

# MIAMIBEACH

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 PB25-0773			
<input type="radio"/> <b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> <b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> <b>Planning Board</b> <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		<input type="radio"/> <b>Historic Preservation Board</b> <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"/> <b>Other:</b>			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1784 West Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3233-012-0630			
Property Owner Information			
PROPERTY OWNER NAME AP 1784 West Ave LP			
ADDRESS 2151 Hawkins Street, Suite 1100	CITY Charlotte	STATE North Carolina	ZIPCODE 28203
BUSINESS PHONE 347-993-8742	CELL PHONE	EMAIL ADDRESS andrea@apastabar.com	
Applicant Information (if different than owner)			
APPLICANT NAME 1916 Bay Road Operations LLC			
ADDRESS 1784 West Avenue	CITY Miami Beach	STATE Florida	ZIPCODE 33139
BUSINESS PHONE (347) 993-8742	CELL PHONE	EMAIL ADDRESS marc@apastabar.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST See attached letter of intent.			

<b>Project Information</b>			
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.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
<b>Party responsible for project design</b>			
NAME ARCHIMIA Interior + Architecture - Fulvio Rottigni		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Engineer	<input type="checkbox"/> Contractor <input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect <input type="checkbox"/> Other _____	
ADDRESS 8425 Biscayne Blvd, Suite 101		CITY Miami	STATE Florida
		ZIPCODE 33138	
BUSINESS PHONE (786) 663-3056	CELL PHONE	EMAIL ADDRESS fulvio@archimiapa.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Nicholas Rodriguez-Caballero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS nrodriguez@brzoninglaw.com	
NAME N/A		<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
		Miami	Florida
		ZIPCODE 33131	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME N/A		<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
		Miami	
		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:**

- 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".
- 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 forgoing 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

Marc Pedrazzoli  
**SIGNATURE**

Marc Pedrazzoli\*  
**PRINT NAME**

06/20/2025  
**DATE SIGNED**

\*Manager of 1916 Bay Road Operations LLC

**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 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~~ New York

COUNTY OF ~~Miami-Dade~~ New York

I, Marc Pedrazzoli\*, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 1916 Bay Road Operations 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.

\*Manager of 1916 Bay Road Operations LLC

Marc Pedrazzoli

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2025. The foregoing instrument was acknowledged before me by Marc Pedrazzoli, who has produced Italy PsPT as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**JEFFREY G RONG**  
Notary Public - State of New York  
No. 01RO6219871

Jeffrey G Rong

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: Apr 05, 2026 Qualified in New York County  
My Commission Expires April 05, 2026

Jeffrey G Rong

\_\_\_\_\_  
**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF ~~Florida~~ New York

COUNTY OF ~~Miami-Dade~~ New York

I, Marc Pedrazzoli\*, 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 N. Rodriguez-Caballero and F. Rottigni 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.

Marc Pedrazzoli\*  
**PRINT NAME (and Title, if applicable)**

*Marc Pedrazzoli*  
**SIGNATURE**

Sworn to and subscribed before me this 20<sup>th</sup> day of June, 2025. The foregoing instrument was acknowledged before me by Marc Pedrazzoli, who has produced Idly PCP as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: Apr 05, 2026  
JEFFREY G RONG  
Notary Public - State of New York  
No. 01RO6219871  
Qualified in New York County  
My Commission Expires April 05, 2026

*Jeffrey G. Rong*  
**NOTARY PUBLIC**  
Jeffrey G. Rong  
**PRINT NAME**

\*Manager of 1916 Bay Road Operations LLC

**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.

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 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.

1916 Bay Road Operations LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
Marc Pedrazzoli	80%
20 Pine Street, #2804	
New York, NY 10005	
Maria Esther Valcarcel	20%
20 Pine Street, #2804	
New York, NY 10005	

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
N/A	

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.

**Please read the following and acknowledge below:**

- 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".
- 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 forgoing 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

*Reed Kracke*

**SIGNATURE**

Reed Kracke\*

**PRINT NAME**

6/24/2025

**DATE SIGNED**

\*Authorized Representative of AP 1784 West Ave., LP

**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 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 North Carolina

COUNTY OF Mecklenburg

I, Reed Kracke\*, being first duly sworn, depose and certify as follows: (1) I am the Authorized Representative (print title) of AP 1784 West Ave., LP (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.

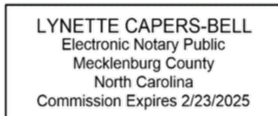
\*Manager of 1916 Bay Road Operations LLC

Reed Kracke

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 24 day of June, 2025. The foregoing instrument was acknowledged before me by Reed Kracke, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Lynette Capers-Bell

\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: 02/23/30

\_\_\_\_\_  
Lynette Capers-Bell

**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

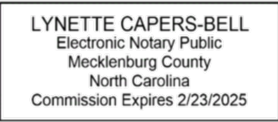
STATE OF North Carolina

COUNTY OF Mecklenburg

I, Reed Kracke\*, 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 N. Rodriguez-Caballero and F. Rottigni 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.

Reed Kracke\* Reed Kracke  
**PRINT NAME (and Title, if applicable)** **SIGNATURE**

Sworn to and subscribed before me this 24 day of June, 20    . The foregoing instrument was acknowledged before me by Reed Kracke, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP  Lynette Capers-Bell  
My Commission Expires: 2/23/30 Lynette Capers-Bell  
**NOTARY PUBLIC**  
**PRINT NAME**

\*Authorized Representative of 1784 West Ave., LP

**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.

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 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.

AP 1784 West Ave., LP

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B, attached.

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B, attached.	

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

N/A

NAME AND ADDRESS	% OF OWNERSHIP
N/A	

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.



**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
<u>Nicholas Rodriguez-Caballero</u>	<u>200 S. Biscayne Boulevard, Suite 300</u>	<u>(305) 374-5300</u>
<u>Fulvio Rottigni</u>	<u>8425 Biscayne Blvd, Suite 101</u>	<u>(786) 663-3056</u>
<u>N/A</u>		

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~~ New York

COUNTY OF ~~Miami-Dade~~ New York

I, Marc Pedrazzoli, 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.

Marc Pedrazzoli  
**SIGNATURE**

Sworn to and subscribed before me this 20th day of June, 2025. The foregoing instrument was acknowledged before me by Marc Pedrazzoli, who has produced Italy PSP as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Jeffrey A Rong  
**NOTARY PUBLIC**

My Commission Expires: Apr 05, 2026

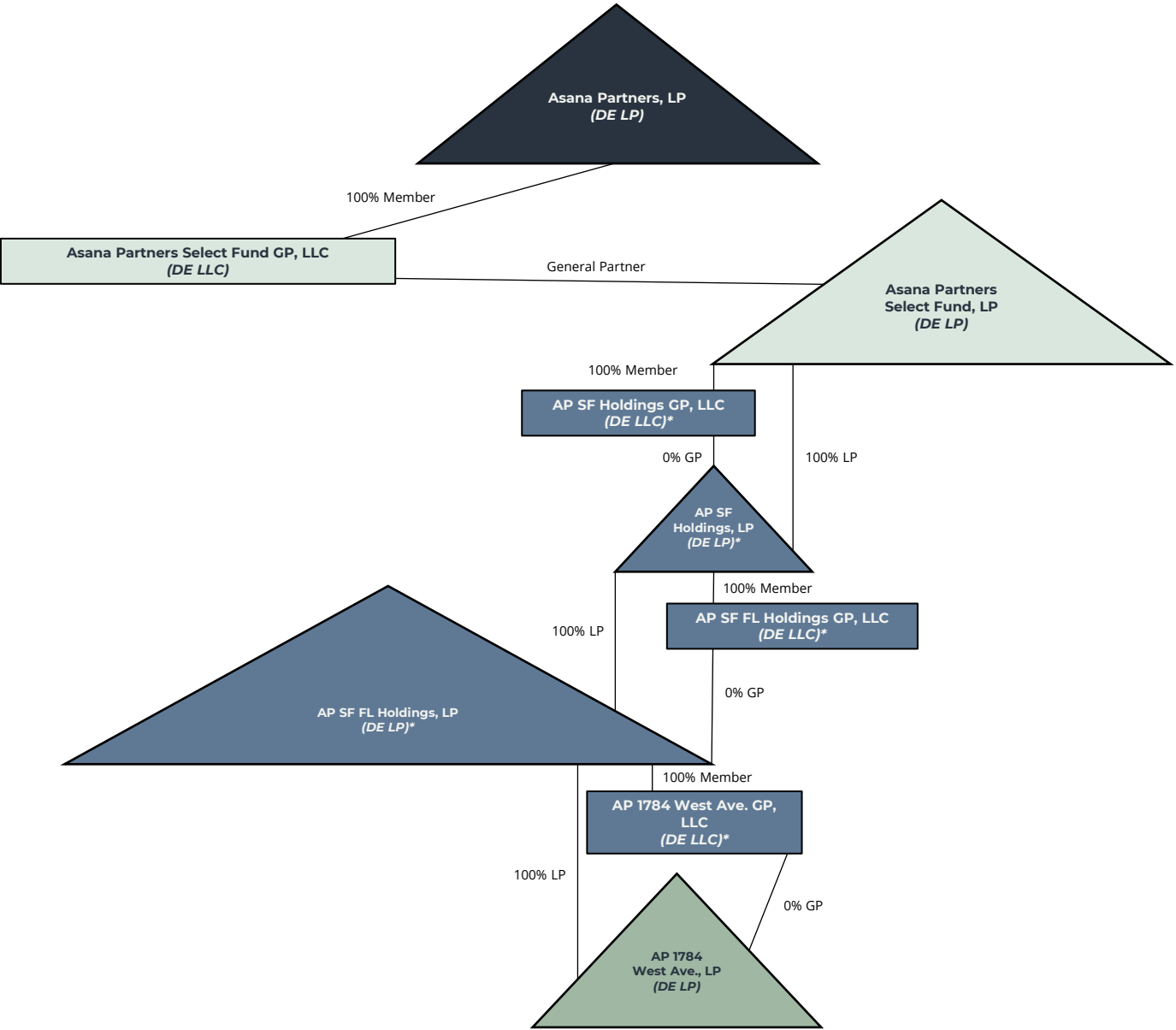
**JEFFREY G RONG**  
Notary Public - State of New York  
No. 01RO6219871  
Qualified in New York County  
My Commission Expires April 05, 2026

Jeffrey A Rong  
**PRINT NAME**

**Exhibit A "Legal Description"**

**1784 West Avenue  
Folio Number: 02-3233-012-0630**

Lot 5, Block 16-A, of ISLAND VIEW SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.



**ACTION OF THE GENERAL PARTNER OF  
ASANA PARTNERS SELECT FUND, LP  
TAKEN BY UNANIMOUS WRITTEN CONSENT  
IN LIEU OF A MEETING**

Pursuant to Section 5.1 of the Amended and Restated Limited Partnership Agreement of Asana Partners Select Fund, LP, a Delaware limited partnership (the “Company”), the undersigned, being general partner of the Company (the “GP”), does hereby unanimously consent to and adopt the following resolutions, dated February 7, 2025, as the action of the GP in lieu of a meeting and does hereby direct that this written consent to such action be filed with the minutes of the proceedings of the GP.

**Appointment of Officers**

WHEREAS, the Company is the sole member of (i) AP SF GP, LLC, a Delaware limited liability company (“AP SF GP”), which is the general partner of each of [REDACTED] and (ii) AP SF Holdings GP, LLC, a Delaware limited liability company (“AP SF Holdings GP”), which is the general partner of AP SF Holdings, LP, a Delaware limited partnership (“AP SF Holdings”), which is the sole member of each entity listed under Column A on Exhibit A attached hereto (each an “SF State Holdings GP”), and each SF State Holdings GP is the general partner of the limited partnership set forth next to such SF State Holdings GP under Column B on Exhibit A attached hereto (each an “SF State Holdings LP”), and each SF State Holdings LP is the sole member of each limited liability company set forth next to such SF State Holdings LP under Column C on Exhibit A attached hereto (each a “Property GP”), and each Property GP is the general partner of each limited partnership and/or the sole member of certain limited liability companies set forth next to such Property GP under Column D on Exhibit A attached hereto (each an “SPE”; and collectively, the “SPEs”);

WHEREAS, the Company, (i) in its capacity as the sole member of AP SF GP desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of AP SF GP in the capacity opposite each such individual’s name on Exhibit B attached hereto, (ii) in its capacity as the sole member of AP SF GP, [REDACTED] desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of each of [REDACTED] in the capacity opposite each such individual’s name on Exhibit B attached hereto, (iii) in its capacity as the sole member of AP SF Holdings GP desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of AP SF Holdings GP in the capacity opposite each such individual’s name on Exhibit B attached hereto, (iv) in its capacity as the sole member of AP SF Holdings GP, in its capacity as the general partner of AP SF Holdings, in its capacity as the sole member of each SF State Holdings GP, desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of each SF State Holdings GP in the capacity opposite each such individual’s name on Exhibit B attached hereto, (v) in its capacity as the sole member of AP SF Holdings GP, in its capacity as the general partner of AP SF Holdings, in its capacity as the sole member of each SF State Holdings GP, each in its capacity as the general partner of each applicable SF State Holdings LP, each in its capacity as the sole member of the applicable Property GP desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of each Property GP in the capacity opposite each such individual’s name on Exhibit B attached hereto, and (vi) in its capacity as the sole member

of AP SF Holdings GP, in its capacity as the general partner of AP SF Holdings, in its capacity as the sole member of each SF State Holdings GP, each in its capacity as the general partner of each applicable SF State Holdings LP, each in its capacity as the sole member of the applicable Property GP desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of each Property GP in the capacity opposite each such individual's name on Exhibit B attached hereto, each in its capacity as the general partner and/or the sole member of each applicable SPE desires to appoint the individuals listed on Exhibit B attached hereto each as an officer of each SPE in the capacity opposite each such individual's name on Exhibit B attached hereto (collectively, the "Officer Appointments"; each individual listed on Exhibit B attached hereto in the capacity listed on Exhibit B attached hereto being an "Officer");

WHEREAS, prior to the date of this Consent, the GP has reviewed all relevant information relating to the Officer Appointments.

NOW, THEREFORE, BE IT RESOLVED, that it is in the best interest of the Company, (i) in its capacity as the sole member of AP SF GP, for itself and in its capacity as the general partner of each of [REDACTED] and (ii) in its capacity as the sole member of AP SF Holdings GP, for itself and in its capacity as the general partner of AP SF Holdings, for itself and in its capacity as the sole member of each SF State Holdings GP, each for itself and in its capacity as the sole member of the applicable SF State Holdings LP, each for itself and in its capacity as the sole member of each applicable Property GP, each for itself and in its capacity as the general partner and/or the sole member of each applicable SPE, to approve the Officer Appointments;

BE IT FURTHER RESOLVED, that the Officer Appointments are hereby approved;

#### **Further Actions**

FURTHER RESOLVED, that each Officer of AP SF GP, Brattle Square, 1365 Post Rd E, AP SF Holdings GP, each SF State Holdings GP, each Property GP, and each SPE shall be, and each of them hereby is, acting alone, authorized and directed, in the name and on behalf of each such entity, in its own capacity and in its capacity as general partner of the limited partnership of which it is the general partner, to do and perform all such further acts and things, to execute and deliver any and all documents required, the taking of such action, and/or such execution, and/or delivery, to be conclusive evidence of the necessity or appropriateness thereof; and

RESOLVED FURTHER, that all documents and acts heretofore executed, performed and delivered for and on behalf of AP SF GP, [REDACTED] AP SF Holdings GP, any SF State Holdings GP, any Property GP, or any SPE by any Officer of each such entity are hereby ratified, adopted and confirmed;

This consent may be executed in one or more counterparts, each of which shall be deemed an original and all of which, together, shall constitute one consent. All of the foregoing resolutions shall be deemed adopted simultaneously. Facsimile or other electronic transmission of any signed original document and/or retransmission of any signed facsimile transmission will be deemed the same as delivery of an original. At the request of any of the undersigned, all of the undersigned will confirm facsimile transmission by signing a duplicate original document.

*[Remainder of page left blank; signatures to follow]*

WITNESS the consent of the undersigned.

Asana Partners Select Fund GP, LLC, a  
Delaware limited liability company, its  
general partner

By: Asana Partners, LP, a Delaware  
limited partnership,  
its managing member



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Jason K. Tompkins  
Managing Partner

**EXHIBIT A**

COLUMN A	COLUMN B	COLUMN C	COLUMN D
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
AP SF FL Holdings GP, LLC	AP SF FL Holdings, LP	[REDACTED] AP 1784 West Ave. GP, LLC	[REDACTED] AP 1784 West Ave., LP
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED] [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED] [REDACTED]	[REDACTED]		[REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]

**EXHIBIT B**

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Limitations on Signing Authority</u></b>
Jason K. Tompkins	Managing Partner, Co-President, or Authorized Representative	None
Sam E. Judd	Managing Partner, Co-President, or Authorized Representative	None
Terry S. Brown	Managing Partner, Co-President, or Authorized Representative	None
R. Seth Black	Vice President or Authorized Representative	Signing authority is limited to asset and property management documents, including, without limitation, leases, occupancy agreements and lease-related (and occupancy related) ancillary documents (including ground leases, licenses, assignments, subleases, SNDAs, estoppels, NDAs, waivers, consents, commencement date certificates, and memoranda), property management agreements, parking agreements, easements, declarations, access agreements, leasing and brokerage agreements, permit submittals, tenant notice letters, and amendments, modifications, or terminations of the foregoing.
Reed A. Kracke	Vice President or Authorized Representative	Signing authority is limited to acquisition deal sourcing documents, including, letters of intent, purchase & sales agreements and amendments; disposition listing agreements and PSAs; and development and redevelopment permit submittals and contracts, including, architect, general contractors, engineers, other vendors.
William M. Ponder	Vice President or Authorized Representative	Signing authority is limited to asset and property management documents, including, without limitation, leases, occupancy agreements and lease-related (and occupancy related) ancillary documents (including ground leases, licenses, assignments, subleases, SNDAs, estoppels, NDAs, waivers, consents,

		commencement date certificates, and memoranda), property management agreements, parking agreements, easements, declarations, access agreements, leasing and brokerage agreements, permit submittals, tenant notice letters, and amendments, modifications, or terminations of the foregoing.
Stefan C. Neudorff	Chief Financial Officer or Authorized Representative	Signing authority is limited to REIT-related documents, including, dealer and arrangement agreements (REIT offering).
Angelica S. Merg	Authorized Representative	Signing authority is limited to marketing services agreements and documents ancillary thereto.
Ashley D. McDonald	Authorized Representative	Signing authority is limited to development and redevelopment permit submittals and contracts, including, architect, general contractors, engineers, other vendors.
Brian M. McWeeney	Authorized Representative	Signing authority is limited to asset and property management documents, including, residential leases with term less than 18 months, parking agreements (facilities management agreements; parking spaces), license agreements (pop-up events; storage; seasonal decorations), lender consents, termination notices (where termination rights already exist), state/municipal authorization forms such as designated agent forms, property-tax related settlements/municipal documents, confirmation of rent commencement date, signage agreement (with termination rights), NDAs/CAs (regarding tenant financials), property related litigation documents requiring verification of personal knowledge of underlying facts.
Chris R. Dalton	Authorized Representative	Signing authority is limited to asset and property management documents, including, residential leases with term less than 18 months, parking agreements (facilities management agreements; parking spaces), license agreements (pop-up events; storage; seasonal decorations), lender consents, termination notices (where termination rights already exist), state/municipal authorization forms such as designated agent forms, property-tax related settlements/municipal documents, confirmation of rent commencement date, signage agreement (with termination rights), NDAs/CAs (regarding tenant

		financials), property related litigation documents requiring verification of personal knowledge of underlying facts.
Clare E. Walsh	Authorized Representative	Signing authority is limited to leasing and brokerage agreements and documents ancillary thereto.
G. Welch Liles, III	Authorized Representative	Signing authority is limited to development and redevelopment permit submittals and contracts, including, architect, general contractors, engineers, other vendors.
J. Forrest Cherry	Authorized Representative	Signing authority is limited to asset and property management documents, including, residential leases with term less than 18 months, parking agreements (facilities management agreements; parking spaces), license agreements (pop-up events; storage; seasonal decorations), lender consents, termination notices (where termination rights already exist), state/municipal authorization forms such as designated agent forms, property-tax related settlements/municipal documents, confirmation of rent commencement date, signage agreement (with termination rights), NDAs/CAs (regarding tenant financials), property related litigation documents requiring verification of personal knowledge of underlying facts.
Matthew P. Saylor	Authorized Representative	Signing authority is limited to asset and property management documents, including, residential leases with term less than 18 months, parking agreements (facilities management agreements; parking spaces), license agreements (pop-up events; storage; seasonal decorations), lender consents, termination notices (where termination rights already exist), state/municipal authorization forms such as designated agent forms, property-tax related settlements/municipal documents, confirmation of rent commencement date, signage agreement (with termination rights), NDAs/CAs (regarding tenant financials), property related litigation documents requiring verification of personal knowledge of underlying facts.
Tom M. FitzGerald	Authorized Representative	Signing authority is limited to leasing and brokerage agreements and documents ancillary thereto.