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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 PB22-0540 (PB File No. 2402)	
◯ **Board of Adjustment** ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision	◯ **Design Review Board** ☐ Design review approval ☐ Variance
◉ **Planning Board** ■ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map	◯ **Historic Preservation Board** ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance
☐ **Other:**	

Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 2000 Collins Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3226-001-0060			
Property Owner Information			
PROPERTY OWNER NAME Regal 2000 Collins Retail Holdings LLC			
ADDRESS 330 Fifth Avenue, Suite 802	CITY New York	STATE NY	ZIPCODE 10001
BUSINESS PHONE 646-661-1475	CELL PHONE	EMAIL ADDRESS dlawrence@regalventures.com	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional use approval for an entertainment establishment, pursuant to the requirements of the Master Conditional Use Permit for the property (PB File No. 1609).			

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Project Information				
Is there an existing building(s) on the site?		■ Yes	☐ No	
Does the project include interior or exterior demolition?		☐ Yes	■ 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 Minoan, LLC		☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ■ Tenant ☐ Other_____		
ADDRESS 121 NE 34th Street, Suite 2309		CITY Miami	STATE FLORIDA	ZIPCODE 33137
BUSINESS PHONE 305.989.5952	CELL PHONE 786.797.8164	EMAIL ADDRESS billy@maumia.com		
Authorized Representative(s) Information (if applicable)				
NAME Michael W. Larkin		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 South Biscayne Blvd., Suite 300		CITY Miami	STATE Florida	ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com		
NAME Alejandro Moreno		■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 South Biscayne Blvd., Suite 300		CITY Miami	STATE Florida	ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS amoreno@brzoninglaw.com		
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ 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).

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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:
David Lawrence
49D5C789C8A04D5...
SIGNATURE

David Lawrence
PRINT NAME

4/10/2023
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, David Lawrence, being first duly sworn, depose and certify as follows: (1) I am the authorized representative (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.

*Regal 2000 Collins Retail c/o Regal Acquisitions Holdings, LLC

DocuSigned by:
David Lawrence
49D5C789C8A[illegible]

_____

SIGNATURE

Sworn to and subscribed before me this 10 day of April , 2023. The foregoing instrument was acknowledged before me by David Lawrence , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Signed on 2023/04/10 13:45:00 -8:00

NOTARY SEAL OR STAMP

_____

NOTARY PUBLIC

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

Notary Stamp 2023/04/10 13:45:00 PST D090A171B7B0

My Commission Expires: 1-24-2025

Yeidy Montesino Perez

PRINT NAME

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POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, David Lawrence, 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/A. Moreno 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.

David Lawrence, authorized representative

PRINT NAME (and Title, if applicable)

DocuSigned by:
David Lawrence
49D5C789C8A04D5...

SIGNATURE

Sworn to and subscribed before me this 10 day of April , 2023. The foregoing instrument was acknowledged before me by David Lawrence , 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 2023/04/10 13:45:00 -8:00

NOTARY PUBLIC

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

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My Commission Expires: 1-24-2025

Yeidy Montesino Perez

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.

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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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.

Regal 2000 Collins Retail Holdings LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Please 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.

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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.

n/a

TRUST NAME

NAME AND ADDRESS	% INTEREST

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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 Blvd., Suite 300	305-374-5300
Alejandro Moreno	200 South 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, David Lawrence, 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:
David Lawrence
49D5C789C8A04D5...

SIGNATURE

Sworn to and subscribed before me this 10 day of April , 2023. The foregoing instrument was acknowledged before me by David Lawrence , 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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Signed on 2023/04/10 13:45:00 -8:00

NOTARY PUBLIC

Yeidy Montesino Perez
Commission # HH 084273
Notary Public - State of Florida
My Commission Expires Jan 24, 2025

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Yeidy Montesino Perez

PRINT NAME

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EXHIBIT "A"
Legal Description

COMMERCIAL PARCEL 1-1

A Parcel located within an existing building, said Parcel being located within Lots 1 and 3, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeasterly Corner of said Lot 1, thence N70°02'13"W along the Northerly line of said Lots 1 and 3 for 90.10 feet to the POINT OF BEGINNING of the following described Parcel; thence S19°57'11"W for 19.44 feet; thence S70°02'49"E for 4.71 feet; thence N19°57'11"E for 4.58 feet; thence S70°02'49"E for 13.25 feet; thence N19°57'11"E for 2.33 feet; thence S70°02'49"E for 44.68 feet; thence S19°57'11"W for 29.02 feet; thence N70°02'49"W for 16.67 feet; thence S19°57'11"W for 26.27 feet; thence N70°02'49"W for 12.83 feet; thence S19°57'11"W for 2.36 feet; thence N70°02'49"W for 30.81 feet; thence N19°57'11"E for 8.67 feet; thence N70°02'49"E for 16.63 feet to the point of curvature of a circular curve to the right; thence Northwesterly, Northerly and Northeasterly along the arc of said circular curve having a radius of 8.75 feet and a central angle of 90°00'00" for 13.74 feet to a point of tangency; thence N19°57'11"E for 43.85 feet to the point of curvature of a circular curve to the right; thence Northeasterly, Easterly and Southeasterly, along the arc of said circular curve having a radius of 8.90 feet and a central angle of 90°00'36" for 13.98 feet to a point of tangency; thence S70°02'13"E along the Northerly line of said Lot 3, for 14.16 feet the POINT OF BEGINNING.

The Lower Limit of this Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-2

A Parcel located within an existing building, said Parcel being located within Lot 1, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence S19°57'11"W along the Easterly line of said Lot 1 for 7.95 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 1 for 48.98 feet; N70°02'49"W for 44.15 feet; thence N19°57'11"E for 15.41 feet; thence S70°02'49"E for 16.67 feet; thence N19°57'11"E for 29.02 feet; thence S70°02'49"E for 4.37 feet; thence N19°57'11"E for 1.47 feet; thence N34°12'22"E for 6.33 feet to the point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said circular curve having a radius of 3.43 feet and a

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central angle of 60°51'14" for 3.64 feet; thence S06°47'29"E for 2.68 feet; thence S52°06'46"E for 10.17 feet; thence S70°02'49"E for 8.21 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at the Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-3

A Parcel located within an existing building, said Parcel being located within Lot 1, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence S19°57'11"W along the Easterly line of said Lot 1 for 56.93 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 1 for 0.39 feet; thence N70°02'49"W for 3.56 feet; thence S19°57'11"W for 7.75 feet; thence S70°02'49"E for 3.56 feet; thence S19°57'11"W along the Easterly line of said Lot 1 for 8.86 feet; thence N70°02'49'W for 56.98 feet; thence N19°57'11"E for 6.14 feet; thence S70°02'49"E for 12.84 feet; thence N19°57'11"E for 10.86 feet; thence S70°02'49"E for 44.15 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-4

A Parcel located within an existing building, said Parcel being located within Lot 1, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence S19°57'11"W along the Easterly line of said Lot 1 for 73.93 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 1 for 8.87 feet; thence N70°02'49"W for 3.57 feet; thence S19°57'11"W for 7.75 feet; thence S70°02'49"E for 3.57 feet; thence S19°57'11"W for 8.92 feet; thence N70°02'49"W for 61.01 feet; thence N19°57'11"E for 22.90 feet; thence S70°02'49"E for 4.03 feet; thence N19°57'11"E for 2.65 feet; thence S70°02'49"E for 56.98 feet to the POINT OF BEGINNING.

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The Lower Limit of this Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-5

A Parcel located within an existing building, said Parcel being located within Lot 1, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence S19°57'11"W along the Easterly line of said Lot 1 for 99.47 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 1 for 4.93 feet; thence N70°02'49"W for 3.52 feet; thence S19°57'11"W for 14.73 feet; thence S70°02'49"E for 3.52 feet; thence S19°57'11"W along the Easterly line of said Lot 1 for 0.38 feet; thence N70°02'49"W for 61.01 feet; thence N19°57'11"E for 20.04 feet; thence S70°02'49"E for 61.01 feet to the POINT OF BEGINNING.

The Lower Limit of this Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-6

A Parcel located within an existing building, said Parcel being located within Lots 1 and 2, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 1; thence S19°57'11"W along the Easterly line of said Lot 1 for 119.51 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 1 for 5.53 feet; to the Northeast corner of said Lot 2; thence S19°57'11"W along the Easterly line of of said Lot 2 for 5.44 feet; thence N70°02'49"W for 3.59 feet; thence S19°57'11"W for 6.23 feet; thence S70°02'49"E for 3.59 feet; thence S19°57'11"W for 13.22 feet; thence N70°02'49"W for 61.01 feet; thence N19°57'11"E for 30.42 feet; thence S70°02'49"E for 61.01 feet to the POINT OF BEGINNING.

The Lower Limit of this Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

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TOGETHER WITH

COMMERCIAL PARCEL 1-7

A Parcel located within an existing building, said Parcel being located within Lots 2 and 4, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Lot 2, thence S19°57'11"W, along the Easterly line of said Lot 2 for 24.89 feet to the POINT OF BEGINNING of the following described Parcel; thence continue S19°57'11"W along the Easterly line of said Lot 2 for 7.16 feet; thence N70°02'49"W for 3.59 feet; thence S19°57'11'W for 6.23 feet; thence S70°02'49"E for 3.59 feet; thence S19°57'11"W along the Easterly line of said Lot 2 for 12.56 feet to the point of curvature of a circular curve to the right; thence Southwesterly along the arc of said circular curve having a radius of 11.30 feet and a central angle of 27°37'30" for 5.45 feet; thence N42°25'19"W for 3.44 feet; thence S64°58'41"W for 6.44 feet; thence S06°13'13"E for 3.47 feet to a point on a circular curve, said point bears S06°59'06"E from the center point of said curve; thence Westerly and Northwesterly along the arc of a circular curve to the right having a radius of 11.53 feet and a central angle of 26°56'17" for 5.42 feet to a point of tangency; thence N70°02'49"W for 7.42 feet; thence S19°57'11"W for 36.67 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of a circular curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" for 7.85 feet to a point of tangency; thence N70°02'49"W for 17.26 feet; thence S19°57'11"W for 15.33 feet;thence N70°02'49"W for 36.67 feet; thence N19°57'11"E for 14.60 feet; thence N70°02'49"W for 6.23 feet; thence S19°57'11"W for 29.58 feet; thence S70°02'49"E for 15.83 feet; thence N19°57'11"E for 0.67 feet; thence S70°02'49"E for 2.50 feet; thence N19°57'11"E for 17.92 feet; thence N70°02'49"W for 2.50 feet; thence N19°57'11"E for 0.33 feet; thence N70°02'49"W for 0.83 feet; thence N19°57'11"E for 7.61 feet; thence S70°02'49"E for 9.17 feet; thence N19°57'11"E for 24.72 feet; thence S70°02'49E for 61.02 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.35 and the Upper Limit is the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 1-8

A Parcel located within an existing building, said Parcel being located within Lots 4 and 6, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

(FIRST FLOOR PARCEL):

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COMMENCE at the Southeasterly corner of said Lot 4; thence N70°00'34"W along the Southerly line of said Lot 4 for 17.00 feet to the POINT OF BEGINNING #1 of the following described Parcel; thence continue N70°00'34"W along said Lot line for 36.50 feet; thence N19°57'11"E for 3.91 feet; thence N70°02'49"W for 7.67 feet; thence S19°57'11"W for 3.90 feet; thence N70°00'34"W along said Lot line for 5.16 feet; thence N19°57'11"E for 10.99 feet; thence N70°02'49"W for 2.75 feet; thence N19°57'11"E for 25.00 feet; thence N70°02'49"W for 5.03 feet; thence N19°57'11"E for 39.33 feet; thence S70°02'49"E for 63.53 feet to a point being designated as POINT "A"; thence S19°57'11"W for 46.69 feet; thence N70°02'49"W for 4.16 feet; thence S19°57'11"W for 13.58 feet; thence S70°02'49"E for 6.58 feet; thence S19°57'11"W for 10.34 feet; thence N70°02'49"W for 0.50 feet; thence S19°57'11"W for 0.83 feet; thence N70°02'49"W for 8.33 feet; thence S19°57'11"W for 3.92 feet to the POINT OF BEGINNING #1.

The Lower Limit of this Parcel being the existing floor at Elevation +6.35 feet and the Upper limit being the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMENCE at POINT "A" as located in the preceding described Parcel; thence N08°49'00"E for 8.13 feet to the POINT OF BEGINNING #2; thence N70°02'49"W for 23.69 feet to a point being designated as POINT "B"; thence N19°57'11"E for 10.00 feet; S70°02'49"E for 14.86 feet; thence N19°57'11"E for 21.50 feet; thence S70°02'49"E for 8.83 feet; thence S19°57'11"W for 31.50 feet to the POINT OF BEGINNING #2.

The Lower Limit of this Parcel being the existing floor at Elevation +6.74 feet and the Upper limit being the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMENCE at POINT "B" as located in the preceding described Parcel; thence N70°02'49"E for 43.32 feet to the POINT OF BEGINNING #3; thence continue N70°02'49"W for 20.99; thence N19°58'17"E for 13.83 feet; S70°02'49"E for 20.99 feet; thence S19°57'11"W for 13.83 feet to the POINT OF BEGINNING #3.

The Lower Limit of this Parcel being the existing floor at Elevation +6.74 feet and the Upper limit being the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

TOGETHER WITH (SECOND FLOOR PARCEL):

A parcel located within an existing building, said Parcel being located within Lot 4, of said Block C, and being

more particularly described as follows:

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COMMENCE at the Southeasterly corner of said Lot 4; thence N70°00'34"W, along the Southerly line of said Lot 4 for 8.67 feet to the POINT OF BEGINNING #4 of the following described Parcel; thence continue N70°00'34"W, along said lot line for 57.67 feet; thence N19°57'11"E for 10.99 feet; thence N70°02'49"W for 2.74 feet; thence S19°57'11"W for 59.25 feet; thence S70°02'49"E for 21.18 feet; thence S19°57'11"W for 6.67 feet; thence S70°02'49"E for 13.16 feet; N19°57'11"E for 6.66 feet; thence S70°02'49"E for 20.00 feet; thence S19°57'11"W for 55.17 feet; thence S70°02'49E for 6.48 feet; thence S19°57'11"W for 10.34 feet; thence N70°02'49"W for 0.42 feet; thence S19°57'11"W for 4.76 feet to the POINT OF BEGINNING #4.

The Lower Limit of this Parcel being the existing floor at Elevation +21.37 and the Upper Limit being the existing ceiling at Elevation +30.80, National Geodetic Vertical Datum 1929.

TOGETHER WITH

COMMERCIAL PARCEL 2

A Parcel located within an existing building. said building being located within Lots 3, 4, and 6, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Southeast corner of said Lot 6; thence N70°00'34"W along the South line of said Lot 6 for 25.50 feet; thence N19°59'26"E for 3.97 feet to the POINT OF BEGINNING; thence N19°58'17"E for 110.84 feet; thence S70°02'49"E for 27.15 feet; thence S19°57'11"W for 3.51 feet; thence S70°02'49"E for 24.83 feet; thence N19°57'11"E for 3.49 feet; thence S70°02'49"E for 36.08 feet; thence N19°57'11"E for 0.51 feet; thence S70°02'49"E for 8.67 feet; thence S19°57'11"W for 19.44 feet; thence N70°02'49"W for 8.76 feet; thence S19°57'11"W for 16.58 feet; thence N70°02'49"W for 4.67 feet; thence S19°57'11"W for 4.67 feet; thence N70°02'49"W for 56.25 feet; thence S19°57'11"W for 29.31 feet; thence N70°02'49"W for 4.18 feet; thence S19°57'11"W for 5.50 feet; thence S70°02'49"E for 4.25 feet; thence S19°57'11"W for 17.51 feet; thence S70°02'49"E for 4.33 feet; thence S19°57'11"W for 11.32 feet; thence N70°02'49"W for 13.25 feet; thence S19°57'11"W for 7.00 feet; thence N70°02'49"W for 18.24 feet to the POINT OF BEGINNING. This described parcel subject to a Lower Limit at Elevation +21.73 feet and an Upper Limit at Elevation +30.80 feet, N.G.V.D., 1929.

TOGETHER WITH

COMMERCIAL PARCEL 3

A Parcel located within an existing building, said building being located within Lot 8, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Page 7

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of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

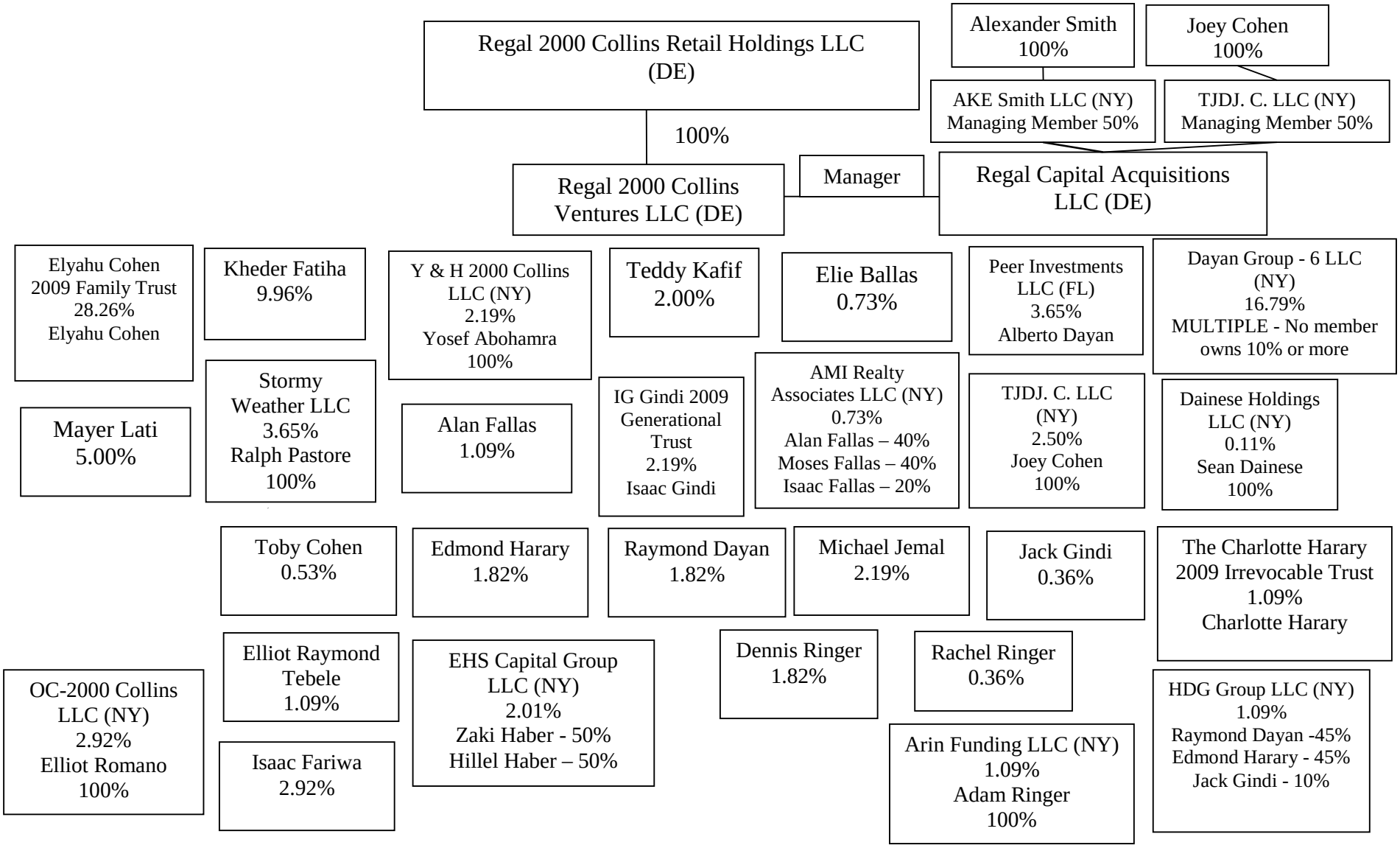
COMMENCE at the Northwest corner of said Lot 8; thence S70°01'23"E along the North line of said Lot 8, for 44.29 feet; thence S19°58'37"W for 7.02 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'13"E for 19.72 feet; thence S19°57'11"W for 96.00 feet; thence S70°01'39"E for 7.33 feet; thence S19°57'11"W for 15.78 feet; thence N72°52'23"W for 22.48 feet; thence N75°10'41"W for 25.42 feet to a point on a circular curve, the radius point of said curve bearing N19°53'06"E from the last described point; thence Northwesterly to Northeasterly along the arc of said curve to the right, having a radius of 22.91 feet and a central angle of 93°29'49" for an arc length of 37.39 feet to a Point of Tangency; thence N23°22'55"E for 22.10 feet; thence N21°06'40"E for 49.34 feet; thence S70°02'13"E for 41.30 feet; thence N19°57'47"E for 19.50 feet to the POINT OF BEGINNING. This described parcel subject to a Lower Limit at Elevation +5.81 feet and an Upper Limit at Elevation +18.85 feet, N.G.V.D., 1929.

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EXHIBIT 'B' - Disclosure of Interest "Regal 200 Collins Retail Holdings LLC"



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Name	Entity	Amount	Ownership %	Address
Kheder Fatiha		$ 1,365,000	9.963503649635040%	2184 East 5th St, Brooklyn, NY 11223
Yosef Abohamra	Y&H 2000 Collins LLC	$ 300,000	2.189781021897810%	2225 East 5th St, Brooklyn, NY 11223
Michael Jemal		$ 300,000	2.189781021897810%	3196 Bedford Ave, Brooklyn, NY 11210
Alberto Dayan	Peer Investments LLC	$ 500,000	3.649635036496350%	8030 Peters Rd, Ste. D104, Plantation, FL 33324
Mayer Lati		$ 685,000	5.000000000000000%	2166 Ocean Pkway, Brooklyn, NY 11223
Ralph Pastore	Stormy Weather LLC	$ 500,000	3.649635036496350%	19 Franklin Court East, Garden City, NY 11530
Isaac Gindi	IG Gindi 2009 Generational Trust	$ 300,000	2.189781021897810%	1865 E 8th Street, Brooklyn, NY 11223
Joey Cohen	TJDJ. C. LLC	$ 342,000	2.496350364963500%	295 Fifth Ave, Suite 1012, New York, NY 10016
Sean Dainese	Dainese Holdings LLC	$ 15,000	0.109489051094891%	221 E 11th St, Apt. 1A, New York, NY 10003
Toby Cohen		$ 72,000	0.525547445255474%	1974 Ocean Pwky, Brooklyn, NY 11223
MULTIPLE	Dayan Group - 6 LLC	$ 2,300,000	16.788321167883200%	10 W 33rd St, Room 312, New York, NY 10001
Edmond Harary		$ 250,000	1.824817518248180%	10 W 33rd St, Room 312, New York, NY 10001
Raymond Dayan		$ 250,000	1.824817518248180%	10 W 33rd St, Room 312, New York, NY 10001
MULTIPLE (See Above)	HDG Group LLC	$ 150,000	1.094890510948910%	10 W 33rd St, Room 312, New York, NY 10001
Charlotte Harary	The Charlotte Harary 2009 Irrevocable Trust	$ 150,000	1.094890510948910%	10 W 33rd St, Room 312, New York, NY 10001
Jack Gindi		$ 50,000	0.364963503649635%	10 W 33rd St, Room 312, New York, NY 10001
Elliot Romano	OC-2000 Collins LLC	$ 400,000	2.919708029197080%	1937 East 14th St, Brooklyn, NY 11229
Elliot Raymond Tebele		$ 150,000	1.094890510948910%	30 Sullivan Street, New York, NY 10012
Elie Ballas		$ 100,000	0.729927007299270%	160 West 12th Street, APT 32, New York, NY, 10011
Teddy Kafif		$ 274,000	2.000000000000000%	255 West 36th St #207, New York, NY 10018
Alan Fallas		$ 150,000	1.094890510948910%	20 Colin Pl, Brooklyn, NY 11223
MULTIPLE (See Above)	AMI Realty Associates LLC	$ 100,000	0.729927007299270%	20 Colin Pl, Brooklyn, NY 11223
MULTIPLE (See Above)	EHS Capital Group LLC	$ 275,000	2.007299270072990%	2199 E 5th Street, Brooklyn, NY 11223
Isaac Fariwa		$ 400,000	2.919708029197080%	1859 Ocean Parkway, Brooklyn, NY 11223
Adam Ringer	Arin Funding LLC	$ 150,000	1.094890510948910%	1841 E 3rd Street, Brooklyn, NY 11223
Dennis Ringer		$ 250,000	1.824817518248180%	801 Ave S, Brooklyn, NY 11223
Rachel Ringer		$ 50,000	0.364963503649635%	801 Ave S, Brooklyn, NY 11223
Elyahu Cohen	Elyahu Cohen 2009 Family Trust	$ 3,872,000	28.262773722627700%	295 Fifth Ave, Suite 1012, New York, NY 10016
			100.000000000000000%	

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