

Written Consent to Organize Biana LLC

The managers hereby take the following actions by unanimous written consent to organize this Delaware company:

1. Organization. The Company's articles of organization (certificate of formation) are approved and ratified.

2. Officers. The following persons are appointed to the offices set forth opposite their names to serve until their successors are appointed:

Managing Officer

Jean Christophe Michellier

3. Membership Certificates. The membership certificates that are in the Corporate Records binder are approved as the form to be used in issuing units (membership interests) in the Company.

4. Bank Account. The Company's management shall open an account with a bank or other financial institution and shall deposit in that account all funds of the Company. All resolutions required to open an account in accordance with this paragraph are adopted as the action of the Company.

5. Agreement/Regulations. The adoption by the members of the basic form of Operating Agreement or Regulations or LLC Agreement contained in the Corporate Records binder is acknowledged.

6. Membership Interests. For the consideration determined by the Company's management to be adequate, the Company will issue to each member named below a membership certificate for the number of units stated below:

<u>Units</u>	<u>Class of Units</u>	<u>Member</u>
99	Voting	Jean Christophe Michellier
1	Voting	Sniazhana Michellier

Written Consent of Authorized Person
Naming the Manager(s) for
Biana LLC

The undersigned authorized person hereby elects the following person(s) to serve as the Manager(s) for this Delaware limited liability company:

Jean Christophe Michellier

The Manager(s) shall complete the organization of the limited liability company by appointing officers, issuing units (ownership interests), opening bank accounts and taking all other actions necessary for the organization of the company. This written consent is intended to be part of the documents under which the company is formed.


Corporate Creations International Inc.

Date: 4/21/2014

STATE OF

Florida

COUNTY OF

Palm Beach

The foregoing instrument was acknowledged before me this 21st day of April 20 14 by the above named signatory, who is personally known to me or who produced a drivers license or passport as identification and who did take an oath.


Signature of Notary Public

Notary Public Seal:



CERTIFICATE No. 1

Received Certificate No. 1

Issued To

Dated _____,

For 99 Units
on _____,

Name Jean Christophe Michellier

Address _____

NUMBER

1

Delaware

Limited Liability Company

UNITS

99

Biana LLC

This Certifies that Jean Christophe Michellier

is the registered owner of 99 Voting

Units

in the above named Limited Liability Company, transferable only on the books of the Company in accordance with the Company's Operating Agreement, and is a member of the Company and is entitled to the full benefits and privileges of such membership subject to the duties and obligations, as more fully set forth in the Company's Articles of Organization, Operating Agreement and Regulations.

In Witness Whereof, the said Company has caused this Certificate to be executed by its duly authorized manager(s), member(s) or agent(s) this _____ day of _____.

Member or Manager _____

Member or Manager _____

CERTIFICATE No. 2

Received Certificate No. 2

Issued To

Dated _____, _____

For 1 Units
on _____

Name Sniazhana Michellier

Address _____

NUMBER

2

A Delaware

limited liability company

UNITS

1

Biana LLC

This Certifies that Sniazhana Michellier

is the registered owner of 1 Voting

Units

in the above named *Limited Liability Company*, transferable only on the books of the Company in accordance with the Company's *Operating Agreement*, and is a member of the Company and is entitled to the full benefits and privileges of such membership subject to the duties and obligations, as more fully set forth in the Company's *Articles of Organization, Operating Agreement and Regulations*.

In Witness Whereof, the said Company has caused this Certificate to be executed by its duly authorized manager(s), member(s) or agent(s) this _____ day of _____.

Member or Manager

Member or Manager

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No.	DEB
Date	
MCR No.	23208
Amount	
Zoning Classification	
(For Staff Use Only)	

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input checked="" type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☒ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: 5512 HOUSE 5512 LA GORCE DR. MIAMI BEACH FL

LEGAL DESCRIPTION: LOT 2, BLOCK 13, BEACH VIEW SUBDIVISION
PLAT BOOK 9, PAGE 158 PUBLIC RECORDS
OF MIAMI DADE COUNTY, FL

4. NAME OF APPLICANT BIANA, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

5512 LA GORCE DR. MIAMI BEACH FL 33139
ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # 786 614 6001 CELL PHONE # _____

E-mail address: JC MICHELLIER @ GMAIL.COM

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") SAME

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER _____ CITY _____ STATE _____ ZIP _____

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

EDUARDO VAZQUEZ 8425 BISCAYNE BLVD. UNIT 103 MIAMI BEACH FL
NAME (please circle one of the above) _____ ADDRESS _____ CITY _____ STATE _____ ZIP 33138

BUSINESS PHONE # _____ CELL PHONE # 786 277 4512

E-mail address: EVAARCHITECT@GMAIL.COM

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

b. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

c. _____
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL:

NEW SINGLE FAMILY RESIDENCE, REQUEST
DEMO OF EXISTING PRE 1942 HOME.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (✓) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [✓] YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 3,710 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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 or PARTNERSHIP**

(Circle one)

STATE OF _____

COUNTY OF _____

I, JEAN MICHELLIER being duly sworn, depose and say that I am the PRESIDENT of BIANA, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

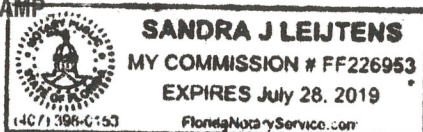
JEAN MICHELLIER

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this 16 day of Nov, 2015. The foregoing instrument was acknowledged before me by Jean Michellier of _____, 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

PRINT NAME

My Commission Expires: July 28, 2019

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, JEAN MICHELLIER, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for DRB REVIEW relative to the subject property, which request is hereby made by me OR I am hereby authorizing EDUARDO VAZQUEZ ARCHITECT to be my representative before the DRB Board. 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 and I take the responsibility of removing this notice after the date of hearing.

JEAN MICHELLIER
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

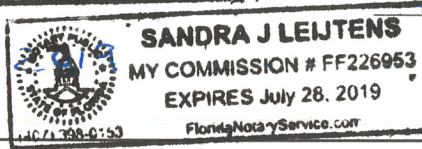
Sworn to and subscribed before me this 16 day of Nov, 2015. The foregoing instrument was acknowledged before me by Jean Michellier of _____ who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
Sandra Lejtens
NOTARY PUBLIC
PRINT NAME

My Commission Expires: July 28,



CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

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.*

BIANA LLC.
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

JEAN MICHELLER
SNIAZHANA MICHELLER

99 %
1 %

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

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

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(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.*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(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.*

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

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 interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF _____

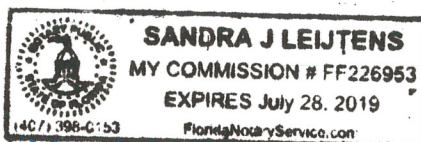
COUNTY OF _____

I, JEAN MICHELLE, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 16 day of Nov, 2015. The foregoing instrument was acknowledged before me by Jean Michelle, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: July 28, 2019

Sandra J. Leijens
NOTARY PUBLIC
Sandra Leijens
PRINT NAME



CFN 2014R0352414
OR Bk 29153 Pgs 4371 - 4372; (2pgs)
RECORDED 05/15/2014 15:08:44
DEED DOC TAX 7,254.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Record and Return to:

JOSEPH B. RYAN, III
8925 SW 148 Street, Suite 200
Miami, Florida 33176

Prepared by:

MARITZA E. PEREZ, FRP
Cantor & Webb P.A.
1001 Brickell Bay Drive, Suite 3112
Miami, Florida 33131

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of May, 2014 between GINA KIRKPATRICK, a single woman whose post office address is 44 Mercer Street, Apt. 3, New York, NY 10013, grantor, and BIANA, LLC, a Delaware limited liability company whose post office address is 5512 La Gorce Drive, Miami Beach, Florida 33140, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 2, Block 13, Beach View Subdivision, according to the map or plat thereof, as recorded in PlatBook 9, Page 158, of the Public Records of Miami-Dade County, Florida.

Together with Easement as shown in Easement Agreement recorded in Official Records Book 24182, Page 851, and described as follows:

A portion of land lying 20.00 feet Westerly of and parallel with Westerly line of Lot 2, Block 13, "BEACH VIEW SUBDIVISION", according to the plat thereof, recorded in Plat Book 9, at Page 158, of the Public Records of Miami-Dade County, Florida, extended Southerly to the intersection with the Southerly line of said Lot 2 and extended Northerly to the intersection with the Northerly line of said Lot 2.

Parcel Identification Number: 02-3214-003-1530

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

DoubleTimes

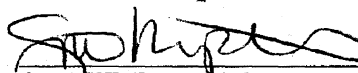
2

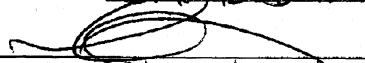
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Maritza E. Perez

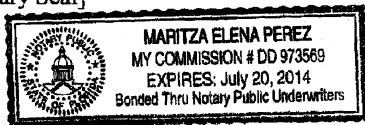
 (Seal)
GINA KIRKPATRICK

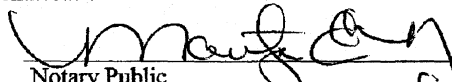

Witness Name: Steven L. Cantor

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of May, 2014 by GINA KIRKPATRICK, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Maritza E. Perez

My Commission Expires: _____