



## PB Application 1800-1818 Michigan Ave - executed.pdf

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Created: September 06, 2024 07:44:18 -8:00  
Pages: 15  
Electronic Notary: Yes / State: FL

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### E-Signature Summary

**E-Signature Notary: Diana Ramos (dra)**  
September 06, 2024 07:48:32 -8:00 [2FF9966E4C83] [74.220.90.117]  
dramos@brzoninglaw.com



# MIAMI BEACH

PLANNING DEPARTMENT

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

## LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER PB24-0715			
<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 checked="" 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 1800 Michigan Ave, 1810 Michigan Ave and 1818 Michigan Avenue			
FOLIO NUMBER(S) 02-3234-004-0150, 02-3234-004-0120, 02-3234-004-0130 and 02-3234-004-0140			
Property Owner Information			
PROPERTY OWNER NAME IRRS LOT 1039 18TH LLC, IRRS 1800 MICHIGAN LLC, 1810 IRRS Holdings, LLC and IRRS 1818 Michigan LLC			
ADDRESS 145 Almeria Avenue	CITY Coral Gables	STATE FL	ZIPCODE 33134
BUSINESS PHONE (305) 446-0300	CELL PHONE	EMAIL ADDRESS jlq@qpvlaw.com; law@anthonyaccetta.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST See letter of intent for details.			

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Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input 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.
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7500 NE 4th Ct studio 102		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE (305) 573-2728	CELL PHONE	EMAIL ADDRESS Jennifer@mcg-architecture.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami Beach	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Michael Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 300		CITY Miami -Dade	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

**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).

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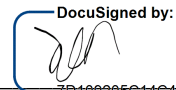
**Please read the following and acknowledge below:**

- 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

DocuSigned by:  


7D109205C14C498...

**SIGNATURE**

J. Luis Quintana, Esq.

**PRINT NAME**

9/6/2024

**DATE SIGNED**

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The aforementioned is acknowledged by:

Owner of the subject property       Authorized representative

Signed by:  
*Anthony Accetta, Esq.*

51E0756EE73241C...

**SIGNATURE**

Anthony Accetta, Esq.

**PRINT NAME**

9/6/2024

**DATE SIGNED**

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**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

COUNTY OF Miami-Dade

I, J. Luis Quintana, Esq., being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of \_\_\_\_\_ (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.

DocuSigned by:



7D109205C14C498

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

Sworn to and subscribed before me this \_\_\_\_\_ day of 09/06/2024, 20\_\_\_\_. The foregoing instrument was acknowledged before me by J. Luis Quintana, Esq., who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**Diana Ramos**  
**Commission # HH 386927**  
Notary Public - State of Florida  
My Commission Expires Apr 16, 2027



Signed on 2024/09/06 07:48:32 -8:00

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

**Diana Ramos**

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

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

\*IRRS LOT 1039 18TH LLC, IRRS 1800 MICHIGAN LLC, 1810 IRRS Holdings, LLC and IRRS 1818 Michigan LLC

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COUNTY OF \_\_\_\_\_

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NOTARY SEAL OR STAMP

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

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

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

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STATE OF Florida

COUNTY OF Miami-Dade

I, Anthony Accetta, Esq., being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of \* (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.

Signed by:  
Anthony Accetta, Esq.

51E0756EE73241C

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

Sworn to and subscribed before me this \_\_\_\_\_ day of 09/06/2024, 20\_\_\_\_. The foregoing instrument was acknowledged before me by Anthony Accetta, Esq., who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

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**Commission # HH 386927**  
Notary Public - State of Florida  
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Signed on 2024/09/06 07:48:32 -8:00

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

Diana Ramos

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

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

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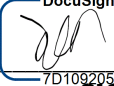
**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, J. Luis Quintana, Esq., 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 M. Larkin, M. Marrero, E. Balter, \* 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.

J. Luis Quintana, Esq., Manager  
**PRINT NAME (and Title, if applicable)**

DocuSigned by:  
  
7D109205C14C498  
**SIGNATURE**

Sworn to and subscribed before me this 09/06/2024 day of 20. The foregoing instrument was acknowledged before me by J. Luis Quintana, Esq., who has produced \_\_\_\_\_ as identification and/or is personally known<sup>x</sup> to me and who did/did not take an oath.

  
Signed on 2024/09/06 07:48:32 -8:00

NOTARY SEAL OR STAMP



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

**NOTARY PUBLIC**  
Diana Ramos  
**PRINT NAME**

\*Jennifer McConney-Gayoso

**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.



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STATE OF Florida


COUNTY OF Miami-Dade

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Anthony Accetta, Esq., Manager  
**PRINT NAME (and Title, if applicable)**

Signed by:  
Anthony Accetta, Esq.  
51E0756EE73241C...  
**SIGNATURE**

Sworn to and subscribed before me this 09/06/2024 day of 20. The foregoing instrument was acknowledged before me by Anthony Accetta, Esq., who has produced \_\_\_\_\_ as identification and/or is personally known<sup>x</sup> to me and who did/did not take an oath.

  
Signed on 2024/09/06 07:48:32 -8:00

NOTARY SEAL OR STAMP



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

**NOTARY PUBLIC**  
Diana Ramos  
**PRINT NAME**

\*Jennifer McConney-Gayoso

**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
_____	_____
_____	_____
_____	_____
_____	_____

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**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.

IRRS LOT 1039 18TH LLC, IRRS 1800 MICHIGAN LLC, 1810 IRRS Holdings, LLC and IRRS 1818 Michigan LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
The Ivor H. Rose Trust	100%
145 Almeria Avenue	
Coral Gables, FL 33134	

n/a

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP

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

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**DISCLOSURE OF INTEREST  
TRUSTEE**

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

The Ivor H. Rose Trust

**TRUST NAME**

NAME AND ADDRESS

% INTEREST

J. Luis Quintana, Esq. and Anthony Accetta, Esq., Trustees

N/A

Note: There are no current designated beneficiaries.

Beneficiaries will be not for profit entities to be selected

pursuant to terms of the trust at a later date.

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**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
Michael W. Larkin	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Michael Marrero	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Jennifer McConney-Gayoso	7500 NE 4th Court, Suite 102	(305) 573-2728

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

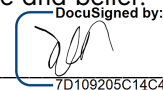
**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

**APPLICANT AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, J. Luis Quintana, Esq., 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.

DocuSigned by:  


7D109205C14C498

**SIGNATURE**

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Signed on 2024/09/06 07:48:32 -8:00

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**Diana Ramos**  
**Commission # HH 386927**  
Notary Public - State of Florida  
My Commission Expires Apr 16, 2027

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**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

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Michael Marrero	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 South Biscayne Boulevard, Suite 300	(305) 374-5300
Jennifer McConney-Gayoso	7500 NE 4th Court, Suite 102	(305) 573-2728

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, Anthony Accetta, Manager, 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.

Signed by: Anthony Accetta, Esq.  
51E0756EE73241C

**SIGNATURE**

Sworn to and subscribed before me this 09/06/2024, 2024. The foregoing instrument was acknowledged before me by Anthony Accetta, Esq., who has produced 51E0756EE73241C as identification and/or is personally known to me and who did/did not take an oath.

[Signature]  
Signed on 2024/09/06 07:48:32 -8:00

NOTARY SEAL OR STAMP

**Diana Ramos**  
Commission # **HH 386927**  
Notary Public - State of Florida  
My Commission Expires Apr 16, 2027

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

**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

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**Exhibit A "Legal Description"**

**1800 Michigan Ave**

**Lot 1, in Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, at Page 29, of the Public Records of Miami-Dade County, Florida.**

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### Exhibit A "Legal Description"

#### 1810 Michigan Ave & 1818 Michigan Ave

All of Lot 2 in Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 29, of the Public Records of Miami-Dade County, Florida, EXCEPT that portion described as follows:

Begin at the Southwest corner of LOT 2; thence East 6 Feet; North 25 Feet; West 6 Feet to the West Line of said LOT 2; thence South along the West Line of LOT 2, a distance of 25 Feet to the Point of Beginning. A/K/A Beginning at the Southwesterly corner of LOT 2; thence run Easterly along Southerly line of said LOT 2 for a distance of 6 feet to a point; thence run Northerly along a line parallel to and 6 feet East of Westerly line of LOT 2 for a distance of 25 feet to a point; thence run Westerly along a line parallel to and 25 feet North of Southerly Line of LOT 2 to the point on Westerly line of LOT 2; thence Southerly along Westerly line of LOT 2 for a distance of 25 feet to the Point of Beginning.

Lot 3, Block 10, PALM VIEW SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, at Page 29, of the Public Records of Miami-Dade County, Florida, EXCEPT the following described parcel of land:

Beginning at a stake at the Southwest corner of Lot 3; from the Point of Beginning run North along the West line of the above described Lot 3 a distance of 18.2 feet to a point in the Southeasterly line of Dade Canal, said point being marked by a cut in the concrete bulkhead; thence turn an angle of 60°54' to the right, run Northeasterly along said Southeasterly line of Dade Canal a distance of 9.0 feet to a cut in the concrete bulkhead; thence turn an angle of 90°00' run Southeast a distance of 25.85 feet to a point in the South line of above described Lot 3, thence turning an angle of 119°06' to the right run West along South line of said Lot 3, 20.45 feet more or less to the Point of Beginning.

Together with:

THAT PORTION OF LOT 4, BLOCK 10, PALM VIEW SUBDIVISION described as follows:

Commencing at the Southwesterly corner of LOT 2; thence run Northerly along Westerly line of LOT 2 for a distance of twenty-five (25) feet to the Point of Beginning; thence continue along previously described course for a distance of forty-one and two-tenths (41.2) feet to the point on the Southerly line of Collins Canal; thence run Southwesterly along said Southerly line of Collins Canal for a distance of nineteen (19) feet to a point; thence run Southeasterly for a distance of thirty-six and one one-hundredth (36.01) feet to the Point of Beginning.

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## Exhibit A "Legal Description"

### Vacant Lot

All of Lot 4 in Block 10 of PALM VIEW SUBDIVISION, of THE ALTON BEACH REALTY CO., according to the Plat thereof, as recorded in Plat Book 6 at Page 29 of the Public Records of Dade County, Florida, LESS the following:

Begin at the Southwest corner of Lot 2 in Block 10; thence North 25 feet to the Point of Beginning; thence continue North 41.2 feet to Collins Canal; thence Southwesterly along the bank of said Collins Canal 3 distance of 19 feet; thence Southeasterly to the Point of Beginning.

AND

That part of Lot 2 in Block 10 of PALM VIEW SUBDIVISION of the ALTON BEACH REALTY CO., according to the Plat thereof, as recorded in Plat Book 6 at Page 29 of the Public Records of Dade County, Florida, described as follows:

Begin at the Southwest corner of Lot 2; thence East 6 feet; North 25 feet; West 6 feet to the West line of said Lot 2, thence South along the West line of Lot 2, a distance of 25 feet to the Point of Beginning..

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