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
  - ☐ AMENDMENT 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: 929 ALTON ROAD, MIAMI BEACH FL 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-4203-014-0510

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

NAME ALTON SOBE LLC
ADDRESS 960 NE 74th STREET, MIAMI FL 33138
BUSINESS PHONE 305.400.0620 CELL PHONE 305.606.6122
E-MAIL ADDRESS CHARLES.BONNEYACHE@GMAIL.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☐ AGENT:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☒ CONTACT:
NAME CHARLES BONNEY-ACHE
ADDRESS 7928 EAST DR #608, NORTH BAY VILLAGE, FL 33141
BUSINESS PHONE 305.400.0620 CELL PHONE 305.606.6122
E-MAIL ADDRESS CHARLES.BONNEYACHE@GMAIL.COM

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
NAME IDEA - INTERNATIONAL DESIGN, ENGINEERING & ARCHITECTURE
ADDRESS ONE ADVENTURA EXECUTIVE CENTER, 20090 NE 30TH AVE SUITE 914
~~BUSINESS PHONE~~ ADVENTURA, FL 33180 CELL PHONE 305.792.0015
E-MAIL ADDRESS ABARAMILY@ABSOLUTE-IDEA.COM

FILE NO. _____

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

NEW CONSTRUCTION ON VACANT LOT
5 STORY COMMERCIAL BUILDING
1ST FLOOR RETAIL SPACE
2ND, 3RD, 4TH PARKING GARAGE
5TH FLOOR OFFICE SPACE

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 APPLICABLE)_____SQ. FT.

4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE)._____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: CHARLES BONNEY - ACHE

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF

COUNTY OF

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

(Circle one)

STATE OF

COUNTY OF

I, CHARLES BONNEY-ACHE, being duly sworn, depose and certify as follows: (1) I am the POWER OF ATTORNEY (print title)of ALTON SOBE 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.

_____
SIGNATURE

Sworn to and subscribed before me this 22 day of JULY ,2016 .The foregoing instrument was acknowledged before me by CHARLES BONNEY ACHE, _____ of ALTON SOBE LLC , on behalf of such entity, 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 STATE OF FLORIDA
FRANK GONZALEZ
MY COMMISSION #FF141381
EXPIRES July 13, 2018
(407) 398-0153 FloridaNotaryService.com

_____
NOTARY PUBLIC

My Commission Expires:

Frank Gonzalez
PRINT NAME

FILE NO._____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I,_____, being duly sworn and deposed, 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_____to be my representative before the_____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.

_____ _____
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_____,_____of_____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.*

_____ _____
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._____

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.*

ALTON SOBE LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
EVERGREEN OVERSEAS HOLDINGS INC 960 NE 74TH ST MIAMI, FL 33138	100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
UZAN, VICTOR Y 960 NE 74th ST MIAMI FL 33138	100%

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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	% INTEREST

NOTE: Notarized signature required on page 9

FILE NO._____

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.			
b.			
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

COUNTY OF

I, ALTON SOBE LLC, being first 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.

SIGNATURE

Sworn to and subscribed before me this 22 day of JULY, 2016. 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:

NOTARY PUBLIC STATE OF FLORIDA
FRANK GONZALEZ
MY COMMISSION #FF141381
EXPIRES July 13, 2018
(407) 398-0153 FloridaNotaryService.com

Frank Gonzalez

PRINT NAME

FILE NO.

Exhibit A

929 Alton Road , Miami Beach FL 33139

Legal description is as follows:

LENOX MANOR RE-SUB PB 7-15

LOTS 9 & 10 BLK 123

LOT SIZE 125.00 X 160

OR 20771-0780 1102 1

COC 23231-0866 03 2005 1

IMPORTANT MESSAGE

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.

Address Owner Name Subdivision Name Folio

SEARCH: 111 NW 1 St Suite

PROPERTY INFORMATION

Folio: 02-4203-014-0510

Sub-Division:
LENOX MANOR RESUB

Property Address

Owner
ALTON SOBE LLC

Mailing Address
7301 BELLE MEADE ISLAND DR
MIAMI, FL 33138-5256

Primary Zone
6400 COMMERCIAL - CENTRAL

Primary Land Use
1081 VACANT LAND - COMMERCIAL : VACANT LAND

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	20,000 Sq Ft
Year Built	0

Featured Online Tools

Comparable Sales	Glossary	Non-Ad Valorem Assessments
PA Additional Online Tools	Property Record Cards	Property Search Help
Property Taxes	Report Discrepancies	Report Homestead Fraud
Tax Comparison	Tax Estimator	TRIM Notice
Value Adjustment Board		

ASSESSMENT INFORMATION

Year	2016	2015	2014
Land Value	$5,000,000	$3,600,000	$2,040,000
Building Value	$0	$0	$0
Extra Feature Value	$0	$0	$0
Market Value	$5,000,000	$3,600,000	$2,040,000
Assessed Value	$2,468,400	$2,244,000	$2,040,000

TAXABLE VALUE INFORMATION

	2016	2015	2014
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$2,468,400	$2,244,000	$2,040,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$5,000,000	$3,600,000	$2,040,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$2,468,400	$2,244,000	$2,040,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$2,468,400	$2,244,000	$2,040,000

BENEFITS INFORMATION

Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$2,531,600	$1,356,000	

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

ACTION BY WRITTEN CONSENT OF DIRECTORS OF
EVERGREEN OVERSEAS HOLDINGS, INC.

Whereas, pursuant to the Florida Corporation Laws and the Bylaws of EVERGREEN OVERSEAS HOLDINGS, INC. (the "Company"), it is deemed desirable and in the best interests of the Company that the following actions be taken by the Directors and/or Shareholders of the Company pursuant to this written consent; and

Whereas, certain persons on behalf of the Company have may negotiate Contracts for Purchase and Sale, to purchase certain real property located in Florida (the "Real Property"); and

Whereas, certain persons on behalf of the company may negotiate loans for the purchase of Real Property with the Company,

Whereas, from time to time the Company may require an authorized signatory to sign certain documents including but not limited to purchase sand sale agreements, a satisfaction and/or release of mortgage or other real estate related documents.

Now, therefore, be it resolved that the undersigned, being all of the Directors and/or Shareholders of the Company, hereby consent to, approve and adopt the following resolutions:

RESOLVED:

That the Charles Bonney-Ache is authorized, empowered, and directed to execute and deliver, on behalf of the Company, and purchase and sale Contracts for real estate and, on behalf of the Company, to execute and deliver, satisfactions or releases of mortgages, all instruments of purchase, and to do all other things, on behalf of the Company, convenient or necessary to carry out any acts necessary related to the Company's real estate transactions and to execute any and all documents, on behalf of the Company, to that end; that such empowerment shall be limited until December 31, 2015, and that all actions taken by Charles Bonney-Ache on behalf of the Company in the negotiation of contracts, issuance of Mortgage Releases and Satisfaction or any other act related to real estate transactions are hereby ratified and confirmed.

Dated: May 12, 2015

Victor Uzan
Sole Shareholder, President and Sole Director

[NOTARY ON THE FOLLOWING PAGE]

CERTIFICATE OF CORPORATE RESOLUTION

The undersigned, being the Secretary of Evergreen Overseas Holdings, Inc. (the "Company") does hereby certify that at a duly noticed and held meeting, at which a quorum was present at all times of the Directors and/or Stockholders of the Company, at Miami, Florida on May 12, 2015 upon motion duly made and seconded that the following resolutions were unanimously approved:

RESOLVED:

Wherefore, there has been presented to and discussed at this meeting the empowerment of an authorized signatory for the Company for all matters relating to the purchase, sale and/or financing of real estate transactions.

Resolved that Charles Bonney-Ache is, authorized, empowered, and directed to execute and deliver, on behalf of the Company, any required satisfactions or releases of Notes and Mortgage, on behalf of the Company, to execute and deliver, Purchase and Sale Agreements, and do all other things, on behalf of the Company, convenient or necessary to carry out the purpose of this resolution and to execute any and all documents, on behalf of the Company, to that end; and

Resolved further that all actions taken by any person on behalf of the Company in the matters referenced herein are hereby ratified and confirmed. I further certify that the foregoing vote(s) are in full force without rescission, modification or amendment.

Dated this 12th day of May, 2015

Victor Uzan, President
Evergreen Overseas Holdings, Inc.

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Victor Uzan, President of Evergreen Overseas Holdings, Inc., on behalf of said company. He/she [X] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

ERIC J. GRABOIS
MY COMMISSION #FF052909
EXPIRES September 19, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public

Printed Name: _____

My Commission Expires: _____

ACTION BY WRITTEN CONSENT OF MANAGERS OF
ALTON SOBE, LLC

Whereas, pursuant to the Florida Limited Liability Company Laws and the Operating Agreement of ALTON SOBE, LLC (the "Company"), it is deemed desirable and in the best interests of the Company that the following actions be taken by the Members of the Company pursuant to this written consent; and

Whereas, certain persons on behalf of the Company have may negotiate Contracts for Purchase and Sale, to purchase real property located in Florida (the "Real Property"); and

Whereas, certain persons on behalf of the company may negotiate loans for the purchase of Real Property with the Company,

Whereas, from time to time the Company may require an authorized signatory to sign certain documents including, but not limited to, Purchase and Sale Agreements, Addendums, Closing Statements, or any other Closing Documents so required to consummate a Closing for Real Property or other real estate related documents.

Now, therefore, be it resolved that the undersigned, being all of the Managers and/or Members of the Company, hereby consent to, approve and adopt the following resolutions:

RESOLVED: That Charles Bonney-Ache is, authorized, empowered, and directed to execute and deliver, on behalf of the Company, any required, Contractor Agreements, Sub-Contractor Agreements, Design Professional Agreements, Permit Applications, all documents required for governmental approval, or any other documents so required for construction and development of the property owned by the company located on 929-939 Alton Rd., Miami Beach, FL 33139, and to do all other things, on behalf of the Company, and to carry out any acts necessary related to the Company's development of such property as described herein, to that end; that such empowerment shall be limited until December 31, 2015, and that all actions taken by Charles Bonney-Ache on behalf of the Company in accordance with this resolution are hereby ratified and confirmed.

[SIGNATURES ON THE FOLLOWING PAGE]

Dated this 12th day of May, 2015

Evergreen Overseas Holdings, Inc.,
a Florida corporation, Managing Member

By: _____
Victor Uzan, President

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Victor Uzan, President of Evergreen Overseas Holdings, Inc., Manager of Alton Sobe, LLC, a Florida limited liability company, on behalf of said company. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
ERIC J. GRABOIS
MY COMMISSION #FF052909
EXPIRES September 19, 2017
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF COMPANY RESOLUTION
ALTON SOBE, LLC

The undersigned, being the Manager of ALTON SOBE, LLC (the "Company") does hereby certify that at a duly noticed and held meeting, at which a quorum was present at all times of the Managers and/or Members of the Company, at Miami, Florida on May 12, 2015 upon motion duly made and seconded that the following resolutions were unanimously approved:

RESOLVED:

Wherefore, there has been presented to and discussed at this meeting the empowerment of an authorized signatory for the Company for all matters relating to the purchase, sale and/or financing of real estate transactions.

Resolved that Charles Bonney-Ache is, authorized, empowered, and directed to execute and deliver, on behalf of the Company, any required, Contractor Agreements, Sub-contractor Agreements, design professional agreements, permit applications, all documents required for governmental approval, or any other documents generally so required for construction and development of the property owned by the company located on 929-939 Alton Rd., Miami Beach, FL 33139 and to do all other things, on behalf of the Company, convenient or necessary to carry out the purpose of this resolution and to execute any and all documents, on behalf of the Company, to that end; and

Resolved further that all actions taken by any person on behalf of the Company in the matters referenced herein are hereby ratified and confirmed. I further certify that the foregoing vote(s) are in full force without rescission, modification or amendment.

Dated this ____ day of May, 2015

Evergreen Overseas Holdings, Inc.,
a Florida corporation, Manager

By: _____
Victor Uzan, President

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Victor Uzan, President of Evergreen Overseas Holdings, Inc., Manager of Alton Sobe, LLC, a Florida limited liability company, on behalf of said company. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
ERIC J. GRABOIS
MY COMMISSION #FF052909
EXPIRES September 19, 2017
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Victor Uzan, President of Evergreen Overseas Holdings, on behalf of said company. He/she [X] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

ERIC J. GRABOIS
MY COMMISSION #FF052909
EXPIRES September 19, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF CORPORATE RESOLUTION

The undersigned, being the Secretary of Evergreen Overseas Holdings, Inc. (the "Company") does hereby certify that at a duly noticed and held meeting, at which a quorum was present at all times of the Directors and/or Stockholders of the Company, at Miami, Florida on May 12, 2015 upon motion duly made and seconded that the following resolutions were unanimously approved:

RESOLVED:

Wherefore, there has been presented to and discussed at this meeting the empowerment of an authorized signatory for the Company for all matters relating to the purchase, sale and/or financing of real estate transactions.

Resolved that Charles Bonney-Ache is, authorized, empowered, and directed to execute and deliver, on behalf of the Company, any required satisfactions or releases of Notes and Mortgage, on behalf of the Company, to execute and deliver, Purchase and Sale Agreements, and do all other things, on behalf of the Company, convenient or necessary to carry out the purpose of this resolution and to execute any and all documents, on behalf of the Company, to that end; and

Resolved further that all actions taken by any person on behalf of the Company in the matters referenced herein are hereby ratified and confirmed. I further certify that the foregoing vote(s) are in full force without rescission, modification or amendment.

Dated this 12th day of May, 2015

Victor Uzan, President
Evergreen Overseas Holdings, Inc.

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of May, 2015 by Victor Uzan, President of Evergreen Overseas Holdings, Inc., on behalf of said company. He/she [X] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
ERIC J. GRABOIS
MY COMMISSION #FF052909
EXPIRES September 19, 2017
(407) 398-0153 FloridaNotaryService.com

Notary Public

Printed Name:

My Commission Expires: