

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		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 checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
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 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"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 420 S Hibiscus Drive, Miami Beach Florida 33139			
FOLIO NUMBER(S) 02-3232-006-0210			
Property Owner Information			
PROPERTY OWNER NAME MOISHE MANA			
ADDRESS 215 COLES STREET		CITY JERSEY CITY	STATE NJ
ZIP CODE 07310			
BUSINESS PHONE 305-573-0371	CELL PHONE	EMAIL ADDRESS LESLIE@MANAMIAMI.COM	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Demolition of an existing pre 1942 home and the construction of a new elevated two story single family residence, pool, terraces, driveway, and landscape.			

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		10,290.94sf	SQ. FT.
Party responsible for project design			
NAME DOMO Studio, LLC		<input checked="" 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 420 Lincoln Road, Suite 506		CITY Miami Beach	STATE FL
			ZIPCODE 33139
BUSINESS PHONE 305-674-8031	CELL PHONE	EMAIL ADDRESS Robert@domodesignstudio.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 S. Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
			ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
			ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.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:

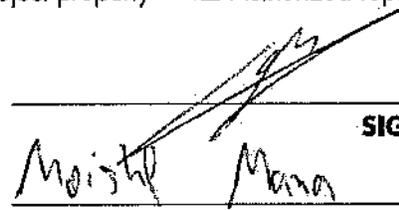
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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".
- 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 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 foregoing 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 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
 Moishy Mana

PRINT NAME
 7/22/10

DATE SIGNED

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".
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- 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.
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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative

Contract Purchaser*



SIGNATURE

David Temkin, Trustee

PRINT NAME

12/19

DATE SIGNED

* 420 S Hibiscus Drive SFH LLC, whose Manager and 100% owner is 420 S Hibiscus Drive SFH Holdings, LLC, 100% owned by The Ibis Trust, David Temkin, Trustee

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA

COUNTY OF MIAMI DADE

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

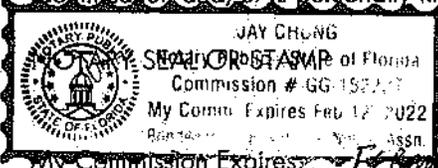
COUNTY OF MIAMI- DADE

I, Maisue MANA, being first duly sworn, depose and certify as follows: (1) I am the MANAGING MEMBER (print title) of MARTINI REALTY 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.

X

SIGNATURE

Sworn to and subscribed before me this 23rd day of July, 2019. The foregoing instrument was acknowledged before me by Maisue MANA, who has produced Not Applicable as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC

My Commission Expires: February 12, 2022

J. Chung
JAY Chung

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

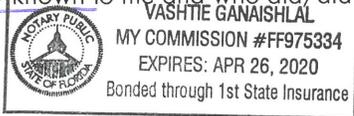
I, David Temkin, being first duly sworn, depose and certify as follows: (1) I am the Trustee (print title) of The Ibis Trust* (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this 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.

* 100% owner of 420 S Hibiscus Drive SFH Holdings LLC, which is
100% owner of 420 S Hibiscus Drive SFH LLC, the contract purchaser

SIGNATURE

Sworn to and subscribed before me this 11th day of Nov, 2019. The foregoing instrument was acknowledged before me by David Temkin, Trustee, 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: 04-26-2020

VASHTIE GANAISHLAL
PRINT NAME

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI -DADE

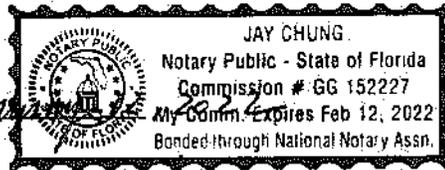
I, MOISHE MANA, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize DOMO Studio LLC to be my representative before the Design Review Board. (3) I also hereby authorize 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.

MOISHE MANA, MANAGING MEMBER
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 23rd day of July, 2019. The foregoing instrument was acknowledged before me by MOISHE MANA, who has produced no 2 APPLICABLE as identification and/or is personally known to me and who did did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: FEB 12 2022

J. Chung
NOTARY PUBLIC
JAY CHUNG
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

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

David Temkin, Trustee of the I, Ibis Trust*, being first duly sworn, depose and certify as follows: (1) ~~I am the owner or~~ representative of the contract purchaser of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin/Matt Amster & and Domo Studio, LLC to be my representative before the Design Review 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.

DAVID TEMKIN, TRUSTEE
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11th day of Nov, 2019. The foregoing instrument was acknowledged before me by David Temkin, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC
VASHTIE GANAISHLAL
PRINT NAME

My Commission Expires: 04-26-2020

* 100% owner of 420 S Hibiscus Drive SFH Holdings LLC, which is 100% owner of 420 S Hibiscus Drive SFH LLC, the contract purchaser

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.

420 S Hibiscus Drive SFH LLC

April 19, 2019

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

1010 NE 2 Ave, Miami, FL 33132

100% contract purchaser

see Disclosure of Interest on the following pages

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.

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.

Martini Realty LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Moishie Mana 420 S Hibiscus St Miami Beach

100%

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
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.

420 S Hibiscus SFH LLC, contract purchaser

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS 1010 NE 2 Ave, Miami, FL 33132	100

420 S Hibiscus SFH Holdings LLC, Mgr & 100% owner of 420 S Hibiscus SFH LLC

NAME OF CORPORATE ENTITY	% OF OWNERSHIP
NAME AND ADDRESS 1010 NE 2 Ave, Miami, FL 33132	100

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.

The Ibis Trust, 100% owner of 420 S Hibiscus Drive SFH Holdings LLC

TRUST NAME

NAME AND ADDRESS

% INTEREST

David Temkin, Trustee

1010 NE 2 Ave, Miami, FL 33132

Beneficiaries as tenants by the entireties:

Daniel and Bruria Kodsi

100

1010 NE 2 Ave, Miami, FL 33132

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>Robert Moehring</u>	<u>420 Lincoln Road, Suite 506</u>	<u>305-674-8031</u>
<u></u>	<u>Miami Beach FL 33139</u>	<u></u>
<u></u>	<u></u>	<u></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, MOISHE MANA, 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.

X
[Signature]
SIGNATURE

Sworn to and subscribed before me this 23rd day of July, 2019. The foregoing instrument was acknowledged before me by MOISHE MANA, who has produced NO APPEARANCE as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP
[Signature]
NOTARY PUBLIC

My Commission Expires: February 12, 2022
JAY CHUNG
PRINT NAME



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>Michael W. Larkin</u>	<u>200 South Biscayne Blvd., Suite 850, Miami, FL</u>	<u>(305) 374-5300</u>
<u>Matthew Amster</u>	<u>200 South Biscayne Blvd., Suite 850, Miami, FL</u>	<u>(305) 374-5300</u>
_____	_____	_____

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

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Moishe Mana, MM of Martini Realty, LLC, 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 8 day of Nov., 2019. The foregoing instrument was acknowledged before me by Moishe Mana, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC
Dianette Lugo
PRINT NAME

My Commission Expires: Sept. 19, 2022

Exhibit A

LEGAL DESCRIPTION:

LOTS 24 AND 25, BLOCK 1, OF HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 A' PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

PARCEL II:

TOGETHER WITH THAT PORTION OF 29 FOOT STRIP OF LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY ISLANDS COMPANY, BY DEED DATED SEPTEMBER 14, 1932, RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHWESTERLY AND CONTIGUOUS TO THE SOUTHWEST BOUNDARY LINES OF SAID LOTS 24 AND 25, BLOCK 1, HIBISCUS ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF RECORDS OF MIAMI- DADE COUNTY FLORIDA, AND LYING BETWEEN THE NORTHWESTERLY LINE OF LOT 25, BLOCK 1, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY AND A LINE RUNNING PARALLEL TO AND 1 FOOT NORTHWESTERLY FROM THE SOUTHEASTERLY LINE OF LOT 24, BLOCK 1, HIBISCUS ISLAND, EXTENDED SOUTHWESTERLY INTO BISCAYNE BAY.