

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

| | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Application Information | | | |
| FILE NUMBER PB18-0245 | | Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report) | |
| Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision | | Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance | |
| Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map | | Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Other: | | | |
| Property Information – Please attach Legal Description as "Exhibit A" | | | |
| ADDRESS OF PROPERTY 1825 Collins Avenue, Miami Beach, Florida 33139 | | | |
| FOLIO NUMBER(S) 02-3234-071-0001 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME Quadrum Miami Beach, LLC | | | |
| ADDRESS 407 Lincoln Road, Suite 304 | | CITY Miami Beach | STATE FL |
| ZIP CODE 33139 | | | |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| | | | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME Nautilus PropCo, LLC | | | |
| ADDRESS 119 Washington Avenue, Suite 502 | | CITY Miami Beach | STATE FL |
| ZIP CODE 33139 | | | |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| | | | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST Modification of the Conditional Use Permit previously approved under Planning Board File No. PB0516-0022 fka PB File No. 2227 for a change of ownership as required under Condition No. 2. | | | |

| | | | |
|--------------------------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Project Information | | | |
| Is there an existing building(s) on the site? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Provide the total floor area of the new construction. | | N/A | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | N/A | SQ. FT. |
| Party responsible for project design | | | |
| NAME N/A | | <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| | | | |
| Authorized Representative(s) Information (if applicable) | | | |
| NAME James E. Rauh, Esq., Greenspoon Marder LLP | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 600 Brickell Avenue, Suite 3600 | | CITY Miami | STATE ZIPCODE FL 33131 |
| BUSINESS PHONE (305) 789-2732 | CELL PHONE N/A | EMAIL ADDRESS james.rauh@gmlaw.com | |
| NAME Adrienne Noto, Esq., Greenspoon Marder LLP | | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS 600 Brickell Avenue, Suite 3600 | | CITY Miami | STATE ZIPCODE FL 33131 |
| BUSINESS PHONE (305) 789-2733 | CELL PHONE N/A | EMAIL ADDRESS adrienne.noto@gmlaw.com | |
| NAME | | <input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| | | | |

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

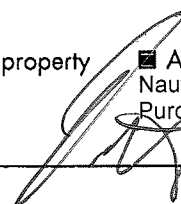
We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

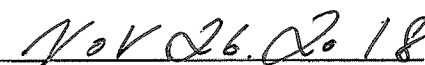
☐ Owner of the subject property

☒ Authorized representative of
Nautilus PropCo, LLC, as Contract
Purchaser


SIGNATURE

Ralph Winter, Manager of Nautilus PropCo, LLC

PRINT NAME


DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF ____

COUNTY OF ____

I, Not Applicable, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

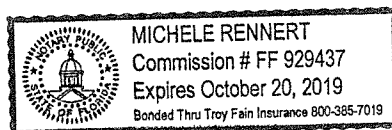
COUNTY OF Miami-Dade

I, Ralph Winter, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Nautilus PropCo, 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 contract purchaser of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 26 day of November, 2018. The foregoing instrument was acknowledged before me by Ralph Winter, Manager of Nautilus PropCo, LLC, who has produced Deutsch Passport as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

NOTARY PUBLIC

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, Not Applicable, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

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

SIGNATURE**NOTARY PUBLIC**

My Commission Expires: _____

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

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

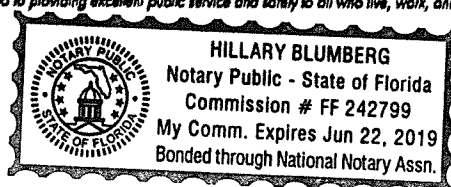
Sworn to and subscribed before me this 20 day of November, 2018. The foregoing instrument was acknowledged before me by Bryan Davis, Director of Quadrum Miami Beach, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

SIGNATURE**NOTARY PUBLIC**

My Commission Expires: _____

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community



PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Miami-Dade

I, Ralph Winter, Manager of Nautilus PropCo, LLC, being first duly sworn, depose and certify as follows: (1) I am the contract purchaser or representative of the contract purchaser of the real property that is the subject of this application. (2) I hereby authorize James E. Rauh, Esq. & Greenspoon Marder LLP to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Ralph Winter, Manager of Nautilus PropCo, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 26 day of November, 2018. The foregoing instrument was acknowledged before me by Ralph Winter, Manager of Nautilus PropCo, LLC, who has produced Deutch Passport as Identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

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

Nautilus PropCo, LLC

November 26, 2018

NAME

DATE OF CONTRACT

| NAME, ADDRESS AND OFFICE | % OF STOCK |
|----------------------------------------|------------|
| <u>Please see attached Exhibit "B"</u> | <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |
| <u></u> | <u></u> |

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

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PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF Florida
COUNTY OF Miami Dade

I, Bryan Davis, Director of Quadrum Miami Beach, LLC, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Nelsen Keadin, Esq. & Akerman LLP to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

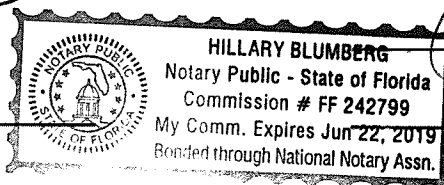
Bryan Davis, Director of Quadrum Miami Beach, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 20 day of November, 2018. The foregoing instrument was acknowledged before me by Bryan Davis, Director of Quadrum Miami Beach, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

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 if

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filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Quadrum Miami Beach, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "C"

Not Applicable

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

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

Not Applicable

| TRUST NAME | |
|-------------------------|-------------------|
| NAME AND ADDRESS | % INTEREST |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

COMPENSATED LOBBYIST

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

| NAME | ADDRESS | PHONE |
|--------------------------------------------|----------------------------------------------------------|----------------|
| James E. Rauh, Esq., Greenspoon Marder LLP | 600 Brickell Avenue, Suite 3600, Miami, FL 33131 | (305) 789-2732 |
| Adrienne Noto, Esq., Greenspoon Marder LLP | 600 Brickell Avenue, Suite 3600, Miami, FL 33131 | (305) 789-2733 |
| Neisen Kasdin, Esq., Akerman LLP | 98 Southeast Seventh Street, Suite 1100, Miami, FL 33131 | (305) 374-5600 |

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

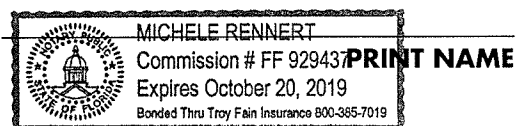
[Signature]
SIGNATURE

Sworn to and subscribed before me this 26 day of November, 2018. The foregoing instrument was acknowledged before me by Ralph Winter, Manager of Nautilus PropCo, LLC, who has produced Deutsch Passport 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: _____



COMPENSATED LOBBYIST CONTINUED

Pursuant to Section 2-482 of Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please see 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 |
|-----------------------------------|------------------------------------------------------------|----------------|
| Marissa Amuial, Esq., Akerman LLP | 98 Southeast Seventh Street, Suite 1100 Miami, FL 33131 | (305) 374-5600 |

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel "A":

Lots 3, 4, 11 and 12, Block 1 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami Dade County, Florida, excepting there from that part of said Lot 4 described as follows:

Begin at the Northeast of Lot 4, of Block 1 of FISHER'S FIRST SUB DIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; thence run Southerly along the Easterly line of said Lot 4 a distance of 10.14 feet; thence Westerly parallel to the Northerly line of said Lot 4 a distance of 75 feet; thence Northerly parallel to the Easterly line of said Lot 4 a distance of 10.14 feet to a point on the Northerly line of said Lot 4, said point being 75 feet Westerly from the Point of Beginning; thence Easterly along the Northerly line of said Lot 4 a distance of 75 feet to the Point of Beginning.

TOGETHER WITH Parcel "B":

A portion of the 30 foot wide right-of-way as shown on said FISHER'S FIRST SUB DIVISION OF ALTON BEACH, according to the plat there of, as recorded in Plat Book 2 at Page 77 of said Public Records of Miami Dade County, Florida, said 30 foot right-of-way vacated referred in O.R.B. 22398, at Page 1784 of said Public Records, said right-of-way adjoins the East line of said Lots 3 and 4 and bounded on the North by the Easterly extension of the Eastern most North line of said Parcel I as described above and produced Easterly and bounded on the South by the Easterly extension of the South line of said Lot 3.

TOGETHER WITH Parcel "C":

A Parcel of land which adjoins the East line of said 30 foot wide vacated right-of-way referred in O.R.B. 22398, at Page 1784 of said Public Records and bounded on the North by the Easterly extension of the Eastern most North line of said Parcel I as described above and bounded on the South by the Easterly extension of the South line of said Lot 3 and bounded on the East by the Erosion Control Line as recorded in Plat Book 105 at Page 62 of said Public Records of Miami Dade County, Florida.

ALL OF THE ABOVE being more particularly described as follows:

Begin at the Northwest corner of said Lot 11, said point lying on the Easterly right-of-way line of Collins Avenue, also known as State Road A-1-A; thence North 88°04'53" East along the North line of said Lots 11 and 4 for 325.00 feet to a point on said North line of Lot 4 being 75.00 feet Westerly from the Northeast corner of said Lot 4, as measured along said North line; thence South 07°34'45" West along a line parallel with the Easterly line of said Lot 4 for 10.14 feet; thence North 88°04'53" East along a line parallel with the Northerly line of said Lot 4 and the Easterly extension thereof for 324.48 feet to a point on the Erosion Control Line as recorded in Plat Book 105, Page 62 of said Public Records of Miami-Dade County, Florida; thence South 09°22'27" West along said Erosion Control Line for 91.61 feet; thence South 88°04'53" West along the South line of said lots 3 and 12 and the Easterly extension thereof for 646.57 feet to a point on said Easterly right-of-way line of Collins Avenue, also known as State Road A-1-A; thence North 07°34'45" East along said Easterly right-of-way line for 101.23 feet to the Point of Beginning.

EXHIBIT "B"

DISCLOSURE OF INTEREST

1. CORPORATION

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

NAUTILUS PROPCO, LLC

| CORPORATION NAME | |
|--------------------------------------------------------------------------------------------|-------------------|
| <u>NAME AND ADDRESS</u> | <u>% OF STOCK</u> |
| NAUTILUS PROPCO, LLC | |
| Nautilus Mezzco LLC 119 Washington Avenue, Suite 502 Miami Beach, Florida 33139 | 100 % |
| NAUTILUS MEZZCO LLC | |
| Nautilus RE Partners LLC 119 Washington Avenue, Suite 502 Miami Beach, Florida 33139 | 100% |
| NAUTILUS RE PARTNERS LLC | |
| Iceberg Management LLC 119 Washington Avenue, Suite 502 Miami Beach, Florida 33139 | 100% |
| ICEBERG MANAGEMENT LLC | |
| Iceberg Holding I Ltd. 119 Washington Avenue, Suite 502 Miami Beach, Florida 33139 | 99.8% |
| Iceberg Holding II Ltd. 119 Washington Avenue, Suite 502 Miami Beach, Florida 33139 | 0.2% |

ICEBERG HOLDING I LTD.

| | |
|----------------------------------|-------|
| Ralph Winter | 99.8% |
| 119 Washington Avenue, Suite 502 | |
| Miami Beach, Florida 33139 | |

| | |
|----------------------------------|------|
| Iceberg Holding II Ltd. | 0.2% |
| 119 Washington Avenue, Suite 502 | |
| Miami Beach, Florida 33139 | |

ICEBERG HOLDING II LTD.

| | |
|----------------------------------|------|
| Ralph Winter | 100% |
| 119 Washington Avenue, Suite 502 | |
| Miami Beach, Florida 33139 | |

EXHIBIT "C"
DISCLOSURE OF INTEREST
QUADRUN MIAMI BEACH, LLC

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION

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

| | |
|-------------------------------------------------------------------------------------------------|-----------------------|
| <u>Quadrum Miami Beach, LLC</u> CORPORATION NAME | |
| Name and Address | % of Ownership |
| <u>Quadrum Miami Beach, LLC (Florida)</u> | |
| QMB Holdings, LLC (Delaware) | 100.0% |
| <u>QMB Holdings, LLC (Delaware)</u> | |
| Miami Beach Nautilus, LP (Delaware) | 100.0% |
| <u>Miami Beach Nautilus, LP (Delaware)</u> | |
| Miami Beach Nautilus Corp (Delaware) | 89.8% |
| Quadrum US Corp (Delaware) | 0.2% |
| Amathea US Trust (Delaware) | 5.0% |
| Europa US Trust (Delaware) | 5.0% |
| <u>Miami Beach Nautilus Corp (Delaware)</u> | |
| [REDACTED] | 100.0% |
| <u>Quadrum US Corp (Delaware)</u> | |
| Quadrum Global Management Ltd (Guernsey) | 100.0% |
| <u>Amathea US Trust (Delaware)</u> | |
| [REDACTED] | 100.0% |
| <u>Europa US Trust (Delaware)</u> | |
| [REDACTED] | 100.0% |
| <u>Quadrum Global Management (Guernsey)</u> | |
| Michael Betley (contact person) PO Box 665, The Grange St. Peter Port Guernsey GY1 3SJ | 100.0% |

Page 2 of 2

| Question | Yes (%) | No (%) |
|-----------------------------------------------------|---------|--------|
| 1. Are you a member of a religious organization? | 50.0% | 50.0% |
| 2. Do you believe in God? | 50.0% | 50.0% |
| 3. Do you believe in the Bible? | 50.0% | 50.0% |
| 4. Do you believe in the resurrection of the dead? | 50.0% | 50.0% |
| 5. Do you believe in the Last Judgment? | 50.0% | 50.0% |
| 6. Do you believe in the Virgin Mary? | 50.0% | 50.0% |
| 7. Do you believe in the saints? | 50.0% | 50.0% |
| 8. Do you believe in the angels? | 50.0% | 50.0% |
| 9. Do you believe in the Devil? | 50.0% | 50.0% |
| 10. Do you believe in the resurrection of the dead? | 50.0% | 50.0% |