

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 PB26-0816		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Petition for Rehearing	
Planning Board <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 checked="" type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <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"/> Petition for Rehearing	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1751, 1757, and 1775 Collins Avenue			
FOLIO NUMBER(S) 02-3234-019-0500; 02-3234-019-0510; 02-3234-019-0460			
Property Owner Information			
PROPERTY OWNER NAME Nahla Raleigh LLC			
ADDRESS 645 Madison Avenue		CITY New York	STATE NY
BUSINESS PHONE +1 212 433 3031		CELL PHONE	EMAIL ADDRESS genghis.hadi@nahlacapital.com
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Amend Policy RLU 1.1.7 of the Comprehensive Plan to allow a Floor Area Ratio (FAR) of 2.5 for RM-3 oceanfront lots that have a lot area greater than 100,000 square feet and contain an existing building as of January 1, 2026.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 7.2.2.4?		<input type="checkbox"/> Yes	<input checked="" 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.
Party responsible for project design			
NAME Kobi Karp Architecture and Interior Design, Inc.(KKAID)		<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 571 NW 28th St		CITY Miami	STATE FL ZIPCODE 33127
BUSINESS PHONE (305) 573-1818	CELL PHONE	EMAIL ADDRESS kobikarp@kobikarp.com	
Authorized Representative(s) Information (if applicable)			
NAME Alfredo J. Gonzalez		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 333 SE 2nd Avenue, 4400		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305.579.0500	CELL PHONE	EMAIL ADDRESS gonzalezaj@gtlaw.com	
NAME David J. Butter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <input type="checkbox"/> Other _____
ADDRESS 333 SE 2nd Avenue, 4400		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305.579.0500	CELL PHONE	EMAIL ADDRESS david.butter@gtlaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Agent	<input type="checkbox"/> Contact <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". Online payments are also accepted. Please select the Citizen Self Service icon in the city's webpage at www.miamibeachfl.gov .
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 2.1.1.1 – 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 services rendered or to be rendered. The disclosure shall: a.be in writing, b. indicate to whom the consideration has been provided or committed, c. generally describe the nature of the consideration, and d.be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Genghis Hadi, Managing Principal

PRINT NAME

2-4-2026

DATE SIGNED

The undersigned applicant confirms that the mail notice packet submitted with this application is compliant with section 2.2.4.1 of the land development regulations.

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

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, _____ (year) by _____.

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, Genghis Hadi, being first duly sworn, depose and certify as follows: (1) I am the Managing Principal (print title) of Nahla Raleigh 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.

SIGNATURE

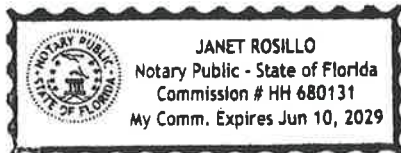
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4th day of February, 2020 (year) by Genghis Hadi.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: 6-10-2029

PRINT NAME



POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Genghis Hadi, 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 Alfredo J. Gonzalez, Esq. and David J. Butler, 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.

Genghis Hadi, Managing Principal

PRINT NAME (and Title, if applicable)



SIGNATURE

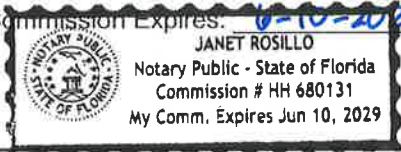
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4th day of February, 2020 (year) by Genghis Hadi

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 6-10-2029



Janet Rosillo

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 is 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.

Nahla Raleigh LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

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.

TRUST NAME	% INTEREST
NAME AND ADDRESS	

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
Alfredo J. Gonzalez	333 SE 2nd Avenue, 4400, Miami, FL 33131	305.579.0500
David J. Butter	333 SE 2nd Avenue, 4400, Miami, FL 33131	305.579.0500

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, Genghis Hadi, 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.

Genghis Hadi

SIGNATURE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization. Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4th day of February, 2026 (year) by Genghis Hadi

Janet Rosillo

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires: 6-10-2029

Janet Rosillo

PRINT NAME



EXHIBIT A

LEGAL DESCRIPTION:

SOUTH SEAS

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 28, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THENCE S. 7 DEGREES 34 MINUTES 49 SECONDS W., ALONG THE EASTERLY LINE OF AFOREMENTIONED LOT 8 OF SAID BLOCK 28, A DISTANCE OF 55.775 FEET TO A POINT ON A LINE PARALLEL TO AND FIVE FEET SOUTH OF THE NORTH LINE OF LOTS 7 AND 14 OF SAID BLOCK 28, ALSO BEING THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, THENCE RUN S. 88 DEGREES 00 MINUTES 49.4 SECONDS W., ALONG A LINE PARALLEL TO AND FIVE FEET SOUTH OF THE NORTH LINE OF LOTS 7 AND 14 OF SAID BLOCK 28, A DISTANCE OF 400 FEET TO A FOUND DRILL HOLE AT A POINT ON THE WEST LINE OF LOT 14 OF SAID BLOCK 28 SAID POINT ALSO BEING ON THE EAST LINE OF COLLINS AVENUE, AN 80 FOOT PUBLIC RIGHT OF WAY, THENCE RUN S. 7 DEGREES 39 MINUTES 49 SECONDS W., ALONG THE WEST LINE OF LOTS 14 AND 15 OF SAID BLOCK 28 (AND EAST LINE OF THE AFOREMENTIONED COLLINS AVENUE), A DISTANCE OF 55.775 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND TEN FEET SOUTH OF THE NORTH LINE OF LOTS 6 AND 15 OF SAID BLOCK 28; THENCE RUN N. 88 DEGREES 00 MINUTES 49.4 SECONDS E., ALONG A LINE WHICH IS PARALLEL TO AND TEN FEET SOUTH OF THE NORTH LINE OF LOTS 6 AND 15 OF SAID BLOCK 28, A DISTANCE OF 625.19 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE BEING RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THEN RUN N. 11 DEGREES 24 MINUTES 32.4 SECONDS E., ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 56.54 FEET TO A POINT ON THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE NORTHERLY FIVE FEET OF THE ABOVE-MENTIONED LOTS 7 AND 14, BLOCK 28; THENCE RUN S. 88 DEGREES 00 MINUTES 49.4 FEET W., ALONG THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE NORTHERLY FIVE FEET OF THE ABOVE-MENTIONED LOTS 7 AND 14, BLOCK 28, A DISTANCE OF 228.97 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCELS:

TOGETHER WITH AN EASEMENT AS SET FORTH IN AND GRANTED BY TEMPORARY STAGING EASEMENT AND RIGHT OF WAY FROM EDWARD E. LEVINSON, INDIVIDUALLY AND AS TRUSTEE, EUGENE J. HOWARD, INDIVIDUALLY AND AS TRUSTEE, SHELLA FEELY TO SYNERGETIC REAL ESTATE OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SOUTH SEAS HOTEL CORP., A FLORIDA CORPORATION, FEBRUARY 13, 2015, RECORDED FEBRUARY 19, 2015, IN OFFICIAL RECORDS BOOK 29507, PAGE 484, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT AS SET FORTH IN AND GRANTED BY TEMPORARY CRANE SWING EASEMENT FROM EDWARD E. LEVINSON, INDIVIDUALLY AND AS TRUSTEE, EUGENE J. HOWARD, INDIVIDUALLY AND AS TRUSTEE, SHEILA FEELY TO SYNERGETIC REAL ESTATE OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SOUTH SEAS HOTEL CORP., A FLORIDA CORPORATION, FEBRUARY 13, 2015, RECORDED FEBRUARY 19, 2015, IN OFFICIAL RECORDS BOOK 29507, PAGE 474, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RICHMOND

LOTS 8 AND 13 AND THE NORTH 5 FEET OF LOTS 7 AND 14 OF BLOCK 28 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; ALSO BEGINNING AT THE NORTH EAST CORNER OF LOT 8, BLOCK 28 OF FISHER'S SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 28 PRODUCED TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN; THENCE SOUTHERLY MEANDERING TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN TO A POINT ON SAID HIGH WATER MARK AT THE INTERSECTION OF THE SAID HIGH WATER MARK AND A LINE WHICH IS PARALLEL TO AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 8, BLOCK 28 OF SAID SUBDIVISION PRODUCED TO THE SAID HIGH WATER MARK; THENCE WESTERLY ALONG SAID LINE WHICH IS PARALLEL TO AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 8 OF BLOCK 28 OF THE SAID SUBDIVISION PRODUCED, TO A POINT AT THE INTERSECTION OF THE SAID LINE AND THE EAST LINE OF SAID BLOCK 28; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID BLOCK 28 TO THE POINT OF BEGINNING.

RALEIGH

LOTS 9, 10, 11 AND 12, IN BLOCK 28 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALSO THAT CERTAIN TRACT OF LAND LYING TO THE EAST OF THAT PROPERTY ABOVE DESCRIBED AND BETWEEN THE LOTS ABOVE DESCRIBED AND THE ATLANTIC OCEAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NINE; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID BLOCK TWENTY-EIGHT A DISTANCE OF 136.89 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK TWENTY-EIGHT AND THE CENTER LINE OF AVENUE A, AS SHOWN ON SAID PLAT; THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTER LINE OF AVENUE A PRODUCED TO THE HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE RUN IN A SOUTHERLY DIRECTION MEANDERING SAID HIGH WATER LINE A DISTANCE OF 136.89 FEET, PLUS OR MINUS, TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE HIGH WATER LINE AND THE SOUTH LINE OF SAID LOT NINE PRODUCED; THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SOUTH LINE OF SAID LOT NINE PRODUCED TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

THE SOUTH ONE-HALF OF THAT CERTAIN PARCEL OF LAND BOUNDED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 1, IN BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, IN BLOCK 1, EXTENDED EASTERLY, TO THE HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDER SOUTHERLY TO THE INTERSECTION OF SAID HIGH WATER LINE WITH THE NORTHERLY LINE OF LOT 10, IN BLOCK 28, EXTENDED EASTERLY, OF THE AFOREMENTIONED SUBDIVISION; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE OF LOT 10, IN BLOCK 28, EXTENDED EASTERLY TO THE NORTH EASTERLY CORNER OF SAID LOT 10, IN BLOCK 28; THENCE NORTHERLY A DISTANCE OF 70.98 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Exhibit B

