

**Shore Club HPB Application\_9.15.22 - executed.pdf**

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Pages: 16

Electronic Notary: Yes / State: FL

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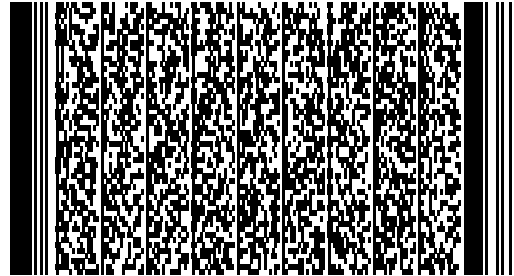
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**E-Signature Summary**

**E-Signature Notary: Diana Ramos (dra)**

September 16, 2022 07:52:56 -8:00 [41832C56CC0C] [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](http://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<br>HPB21-0481  |  | Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>(if "Yes," provide office of the property appraiser summary report)  |                  |
| <b>Board of Adjustment</b><br><input type="checkbox"/> Variance from a provision of the Land Development Regulations<br><input type="checkbox"/> Appeal of an administrative decision<br><input type="checkbox"/> Modification of existing Board Order   |  | <b>Design Review Board</b><br><input type="checkbox"/> Design review approval<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Modification of existing Board Order  |                  |
| <b>Planning Board</b><br><input type="checkbox"/> Conditional Use Permit<br><input type="checkbox"/> Lot Split<br><input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map<br><input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map<br><input type="checkbox"/> Modification of existing Board Order |  | <b>Historic Preservation Board</b><br><input type="checkbox"/> Certificate of Appropriateness for design<br><input checked="" type="checkbox"/> Certificate of Appropriateness for demolition<br><input type="checkbox"/> Historic District/Site Designation<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Modification of existing Board Order |                  |
| <input type="checkbox"/> Other:  |  |  |                  |
| Property Information – Please attach Legal Description as "Exhibit A"  |  |  |                  |
| ADDRESS OF PROPERTY<br>1901 Collins Avenue   |  |  |                  |
| FOLIO NUMBER(S)<br>02-3226-001-0020  |  |  |                  |
| Property Owner Information   |  |  |                  |
| PROPERTY OWNER NAME<br>Shore Club Property Owner LLC   |  |  |                  |
| ADDRESS<br>600 Madison Ave 17 Floor  |  | CITY<br>New York   | STATE<br>NY      |
| BUSINESS PHONE<br>718-757-8614   |  | CELL PHONE   | ZIPCODE<br>10022 |
| EMAIL ADDRESS<br>gottlieba@WITKOFF.COM   |  |  |                  |
| Applicant Information (if different than owner)  |  |  |                  |
| APPLICANT NAME<br>N/A  |  |  |                  |
| ADDRESS  |  | CITY   | STATE            |
| BUSINESS PHONE   |  | CELL PHONE   | ZIPCODE          |
| EMAIL ADDRESS  |  |  |                  |
| Summary of Request   |  |  |                  |
| PROVIDE A BRIEF SCOPE OF REQUEST<br>Demolition waiver for non-contributing building.   |  |  |                  |



| Project Information  |            |  |                             |
|--|------------|--|-----------------------------|
| Is there an existing building(s) on the site?  |            | <input checked="" type="checkbox"/> Yes  | <input type="checkbox"/> No |
| If previous answer is "Yes", is the building architecturally significant per sec. 142-108?             |            | <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.  |            | 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<br>Kobi Karp Architecture and Interior Design Inc./Robert A.M. Stern Architects, LLP              |            | <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect<br><input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____ |                             |
| ADDRESS<br>571 NW 28 ST/ 1 Park AVE  |            | CITY<br>Miami/New York   | STATE<br>FL/NY              |
| ZIP CODE<br>33137/10016  |            |  |                             |
| BUSINESS PHONE<br>305 573 1818   | CELL PHONE | EMAIL ADDRESS<br>kobikarp@kobikarp.com   |                             |
| Authorized Representative(s) Information (if applicable)   |            |  |                             |
| NAME<br>Michael Larkin   |            | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact<br><input type="checkbox"/> Agent <input type="checkbox"/> Other _____   |                             |
| ADDRESS<br>200 S Biscayne Blvd #300  |            | CITY<br>Miami  | STATE<br>FL                 |
| ZIP CODE<br>33131  |            |  |                             |
| BUSINESS PHONE<br>304 374 5300   | CELL PHONE | EMAIL ADDRESS<br>mlarkin@brzoninglaw.com   |                             |
| NAME<br>Neisen Kasdin  |            | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact<br><input type="checkbox"/> Agent <input type="checkbox"/> Other _____   |                             |
| ADDRESS<br>Three Brickell City Center  |            | CITY<br>Miami  | STATE<br>FL                 |
| ZIP CODE<br>33131  |            |  |                             |
| BUSINESS PHONE<br>+1 305 374 5600  | CELL PHONE | EMAIL ADDRESS<br>neisen.kasdin@akerman.com   |                             |
| NAME<br>Nicholas Rodriguez   |            | <input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact<br><input type="checkbox"/> Agent <input type="checkbox"/> Other _____   |                             |
| ADDRESS<br>200 S Biscayne Blvd #300  |            | CITY<br>Miami  | STATE<br>FL                 |
| ZIP CODE<br>33131  |            |  |                             |
| BUSINESS PHONE<br>305 374 5300   | CELL PHONE | EMAIL ADDRESS<br>nrodriguez@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).

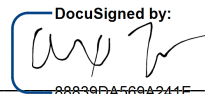


**Please read the following and acknowledge below:**

- 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:  
  
 88839DA569A241E...

**SIGNATURE**

\*Authorized Signatory for WG Shore LLC, a Delaware LLC,  
 Developer Member of Shore Club Owners JV LLC, a Delaware LLC,  
 sole member of Shore Club Property Owner LLC, a Delaware LLC

Alex Witkoff\*

**PRINT NAME**

9/16/2022

**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**

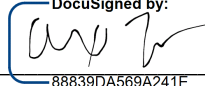
STATE OF FLORIDA

\*See page 3 for details of authorized signatory.

COUNTY OF DADE

I, Alex Witkoff, being first duly sworn, depose and certify as follows: (1) I am the authorized signatory\* (print title) of Shore Club Property Owner 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.

DocuSigned by:




88839DA569A241E...

**SIGNATURE**

Sworn to and subscribed before me this 16 day of September, 2022. The foregoing instrument was acknowledged before me by Alex Witkoff, 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**

**Diana Ramos**  
**Commission # GG 308355**  
Notary Public - State of Florida  
My Commission Expires Apr 10, 2023

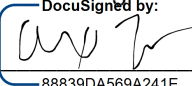


**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF DADEI, **Alex Witkoff**

, 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 and Akerman LLP to be my representative before the Historic Preservation 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.

Alex Witkoff - Shore Club Property Owner LLC.

**PRINT NAME (and Title, if applicable)**

DocuSigned by:  
  
 88839DA569A241E...

**SIGNATURE**

Sworn to and subscribed before me this 16 day of September, 2022. The foregoing instrument was acknowledged before me by Alex Witkoff, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



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

  
 Signed on 2022/09/16 07:52:56 -0500

**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**

\*Michael Larkin, Neisin Kasdin, Nicholas Rodriguez

**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 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.

Shore Club Property Owner LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

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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 Larkin     | 200 S Biscayne Blvd #300 | 305 374 5300 |
| Neisin Kasden      | 200 S Biscayne Blvd #300 | 305 374 5600 |
| Nicholas Rodriguez | 200 S Biscayne Blvd #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.**

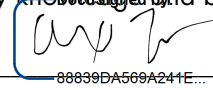
**APPLICANT AFFIDAVIT**

STATE OF FLORIDA

See Page 3 for details on authorized signatory.

COUNTY OF DADE

I, Alex Witkoff\*, 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.

  
88839DA569A241E...

**SIGNATURE**

Sworn to and subscribed before me this 16 day of September, 2022. The foregoing instrument was acknowledged before me by Alex Witkoff, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



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

  
Signed on 2022/09/16 07:52:56 -8:00

**NOTARY PUBLIC**

Diana Ramos

**PRINT NAME**



## Exhibit A

### Legal Description

#### PARCEL I:

#### (SHARALTON PROPERTY)

That part of Lots 1 and 2, in Block B, of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and that part of Block 1, FISHER'S FIRST SUBDIVISION OF ALTON Beach, according to the Plat thereof, recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at a point on the Northerly boundary of said Block B, 190.50 feet Southeasterly from the Northwest corner of said Block B, as the same is shown on the said Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; thence, run Southwesterly at right angles to the Northerly boundary line of said Block B, 110.00 feet to a point; thence run Southeasterly parallel to the Northerly boundary of said Block B, 209.43 feet to a point on the Southerly boundary line of said Block B, as aforesaid; thence run Easterly along the Southerly boundary line of said Block B, 9.071 feet, to the Southeast corner of said Block B; thence run, Northeasterly along the Easterly boundary of said Block B; 109.145 feet, to the Northeast corner of Lot 1, of said Block B; thence run Northwesterly along the Northerly boundary line of said Block B, 194.46 feet, more or less, to the Point of Beginning (P.O.B.).

#### PARCEL II

The Parcel of land shown on THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at the Northeast corner of Lot 1, Block B as shown on the Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence run Southwesterly along the Easterly boundary of said Lot 1, Block B, 109.145 feet, to the Southeast corner of said Lot 1, Block B, thence run East along the prolongation of the extension Easterly of the Southerly boundary line of Lot 1, Block B, a distance of 252.80 feet to the Erosion Control Line of the Atlantic Ocean, said line recorded in the Plat Book 105 at Page 62 of the Public Records of Miami-Dade County, Florida; thence run Northerly, deflecting 78°32'47.4" to the left, along the said Erosion Control Line, a distance of 12.36 feet to the Northerly line of said Block B and its extension Easterly; thence run Northwesterly along the Northerly line of said Block B and its extension Easterly, a distance of 255.63 feet to the Point of Beginning (P.O.B.) At the Northeast corner of said Lot 1, Block B.



**PARCEL III:****(Shore Club Property)**

All of Lots 5, 6, 8, 9 and 10 and part of lots 4 and 7, in Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida and parts of Lots 1 and 3, in Block "B" of the amended map of OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Begin at the Southwest corner of Lot 10, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Northerly along the Westerly lines of Lots 10, 9, 8 and 7, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a distance of 192.67 feet to the Northwest corner of said Lot 7, Block 1; thence continue Northerly along the Westerly line of Lot 3, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida a distance of 7.33 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 3, Block "B", a distance of 19.34 feet to a point located on the Southerly line of said Lot 3, Block "B" said point being 19.16 feet Easterly of the Southwest corner of said Lot 3, Block "B"; thence Easterly along the Southerly lines of Lots 3 and 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 101.32 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 56.16 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 2.0 feet to a point; thence Southeasterly parallel to the Northeasterly line of Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 216.43 feet to a point located on the Southerly line of Lot 1, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence Easterly along the Southerly line of Lot 1, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 9.071 feet to the Southeast corner of Lot 1, Block "B" of the aforesaid Subdivision said corner being also the Northeast corner of Lot 6, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; thence Southerly along the Easterly lines of Lots 6, 5 and 4, a distance of 101.42 feet to a point, said point being 10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Westerly parallel to the Northerly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 75 feet to a point; thence Northerly parallel to the Easterly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 10.14 feet to a point located on the Southerly line of Lot 5, Block 1, of the aforesaid Subdivision; thence Westerly along the Southerly line of Lots 5 and 10, Block 1, of the aforesaid Subdivision a distance of 325 feet to the Point of Beginning (POB).

**PARCEL IV**

Begin at the Northeast corner of Lot 6, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Southerly along the Easterly lines of Lots 6, 5 and 4, Block 1, of the aforesaid Subdivision, a distance of 101.42 feet to a point, said point being



10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Easterly parallel to the Easterly Extension of the North line of said Lot 4, Block 1, a distance of 136.47 feet to the high-water mark of the Atlantic Ocean, being the face of steel bulkhead; thence Northerly along the face of the steel bulkhead a distance of 103.33 feet, more or less, to a point where the Northerly line of Lot 6, Block 1 of the aforesaid Subdivision extended Easterly intersects the face of the steel bulkhead; thence Westerly along the Easterly extension of the Northerly line of said Lot 6, Block 1, of the aforesaid Subdivision, a distance of 144.276 feet more or less, to the Point of Beginning; together with any/or all riparian rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with easement in common with persons for the like right the use as set forth in deed recorded in Deed Book 2482, Page 526 of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; said point 190.5 feet distant from the Northwest corner of Lot 3, Block "B" of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B", a distance of 110.00 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B", a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112.00 feet to a point located on the Northeasterly line of said Lot 2, Block "B"; thence Southeasterly along the Northeasterly line of said Lot 2, Block "B", a distance of 17 feet to the Point of Beginning (POB).

#### PARCEL V:

A portion of Lots 9, 10 and 11, Block "F", as shown on the Plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwesterly corner of said Lot 9; thence South 21° 53'40" West along the Northwesterly line of said Lot 9 for 20.00 feet to the Point of Beginning; thence run South 68° 06'20" East along a line that is 20.00 feet Southwesterly of and parallel to the Southwesterly line of said Lot 9 for 50.00 feet; thence run South 21° 53'40" West parallel to the Northwesterly lines of said lots 9, 10 and 11 for 122.27 feet; thence run due West along the South line of said Lot 11 for 53.89 feet; thence run North 21° 53'40" East along the Northwesterly lines of said Lots 9, 10 and 11 for 142.37 feet to the Point of Beginning.

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**PARCEL VI:****EASEMENT PARCEL**

Easement for the benefit of Parcel III set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the Amended Map of the Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, said point being 190.5 feet distant from the Northwest corner of Lot 3, Block B of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B" a distance of 110 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112 feet to a point located on the Northeasterly line of said Lot 2, Block "B", thence Southeasterly along the Northeasterly line of said Lot 2, Block "B" a distance of 17 feet to the Point of Beginning.

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**COMBINED LEGAL DESCRIPTION (SHORE CLUB & SHARALTON PROPERTY):**

All Lot 1 and a portion of Lots 2 and 3, Block "B", of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1 (One) and being more particularly described as follows:

Commence at the Northwest corner of said Block B, thence run South 70° 04'39" East, along the North line of said Block B and along the South Right-of-Way line of 20th Street, for a distance of 190.50 feet to the Point of Beginning of the herein described parcel of land; thence continue, South 70° 04'39" East, along said North line and along said Right-of-Way line, for a distance of 450.09 feet to the Erosion Control Line of the Atlantic Ocean as shown on the Plat thereof, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida; thence run South 09° 26'43" West, along said Erosion Control Line, for a distance of 114.40 feet to a point on a line 10.14 feet Southerly, as measured along a line parallel with the Easterly line of said Lot 4 Block 1, of the Easterly projection of the North line of said Lot 4, Block 1; thence run South 87° 58'58" West, along said line parallel with said North line of Lot 4, for a distance of 324.39 feet; thence run North 07° 36'11" East, parallel with the East line of said Lots 4 and 5, Block 1, for a distance of 10.14 feet to a point on the Southerly line of said Lot 5; thence run South 87° 58'58" West, along the Southerly line of said Lots 5 and 10, Block 1, for a distance of 325.00 feet to a point on the Easterly Right-of-Way line of Collins Avenue; thence run North 07° 36'11" East, along said Easterly Right-of-Way line, for a distance of 200.00 feet; thence run South 70° 08'36" East for a distance of 19.36 feet to a point on the Southerly line of said Lots 2 and 3, Block B; thence run North 87° 59'00" East, along said Southerly line, for a distance of 101.32 feet to a point on a line 112.00 feet South of and parallel with the South Right-of-Way line of said 20th Street; thence run South 70° 04'39" East, parallel with said South

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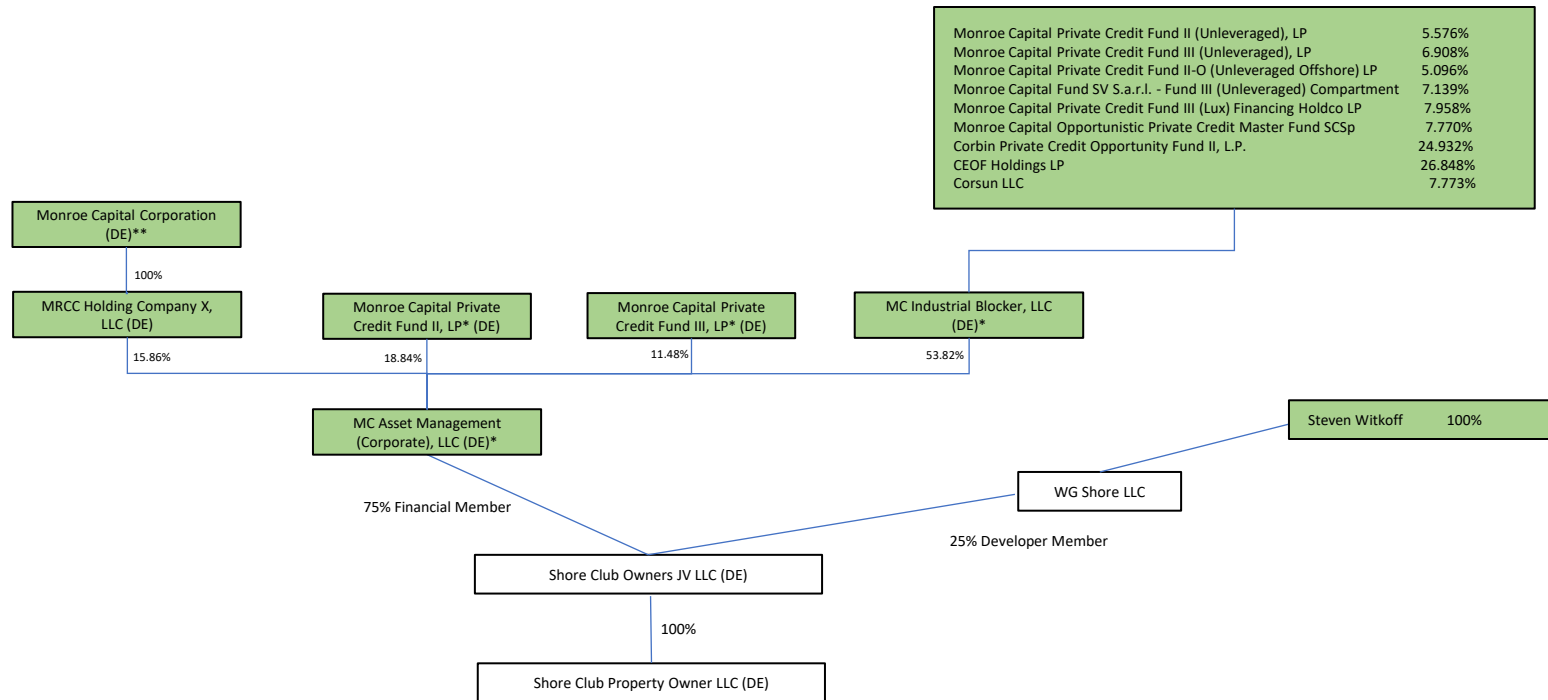
Right-of-Way line, for a distance of 56.16 feet; thence run North 19° 55'21" East, at right angles to the last described course, for a distance of 2.00 feet; thence run South 70° 04'39" East, along a line 110.00 feet South of and parallel with said South Right-of-Way line and at right angles to the previous and next courses, for a distance of 7.00 feet; thence run North 19° 55'21" East for a distance of 110.00 feet to the Point of Beginning. Together with any/or all Riparian Rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with Easement in common with persons for the like right to use as set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northerly line of Lot 2, Block B of THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; said point being 190.50 feet distant from the Northwest corner of Lot 3, Block B, of said Plat; thence Southerly at right angles to the Northerly line of said Lot 2, Block B a distance of 110.00 feet to a point; thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 7.00 feet to a point; thence Southerly at right angles to the last mentioned course, a distance of 2.00 feet to a point thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 10.00 feet to a point; thence Northerly at right angle to the last mentioned course a distance of 112.00 feet to a point located on the Northerly line of said Lot 2, Block B; thence Easterly along the Northerly line of said Lot 2, Block B, a distance of 17.00 feet to the Point of Beginning.

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## The Shore Club - Miami Beach, Florida Ownership Structure Chart



\* Managed by Monroe Capital Management Advisors, LLC (SEC registered investment advisor).

\*\* Publicly traded NYSE entity (NYSE: MRCC).

Note: Other than Steven Witkoff, no individual owns (directly or indirectly) greater than 5% of Shore Club Property Owner LLC.