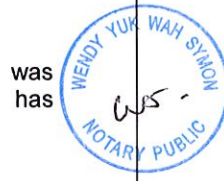
COUNTY OF LONDON

I, KURT ZDESAR, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin PLLC to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

KURT ZDESAR
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 19th day of April, 2017. The foregoing instrument acknowledged before me by KURT ZDESAR, of 57 HALLOWS HILL WD4 8LX, who produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.

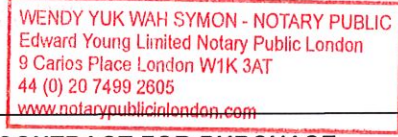


Wendy Yuk Wah Symon
NOTARY PUBLIC

NOTARY SEAL OR STAMP

WENDY YUK WAH SYMON
PRINT NAME

My Commission Expires ON DEATH



CONTRACT FOR PURCHASE

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

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
<u>N/A</u>	

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

NZR LLC dba Chotto Matte, dba Chotto Matte, 200 S. Biscayne Blvd., Suite 3200, Miami, FL 33131

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

1111 Lincoln, LLC, 515 S FLOWER ST, SUITE 3100 LOS ANGELES, CA 90071

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit C

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST**

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% OF INTEREST

TRUST NAME	
NAME AND ADDRESS	% OF INTEREST

NOTE: Notarized signature required on page 9

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami F; 33131</u>	<u>(305) 374-5300</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami F; 33131</u>	<u>(305) 374-5300</u>
c. _____	_____	_____

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

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

APPLICANT AFFIDAVIT

STATE OF ENGLAND

COUNTY OF LONDON

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

Kurt Zdesar
SIGNATURE

Sworn to and subscribed before me this 19th day of April, 2017. The foregoing instrument was acknowledged before me by KURT ZDESAR, who has produced PASSPORT as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Wendy Yuk Wah Symon
NOTARY PUBLIC

My Commission Expires: ON DEATH

WENDY YUK WAH SYMON
WENDY YUK WAH SYMON - NOTARY PUBLIC
Edward Young Limited Notary Public London
9 Carlos Place London W1K 3AT
44 (0) 20 7499 2605
www.notarypublicinlondon.com

PRINT NAME

FILE NO. _____





EDWARD YOUNG

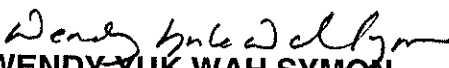
NOTARY PUBLIC LONDON
Incorporating Kober-Smith & Associates

**KINGDOM OF ENGLAND
CITY OF LONDON**

On the 19th day of April in the year 2017 before me, the undersigned, personally appeared Kurt Zdesar who has proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorised capacity, and that by his signature on the instrument, the individual or the entity upon behalf of which he acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of Kingdom of England that the foregoing paragraph is true and correct.

IN FAITH AND TESTIMONY hereof I the said notary have put my name and affixed my seal of office at London this 19th April 2017


WENDY YUK WAH SYMON

NOTARY PUBLIC

My commission expires at death



9 Carlos Place London United Kingdom W1K 3AT
Edward Young Limited (RCN 07863424)
Regulated by the Faculty Office
+44 (0)20 7499 2605
notary@notarypublicinlondon.com
www.notarypublicinlondon.com

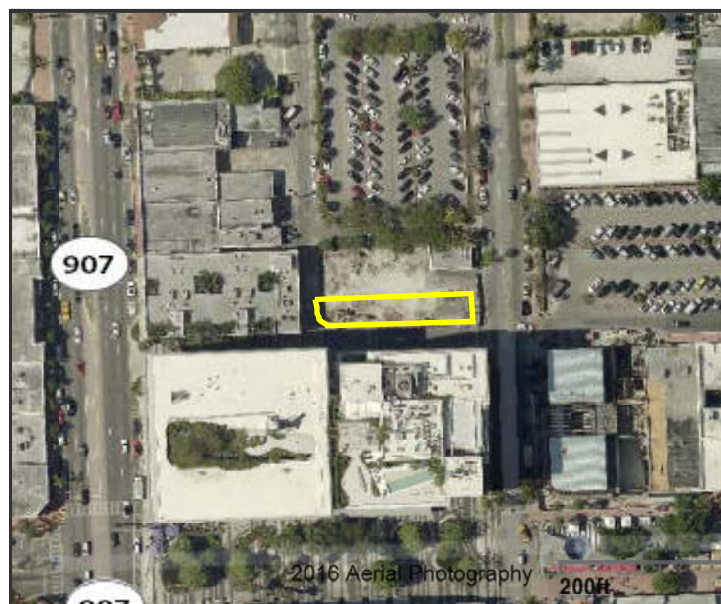


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/4/

Property Information	
Folio:	02-3234-004-0850
Property Address:	1664 LENOX AVE Miami Beach, FL 33139-0000
Owner	1664 LENOX LLC C/O UIA MANAGEMENT LLC
Mailing Address	1111 LINCOLN RD # 760 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,800,000	\$900,000	\$787,500
Building Value	\$0	\$0	\$0
XF Value	\$9,405	\$9,405	\$9,405
Market Value	\$1,809,405	\$909,405	\$796,905
Assessed Value	\$723,193	\$657,449	\$597,681

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,086,212	\$251,956	\$199,224

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
PALM VIEW SUB PB 6-29 LOT 7 BLK 39 LOT SIZE 4500 SQUARE FEET OR 10275-2171 0179 5 COC 23203-4864 03 2005 2

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$1,809,405	\$909,405	\$796,905
City			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$723,193	\$657,449	\$597,681

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/31/2016	\$0	30215-2032	Corrective, tax or QCD; min consideration
03/01/2005	\$23,500,000	23203-4864	Deeds that include more than c parcel
11/01/1977	\$7,000,000	09859-1761	Deeds that include more than c parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/4/

Property Information	
Folio:	02-3234-004-0860
Property Address:	1666 LENOX AVE Miami Beach, FL 33139-2428
Owner	1664 LENOX LLC C/O UIA MANAGEMENT LLC
Mailing Address	1111 LINCOLN RD # 760 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	984 Sq.Ft
Living Area	951 Sq.Ft
Adjusted Area	967 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	2010



Assessment Information			
Year	2016	2015	2014
Land Value	\$3,000,000	\$1,500,000	\$1,312,500
Building Value	\$61,345	\$55,780	\$54,262
XF Value	\$17,154	\$14,979	\$15,132
Market Value	\$3,078,499	\$1,570,759	\$1,381,894
Assessed Value	\$1,169,229	\$1,062,936	\$966,306

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,909,270	\$507,823	\$415,588

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
PALM VIEW SUB PB 6-29 LOT 8 BLK 39 LOT SIZE 7500 SQUARE FEET OR 10275-2171 0179 5 COC 23203-4864 03 2005 2

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$3,078,499	\$1,570,759	\$1,381,894
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,169,229	\$1,062,936	\$966,306

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/31/2016	\$0	30215-2032	Corrective, tax or QCD; min consideration
03/01/2005	\$23,500,000	23203-4864	Deeds that include more than c parcel
11/01/1977	\$7,000,000	09859-1761	Deeds that include more than c parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

EXHIBIT B

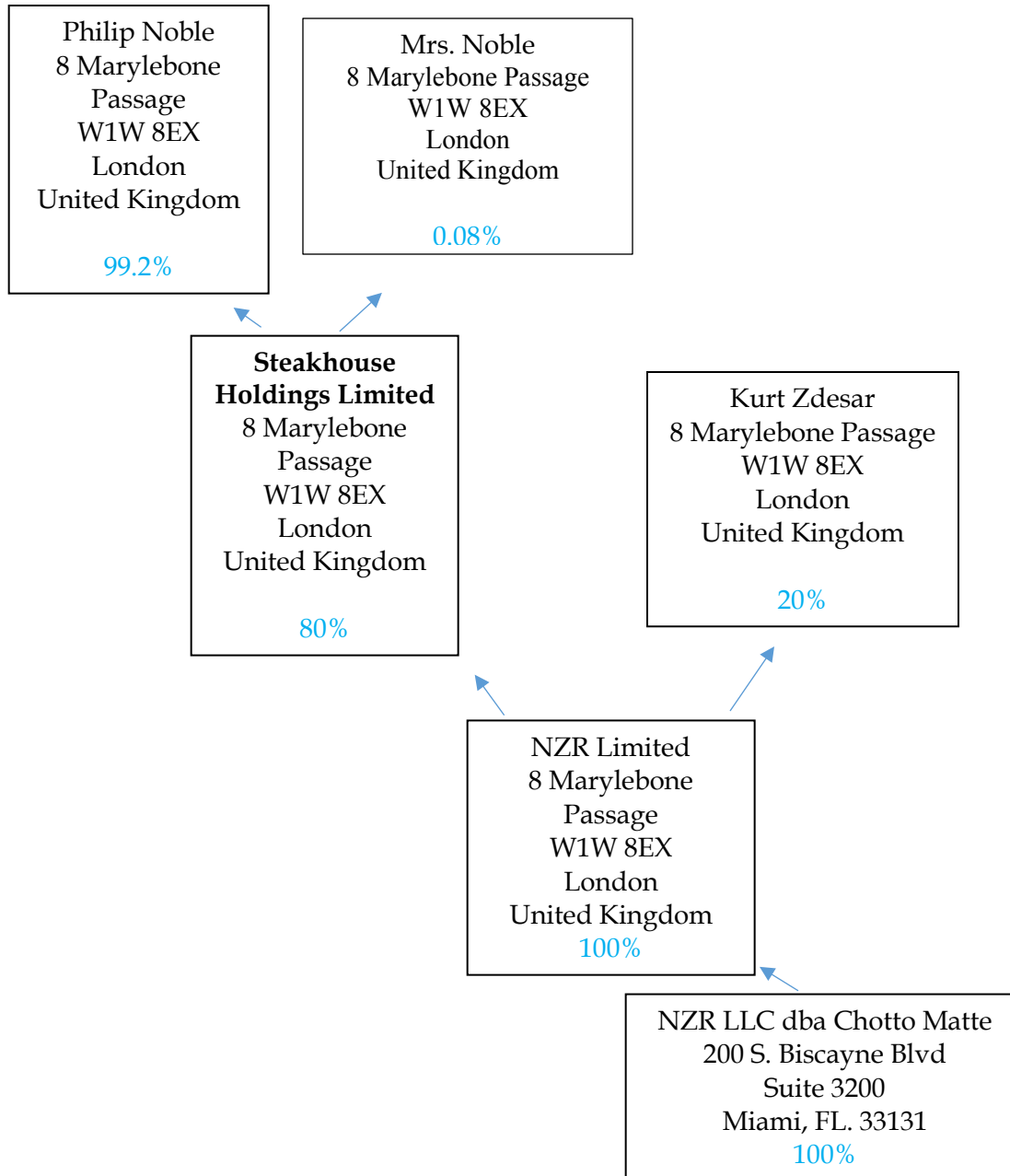


Exhibit C

