

# MIAMI BEACH

## PLANNING DEPARTMENT

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

### LAND USE BOARD HEARING APPLICATION

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

<b>Application Information</b>			
FILE NUMBER PB25-0742			
<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 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 checked="" type="checkbox"/> <b>Other:</b> Modification of Existing Board Order			
<b>Property Information – Please attach Legal Description as “Exhibit A”</b>			
ADDRESS OF PROPERTY 3925 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140			
FOLIO NUMBER(S) 02-3226-001-1850			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME HHL P MIAMI BEACH ASSOCIATES LLC			
ADDRESS 44 HERSHA DRIVE		CITY HARRISBURG	STATE PA
ZIP CODE 17102			
BUSINESS PHONE (215) 238-1046	CELL PHONE N/A	EMAIL ADDRESS LEGAL@HERSHA.COM	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME HHL P MIAMI BEACH ASSOCIATES LLC			
ADDRESS 44 HERSHA DRIVE		CITY HARRISBURG	STATE PA
ZIP CODE 17102			
BUSINESS PHONE (215) 238-1046	CELL PHONE N/A	EMAIL ADDRESS LEGAL@HERSHA.COM	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST			
<p>The purpose of this application is to: (1) amend Condition No. 2 of the CUP as detailed in the Letter of Intent; (2) update the CUP to reflect the current ownership, which has been in place since 2011; and (3) revise the ownership change requirements to align with current Code provisions</p>			

<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 N/A		<input type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Ethan B. Wasserman, Esq.		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 333 SE 2nd Avenue, Suite 4400		CITY Miami	STATE Florida
			ZIPCODE 33131
BUSINESS PHONE 305-579-0500	CELL PHONE	EMAIL ADDRESS wassermane@gtlaw.com	
NAME David J. Butter, Esq.		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 333 SE 2nd Avenue, Suite 4400		CITY Miami	STATE Florida
			ZIPCODE 33131
BUSINESS PHONE 305-579-0500	CELL PHONE	EMAIL ADDRESS david.butter@gtlaw.com	
NAME		<input type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS		CITY	STATE
			ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

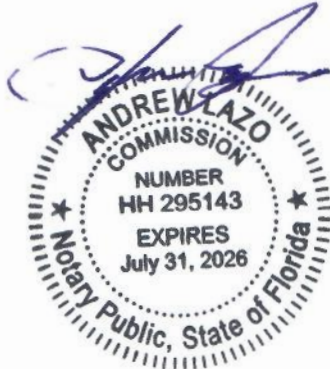
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

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

- 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



A handwritten signature in blue ink, appearing to read 'Neil H. Shah', written over a horizontal line.

**SIGNATURE**

Neil H. Shah, as President of HHLPMiami Beach Associates, LLC, a Delaware limited liability company

**PRINT NAME**

A handwritten date in blue ink, '2/11/25', written over a horizontal line.

**DATE SIGNED**

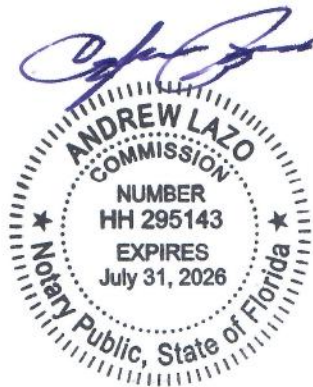
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The aforementioned is acknowledged by:

Owner of the subject property

Authorized representative



*Neil H. Shah*

---

**SIGNATURE**

Neil H. Shah, as President of HHLP Miami Beach Lessee, LLC, a Delaware limited liability company

**PRINT NAME**

*2/11/25*

---

**DATE SIGNED**

**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 remove this notice after the date of the hearing.

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

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

NOTARY SEAL OR STAMP

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

My Commission Expires: \_\_\_\_\_

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

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

STATE OF Florida

COUNTY OF Miami-Dade

I, Neil H. Shah, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of HHLP Miami Beach Associates, LLC, a Delaware limited liability company (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.

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

Sworn to and subscribed before me this 12 day of February, 2025. The foregoing instrument was acknowledged before me by Neil H. Shah, 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: 07/31/2026

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



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Neil H. Shah, as President of HHLP Miami Beach Associates, LLC, a Delaware limited liability company, 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 Ethan B. Wasserman, Esq. 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.

Neil H. Shah, as President of HHLP Miami Beach Associates, LLC, a Delaware limited liability company

**PRINT NAME (and Title, if applicable)**

*[Handwritten Signature]*  
**SIGNATURE**

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NOTARY SEAL OR STAMP



My Commission Expires: 07/31/2026

*[Handwritten Signature]*  
**NOTARY PUBLIC**  
Andrew Lazo  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

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

**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.

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Neil H. Shah, as President of HHLP Miami Beach Lessee, LLC, a Delaware limited liability company, 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 Ethan B. Wasserman, Esq. 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.

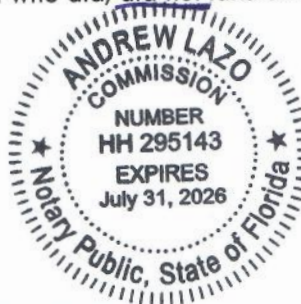
Neil H. Shah, as President of HHLP Miami Beach Lessee, LLC, a Delaware limited liability company

[Signature]  
**SIGNATURE**

**PRINT NAME (and Title, if applicable)**

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NOTARY SEAL OR STAMP



[Signature]  
**NOTARY PUBLIC**  
Andrew Lazo  
**PRINT NAME**

My Commission Expires: 07/31/2026

**CONTRACT FOR PURCHASE**

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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.

HHP Miami Beach Associates, LLC  
\_\_\_\_\_  
**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS  
See Exhibit "B", attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

% OF OWNERSHIP  
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\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_

HHP Miami Beach Lessee, LLC  
\_\_\_\_\_  
**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS  
See Exhibit "C", attached  
\_\_\_\_\_  
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% OF OWNERSHIP  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

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>Ethan B. Wasserman, Esq.</u>	<u>333 SE 2nd Avenue, Suite 4400, Miami, FL 33131</u>	<u>305-579-0784</u>
_____	_____	_____
_____	_____	_____

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

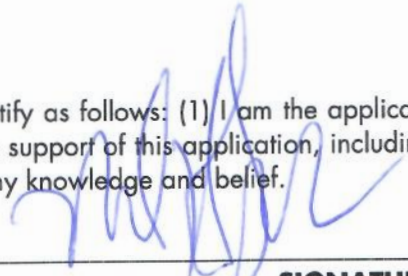
**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

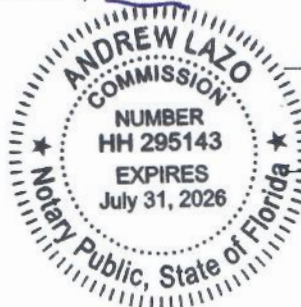
I, Neil H. Shah, as President of HHLP Miami Beach Associates, LLC, a Delaware limited liability company, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.


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

Sworn to and subscribed before me this 12 day of February, 2025. The foregoing instrument was acknowledged before me by Neil H. Shah, 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: 07/31/2026



  
\_\_\_\_\_  
**NOTARY PUBLIC**  
Andrew Lazo  
**PRINT NAME**

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_____	_____	_____
_____	_____	_____

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**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

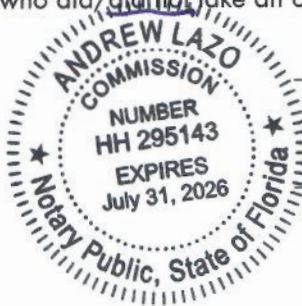
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NOTARY SEAL OR STAMP

My Commission Expires: 07/31/2026



**NOTARY PUBLIC**

Andrew Lazo

**PRINT NAME**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 1 THROUGH 8 INCLUSIVE, AND THE 16.00 FOOT ALLEY BOUNDED ON THE WEST BY THE EASTERLY LINES OF LOTS 5 THROUGH 8; BOUNDED ON THE EAST BY THE WESTERLY LINES OF LOTS 1 THROUGH 4; BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF 40<sup>TH</sup> STREET, AND BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF 39<sup>TH</sup> STREET, ALL IN BLOCK 31, AMENDED PLAT OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGES 7 & 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA:

ALSO KNOWN AS:

LOTS 1 TO 8, INCLUSIVE, BLOCK 31, AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, INCLUDING THAT CERTAIN ALLEYWAY EXTENDING NORTH AND SOUTH THROUGH BLOCK 31, VACATED PURSUANT TO RESOLUTION IN DEED BOOK 1386, PAGE 252, AND LESS THOSE PORTIONS OF LOTS 1 TO 4, INCLUSIVE, BLOCK 31, TAKEN BY EMINENT DOMAIN #78-13532, PURSUANT TO ORDER OF TAKING IN OFFICIAL RECORDS BOOK 10175, PAGE 7, AND SETTLEMENT IN OFFICIAL RECORDS BOOK 11253, PAGE 1900, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT “B”**

**DISCLOSURE OF INTEREST**

**1. CORPORATION**

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

HHLP MIAMI BEACH ASSOCIATES, LLC

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CORPORATION NAME

<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
<b>HHLP MIAMI BEACH ASSOCIATES, LLC</b>	
1776 Mezz 1 LLC	100%
<b>1776 MEZZ 1 LLC</b>	
1776 Mezz 2 LLC	100%
<b>1776 MEZZ 2 LLC</b>	
1776 Holdings LLC	100%
<b>1776 HOLDINGS LLC</b>	
Hersha Hospitality Limited Partnership	100%
<b>HERSHA HOSPITALITY LIMITED PARTNERSHIP</b>	
1776 Portfolio REIT Merger Sub, LLC	100%
<b>1776 PORTFOLIO REIT MERGER SUB, LLC</b>	
1776 Portfolio Investment, LLC	100%
<b>1776 PORTFOLIO INVESTMENT, LLC</b>	
1776 Portfolio Holdings, LP	100%
<b>1776 PORTFOLIO INVESTMENT, LP</b>	
Humboldt 1776 Corporate Blocker, LLC (Limited Partner)	~>89%

1776 Management Holdings, LP (Limited Partner)	~<11%
1776 Portfolio Holdings GP, LLC (General Partner)	0%
<b>HUMBOLDT 1776 CORPORATE BLOCKER, LLC</b>	
Humboldt 1776 Aggregator Investment 3, LP	100%
<b>HUMBOLDT 1776 AGGREGATOR INVESTMENT 3, LP</b>	
Humboldt 1776 TE-A (Alternative) Investor, L.P.*	
Humboldt 1776 TE (Alternative) Investor, L.P.*	
KSL Capital Partners VI (Lux) (Alternative), SCSp *	
KSL Capital Partners VI GP (Lux) S.à r.l. *	
KSL Capital Partners VI FF, L.P.*	
KSL Capital Partners VI, L.P.*	
KSL Capital Partners VI-A, L.P.*	
KSL Capital Partners VI GP, LLC*	
KSL 1776 Blocked Co-Invest, L.P.*	
KSL 1776 Co-Invest GP, L.P.*	
KSL GP Holdings, LLC*	
Humboldt Offshore Lux (Alternative) Investor, L.P. *	
Humboldt Offshore GP, LLC *	
Humboldt 1776 Offshore TE-A (Alternative) Investor, L.P. *	
KSL 1776 Offshore Co-Invest Blocker, L.P. *	
The William and Flora Hewlett Foundation*	
National University of Singapore*	
Comptroller of the State of New York, as Trustee of the Common Retirement Fund*	
KCP IV Private Limited*	

\*All entities marked with a “\*” reflect interests owned by third-party investors, sovereign wealth funds and other entities which comprise KSL Capital Partner Fund VI’s upper tier structure, which is one of KSL Capital Partner, LLC’s funds, with no single individual human owning 5% or more in the applicant entity, other than as disclosed herein.

## EXHIBIT "C"

### 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.\*

HHLP MIAMI BEACH LESSEE, LLC

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<u>CORPORATION NAME</u>	
<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
<b>HHLP MIAMI BEACH LESSEE, LLC</b>	
1776 TRS Pledgor LLC	100%
<b>1776 TRS PLEDGOR LLC</b>	
1776 TRS Mezz 1 LLC	100%
<b>1776 TRS MEZZ 1 LLC</b>	
1776 TRS Mezz 2 LLC	100%
<b>1776 TRS MEZZ 2 LLC</b>	
44 New England Management Company	100%
<b>44 NEW ENGLAND MANAGEMENT COMPANY</b>	
Hersha Hospitality Limited Partnership	100%
<b>HERSHA HOSPITALITY LIMITED PARTNERSHIP</b>	
1776 Portfolio REIT Merger Sub, LLC	100%
<b>1776 PORTFOLIO REIT MERGER SUB, LLC</b>	
1776 Portfolio Investment, LLC	100%
<b>1776 PORTFOLIO INVESTMENT, LLC</b>	
1776 Portfolio Holdings, LP	100%

**1776 PORTFOLIO INVESTMENT, LP**

Humboldt 1776 Corporate Blocker, LLC (Limited Partner)	~>89%
1776 Management Holdings, LP (Limited Partner)	~<11%
1776 Portfolio Holdings GP, LLC (General Partner)	0%

**HUMBOLDT 1776 CORPORATE BLOCKER, LLC**

Humboldt 1776 Aggregator Investment 3, LP	100%
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**HUMBOLDT 1776 AGGREGATOR INVESTMENT 3, LP**

Humboldt 1776 TE-A (Alternative) Investor, L.P.*	
Humboldt 1776 TE (Alternative) Investor, L.P.*	
KSL Capital Partners VI (Lux) (Alternative), SCSp *	
KSL Capital Partners VI GP (Lux) S.à r.l. *	
KSL Capital Partners VI FF, L.P.*	
KSL Capital Partners VI, L.P.*	
KSL Capital Partners VI-A, L.P.*	
KSL Capital Partners VI GP, LLC*	
KSL 1776 Blocked Co-Invest, L.P.*	
KSL 1776 Co-Invest GP, L.P.*	
KSL GP Holdings, LLC*	
Humboldt Offshore Lux (Alternative) Investor, L.P. *	
Humboldt Offshore GP, LLC *	
Humboldt 1776 Offshore TE-A (Alternative) Investor, L.P. *	
KSL 1776 Offshore Co-Invest Blocker, L.P. *	
The William and Flora Hewlett Foundation*	
National University of Singapore*	
Comptroller of the State of New York, as Trustee of the Common Retirement Fund*	

KCP IV Private Limited\*

\*All entities marked with a “\*” reflect interests owned by third-party investors, sovereign wealth funds and other entities which comprise KSL Capital Partner Fund VI’s upper tier structure, which is one of KSL Capital Partner, LLC’s funds, with no single individual human owning 5% or more in the applicant entity, other than as disclosed herein.