

**4000 Alton_DRB App_Mast - signed.pdf**

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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)

March 29, 2021 07:06:02 -8:00 [0806BD59B10A] [162.244.152.118]

dramos@brzoninglaw.com



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 DRB21-0664		Is the property the primary residence & homestead of the applicant/property owner? Yes <input type="checkbox"/> No <input type="checkbox"/> (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment Variance from a provision of the Land Development Regulations Appeal of an administrative decision Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval Variance Modification of existing Board Order	
Planning Board Conditional Use Permit Lot Split Amendment to the Land Development Regulations or Zoning Map Amendment to the Comprehensive Plan or Future Land Use Map Modification of existing Board Order		Historic Preservation Board Certificate of Appropriateness for design Certificate of Appropriateness for demolition Historic District/Site Designation Variance Modification of existing Board Order	
Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 4000 Alton Road			
FOLIO NUMBER(S) 02-3222-011-0432			
Property Owner Information			
PROPERTY OWNER NAME 1) M 4000 Alton Owner, LLC c/o Mast Capital, Inc.; 2) TALMUDIC COLL 4000 ALTON RD INC; 3) Florida Department of Transportation			
ADDRESS <small>1) 2601 S. Bayshore Drive, Suite 850; 2) TALMUDIC COLL 4000 ALTON RD INC; 3) 1000 NW 111th Ave, Miami, FL 33172</small>		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS aguasch@mastcapital.com	
Applicant Information (if different than owner)			
APPLICANT NAME M 4000 Alton Owner, LLC c/o Mast Capital, Inc.			
ADDRESS 2601 S. Bayshore Drive, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		Yes <input type="checkbox"/> No	
Does the project include interior or exterior demolition?		Yes <input type="checkbox"/> No	
Provide the total floor area of the new construction.		198,201 SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		265,686 SQ. FT.	
Party responsible for project design			
NAME Arquitectonica		<input type="checkbox"/> Architect Contractor Landscape Architect <input type="checkbox"/> Engineer Tenant Other _____	
ADDRESS 2900 Oak Avenue		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE (305) 372-1812	CELL PHONE	EMAIL ADDRESS rfort@arquitectonica.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin, Esq.		<input type="checkbox"/> Attorney Contact <input type="checkbox"/> Agent Other _____	
ADDRESS 200 S Biscayne Blvd. Suite #300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Nicholas Rodriguez-Caballero, Esq.		<input type="checkbox"/> Attorney Contact <input type="checkbox"/> Agent Other _____	
ADDRESS 200 S Biscayne Blvd. Suite #300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS nrodriguez@brzoninglaw.com	
NAME Cecilia Torres-Toledo, Esq.		<input type="checkbox"/> Attorney Contact <input type="checkbox"/> Agent Other _____	
ADDRESS 200 S Biscayne Blvd. Suite #300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS ctorres@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).

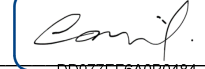
Please read the following and acknowledge below:

- 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 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:



DD977EF6A0B0484...

SIGNATURE

Camilo Miguel, Jr., Pres. Mast Capital, Inc.

PRINT NAME

3/29/2021

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".
- 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.
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The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative



SIGNATURE

Yitzchak G. Zweig, Pres., Talmudic College 4000 Alton Road, Inc.

PRINT NAME

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 FloridaCOUNTY OF Miami-Dade

I, Camilo Miguel, Jr., being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Mast Capital, Inc. (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:



DD977EF6A0B0484...

SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2021. The foregoing instrument was acknowledged before me by Camilo Miguel Jr., 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: _____

Diana Ramos

PRINT NAME

Notary Stamp 2021/03/29 07:06:02 PST

0006B2C6B10A



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

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Yitzchak G. Zweig, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Talmudic College 4000 Alton Road, Inc. (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.

Sworn to and subscribed before me this 6 day of April, 2021. The foregoing instrument was acknowledged before me by Yitzchak Zweig, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Aharon Greenberg
Commission # GG214028
Expires: May 3, 2022
Bonded thru Aaron Notary

SIGNATURE**NOTARY PUBLIC**

My Commission Expires: _____

PRINT NAME

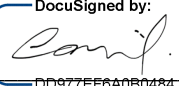
POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Miami-Dade
Camilo Miguel, Jr.

I, Camilo Miguel, Jr., being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez Larkin & Tapanes, PLLC 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.

Camilo Miguel, Jr., Pres. Mast Capital, Inc.

PRINT NAME (and Title, if applicable)

DocuSigned by:

 DD977EF6A0B0484...
SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2021. The foregoing instrument was acknowledged before me by Camilo Miguel Jr., who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


 Signed on 2021/03/29 07:06:02 -8:00

NOTARY PUBLIC

My Commission Expires: _____



Diana Ramos

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.

Mast Capital, Inc.

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, Yitzchak G. Zweig

, 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 Bercow Radell Fernandez Larkin & Tapanes, PLLC 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.

Yitzchak G. Zweig, Pres., Talmudic College 4000 Alton Road, Inc.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 6 day of April, 2021. The foregoing instrument was acknowledged before me by Yitzchak Zweig, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Aharon Greenberg
 Commission # GG214028
 Expires: May 3, 2022
 Bonded thru Aaron Motary

My Commission Expires: _____

NOTARY PUBLIC

Aharon Greenberg

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.

M 4000 Alton Owner, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B.

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.

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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.

Talmudic College 4000 Alton Road, Inc.

(not for profit corporation)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Yitzchak G. Zweig

100%

Jerome Zweig

Yehuda Zweig

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.

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 Larkin, Esq.	200 S Biscayne Suite #300	305-374-5300
Ray Fort	2900 Oak Avenue	(305) 372-1812
Nicholas Rodriguez-Caballero, Esq.	200 S Biscayne Suite #300	305-374-5300
Cecilia Torres-Toledo, Esq.	200 S. Biscayne Blvd. Suite #300	305-374-5300

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, Camilo Miguel, Jr.


, 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:

DD977EF6A0B0484...
SIGNATURE

Sworn to and subscribed before me this 29 day of March, 2021. The foregoing instrument was acknowledged before me by Camilo Miguel Jr., who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


Signed on 2021/03/29 07:06:02 -8:00
NOTARY PUBLIC

My Commission Expires:

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023
Notary Stamp 2021/03/29 07:06:02 PST 0006B026B10A

Diana Ramos
PRINT NAME





Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172-5800

KEVIN J. THIBAUT
SECRETARY

May 7, 2021

M 4000 Alton Owner, LLC
c/o Mast Capital, Inc.
2601 S. Bayshore Drive, Suite 850
Miami, FL 33133

Re: Project at FDOT Parcel 6836/4000 Alton Rd ("Project"): – Grant of Authority to Apply for City of Miami Beach Land Use Board Hearing

To whom it may concern:

The Florida Department of Transportation ("FDOT"), as owner of Parcel 6836 (further described in Exhibit "A", attached hereto and incorporated herein) authorizes M 4000 Alton Owner, LLC, to submit the appropriate applications for design review approval for the proposed development of Parcel 6836, to the City of Miami Beach, and to any other governmental authority having jurisdiction over the parcel. This authorization is granted to M 4000 Alton Owner, LLC, in its independent capacity as an entity under contract to purchase Parcel 6836, and not as an agent of FDOT.

The authorization provided herein is subject to the following conditions:

- 1- The purpose of the applications shall be exclusively to obtain governmental Design Review Approval.
- 2- The permit application process shall be at the sole cost and expense of M 4000 Alton Owner, LLC, and FDOT assumes no liability for such costs and expenses.
- 3- This authorization shall expire on December 15, 2021, and shall only be binding as to applications submitted on or prior to December 15, 2021.

Sincerely,
DocuSigned by:

A handwritten signature in black ink, appearing to read "Stacy L. Miller", is written over a blue DocuSign verification line.

9A89F26A78144F8
Stacy L. Miller, P.E.
District Six Secretary

Exhibit A**Legal Description of Building Site****4000 ALTON ROAD****LEGAL DESCRIPTION**

ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55, BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95, AND A PORTION OF LOT D OF RE-SUBDIVISION OF LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 OF BLOCK 1 OF NAUTILUS SUBDIVISION; THENCE NORTH 09 DEGREES 11 MINUTES 22 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOTS 52, 53 AND 54, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402 DATED 12-2009, SHEET 16 OF 18, FOR 228.03 FEET; THENCE NORTH 80 DEGREES 48 MINUTES 38 SECONDS WEST FOR 269.11 FEET; THENCE NORTH 09 DEGREES 11 MINUTES 22 SECONDS EAST FOR 144.42 FEET; THENCE SOUTH 55 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG THE SOUTHEASTERLY, LIMITED ACCESS, RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY AS SHOWN ON STATE ROAD 112/I-195 OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87090-2402, SHEET 16 OF 18, FOR 301.90 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 42 DEGREES 50 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG A 768.51 FOOT RADIUS, CURVE LEADING TO THE LEFT THROUGH A CENTRAL ANGLE OF 06 DEGREES 58 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 93.48 FEET TO A POINT OF TANGENCY (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 17+34.46, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTH 54 DEGREES 07 MINUTES 39 SECONDS EAST FOR 218.45 FEET TO A POINT OF CURVATURE (SAID POINT BEING COINCIDENT WITH STATE ROAD NO. 907, STATION 15+16.00 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTHEASTERLY ALONG A 600.92 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 57 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 104.39 FEET (LAST MENTIONED THREE COURSES BEING COINCIDENT WITH THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF ALTON ROAD (STATE ROAD NO. 25), AS



SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE SOUTH 76 DEGREES 03 MINUTES 16 SECONDS EAST FOR 72.65 FEET; THENCE NORTH 41 DEGREES 11 MINUTES 22 SECONDS EAST, ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 87090-2402, FOR 48.00 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 38 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 54, FOR 26.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS DEFINED IN ARTICLE 1(C), A TEMPORARY NON-EXCLUSIVE EASEMENT FOR M-400 PHASE I CONSTRUCTION EASEMENT AS DEFINED IN ARTICLE 3(A), A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORMWATER DRAINAGE AS DEFINED IN ARTICLE 6(B) AND A TEMPORARY NONEXCLUSIVE M-4000 CRANE SWING EASEMENT AS DEFINED IN ARTICLE 7(B) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN TALMUDIC COLLEGE 4000 ALTON ROAD, INC. AND M-4000 ALTON OWNER, LLC, DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3650, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH ANY AND ALL RIGHTS IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE DATED OCTOBER 1, 2014, RECORDED OCTOBER 6, 2014 AT OFFICIAL RECORDS BOOK 29338, PAGE 3635, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BUT ONLY TO THE EXTENT THEY ARE DETERMINED TO BE INTERESTS IN REAL PROPERTY.

LANDS SHOWN HEREON CONTAINING 99,240 SQUARE FEET, OR 2.278 ACRES, MORE OR LESS.

LYING AND BEING IN SECTION 22 AND 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

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EXHIBIT B

DISCLOSURE OF INTEREST

Beneficial Ownership Interests in M-4000 Alton Owner, LLC

Alicia L. Jarrett	95.5%
2601 S. Bayshore Dr. #805	
Miami, FL 33133	

No other individuals hold a 5% or greater interest in M-4000 Alton Owner, LLC.