

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #9: Tuttle South

SUBJECT PROPERTY STREET ADDRESS(ES): 3725 Biscayne Boulevard (Folio No. 01-3219-045-0010)

SUBJECT PROPERTY LEGAL DESCRIPTION:

Tract A of VIA TUTTLE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 163, at Page 59, of the Public Records of Miami-Dade County, Florida.

a/k/a - Tuttle South - 3725 Biscayne Blvd.

formerly described as:

Lot 32, less that part in Biscayne Boulevard, and Lots 33 through 36, less the West 6 feet thereof, MAGNOLIA PARK, 2ND AMENDED PLAT THEREOF, according to the Plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida;

AND

Lots 33, 35 and 37, of BUENA VISTA BISCAYNE BADGER CLUB SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 115; of the Public Records of Miami-Dade County, Florida;

AND

The North 34.88 feet of Lot 31 of BUENA VISTA BISCAYNE BADGER CLUB SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 115, of the Public Records of Miami-Dade County, Florida;

AND

The East one foot of the West 6 feet of Lot 36, MAGNOLIA PARK, 2ND AMENDED PLAT THEREOF, according to the Plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

39th St. (Del.) LLC

3

(25962669;2)

11-01196ap.1 - Exhibit "A" Developer Parties - SUB

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #10: Tuttle North

SUBJECT PROPERTY STREET ADDRESS(ES): 299 NE 38th Street (Folio No. 01-3219-011-0330)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lots 37, 38 and 39, SECOND AMENDED PLAT OF MAGNOLIA PARK, less right of way of Biscayne Boulevard, according to the plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S): **OWNERSHIP INTEREST (%):**

Half Circle Property (Del.) LLC **1**

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #52: Spear

SUBJECT PROPERTY STREET ADDRESS(ES): 3815 NE Miami Court (Folio No. 01-3124-033-0390)

SUBJECT PROPERTY LEGAL DESCRIPTION: That portion of Lots 19, 20 and 21 of Block 2, COMMERCIAL Buena Vista, according to the Plat thereof, as recorded in Plat Book 14 at Page 56, of the Public Records of Miami-Dade County, Florida, lying West of the West line of Lot 6, of Block 2 of BILTMORE COURT, according to the Plat thereof, as recorded in Plat Book 7, at Page 37, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Amlr Lots, LLC

1

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #53: Always-Flowers

SUBJECT PROPERTY STREET ADDRESS(ES): 50 NE 39th Street (Folio No. 01-3124-029-0150)

SUBJECT PROPERTY LEGAL DESCRIPTION: All of Lot 7 and Lot 8, less the following described property: Beginning at the Northeast corner of Lot 8, in Block 2, of BILTMORE COURT, according to the Plat thereof, as recorded in Plat book 7, at Page 37, of the Public Records of Miami-Dade County, Florida; thence run West along the North line of said Lot 8, a distance of 50.02 feet to the Northwest corner of said Lot 8; thence run South along the West line of Said Lot 8, a distance of 89.30 feet to the Southwest corner of said Lot 8; thence run East along the South line of said Lot 8, a distance of 30.92 feet to a point; then run North along a line parallel with and 30.92 feet East of the West line of said Lot 8, for a distance of 70.27 feet to a point of curve; thence run Northerly and Easterly along the arc of a curve having a radius of 19.15 feet and a central angle of 90 01'53 for an arc distance of 30.10 feet to the Northeast corner of said Lot 8, which is the point of beginning, all in Block 2, of BILTMORE COURT, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Penny Lane Acquisitions LLC

1

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #54, 55 & 56: Lydla

SUBJECT PROPERTY STREET ADDRESS(ES): 30 NE 39th Street (Folio No. 01-3124-029-0160)
3840 NE Miami Court (Folio No. 01-3124-026-0220)
3825 N. Miami Avenue (Folio No. 01-3124-029-0170)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 9, less the East 15 feet, and Lots 10 through 13, Inclusive, Block 2, of BILTMORE COURT, according to the Plat thereof, recorded in Plat Book 7, Page 37, of the Public Records of Miami-Dade County, Florida, less that portion of Lot 11, Block 2, taken by Eminent Domain pursuant to Final Judgment under Clerk's File No. 69R-17950, described as follows:

All that part of Lot 11, Block 2, of "BILTMORE COURT" which lies within the external area formed by a 25 foot radius arc, concave to the Southeast, tangent to the North line of said Lot 11 and tangent to a line that is 10 feet East of and parallel to the West line of said Lot 11.

AND

Lot 4, less the West 15 feet and Lot 5, Block 3, "CENTRAL ADDITION BUENA VISTA", according to the Plat thereof, as recorded in Plat Book 3, Page 191 of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Dacra Design Associates, Ltd.

1

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #57, 58 & 59: Marcy

SUBJECT PROPERTY STREET ADDRESS(ES): 3852 N. Miami Avenue (Folio No. 01-3124-021-0940)
20 NW 39th Street (Folio No. 01-3124-021-0950)
28 NW 39th Street (Folio No. 01-3124-021-0960)

SUBJECT PROPERTY LEGAL DESCRIPTION:

Lot 1-4, Block 6, PRINCESS PARK, according to the plat thereof as recorded in Plat Book 6, Page 87, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Design District Associates, Ltd.

1

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #60 & 61: Madonna

SUBJECT PROPERTY STREET ADDRESS(ES): 3900 N. Miami Avenue (Folio No. 01-3124-021-0580)
21 NW 39th Street (Folio No. 01-3124-021-0570)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lots 22, 23 and 24, in Block 3, of PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S): **OWNERSHIP INTEREST (%):**

Dacra Design District Associates, Ltd. 1

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #62: Uptown Girl

SUBJECT PROPERTY STREET ADDRESS(ES): 4100 NE 1st Avenue (Folio No. 01-3124-024-1350)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lots 23 and 24, LESS the North 46 feet thereof, in Block 8 of BILTMORE, a subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page(s) 67, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):	OWNERSHIP INTEREST (%):
Uptown Girl Development LLC	2

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #63: Tiny Dancer

SUBJECT PROPERTY STREET ADDRESS(ES): 4039 NE 1ST Avenue (Folio No. 01-3124-024-1540)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 12, in Block 10, of BILTMORE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 67, of the Public Records of Dade County, Florida, now known as Miami-Dade County, Florida.

OWNER'S NAME(S): **OWNERSHIP INTEREST (%):**

Tiny Dancer Acquisitions LLC

2

*Contract Purchasers

Notes See Notes Exhibit B attached hereto and made a part hereof.

EXHIBIT B

THIS DOCUMENT IS A SUBSTITUTION
TO ORIGINAL. BACKUP ORIGINAL
CAN BE SEEN AT THE END OF THIS
DOCUMENT.

CITY OF MIAMI SPECIAL AREA PLAN APPLICATION

Project Name: Miami Design District Retail Street Special Area Plan Amendment

DISCLOSURE OF OWNERSHIP Exhibit "A"

Notes to Exhibit "A"

1. Each property owner (or contract purchaser, as applicable) is owned as follows:
 - 49.51%: CR Member, LLC, which is 100% owned by Craig Robins
 - 0.49%: Dacra Member, LLC, which is 100% owned by various corporations, all of whom are owned by Craig Robins
 - 50%: LRE DDM LLC, which is owned 100% by L Real Estate SICAR
2. Each property is owned 100% by Stardust Acquisitions, LLC, which in turn is owned as follows:
 - 15% by MDDA Stardust Member, LLC, which in turn is owned 100% by Miami Design District Associates, LLC, which in turn is owned by:
 - 49.51%: CR Member, LLC, which is 100% owned by Craig Robins
 - 0.49%: Dacra Member, LLC, which is 100% owned by various corporations, all of whom are owned by Craig Robins
 - 50%: LRE DDM LLC, which is owned 100% by L Real Estate SICAR
 - 85% by Arcole Investment Fund LLC
3. The property owner 100% owned by Newton Design (Del.) LLC, which in turn is owned by:
 - 1% by Newtown Design Member, Inc., which is owned as follows:
 - 50% by Craig Robins
 - 50% by Steven Gretenstein
 - 99% by Miami Design District Associates, LLC, which in turn is owned by:
 - 49.51%: CR Member, LLC, which is 100% owned by Craig Robins
 - 0.49%: Dacra Member, LLC, which is 100% owned by various corporations, all of whom are owned by Craig Robins
 - 50%: LRE DDM LLC, which is owned 100% by L Real Estate SICAR

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #9: Tuttle South

SUBJECT PROPERTY STREET ADDRESS(ES): 3725 Biscayne Boulevard (Folio No. 01-3219-045-0010)

SUBJECT PROPERTY LEGAL DESCRIPTION:

Tract A of VIA TUTTLE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 163, at Page 59, of the Public Records of Miami-Dade County, Florida.

a/k/a - Tuttle South – 3725 Biscayne Blvd.

formerly described as:

Lot 32, less that part in Biscayne Boulevard, and Lots 33 through 36, less the West 6 feet thereof, MAGNOLIA PARK, 2ND AMENDED PLAT THEREOF, according to the Plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida;

AND

Lots 33, 35 and 37, of BUENA VISTA BISCAYNE BADGER CLUB SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 115, of the Public Records of Miami-Dade County, Florida;

AND

The North 34.88 feet of Lot 31 of BUENA VISTA BISCAYNE BADGER CLUB SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 115, of the Public Records of Miami-Dade County, Florida;

AND

The East one foot of the West 6 feet of Lot 36, MAGNOLIA PARK, 2ND AMENDED PLAT THEREOF, according to the Plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

39th St. (Del.) LLC

OWNERSHIP INTEREST (%):

1

CITY OF MIAMI SPECIAL AREA PLAN APPLICATION

Project Name: Miami Design District Retail Street Special Area Plan Amendment

DISCLOSURE OF OWNERSHIP Exhibit "A"

Map #10: Tuttle North

SUBJECT PROPERTY STREET ADDRESS(ES):	299 NE 38 th Street (Folio No. 01-3219-011-0330)
SUBJECT PROPERTY LEGAL DESCRIPTION:	Lots 37, 38 and 39, SECOND AMENDED PLAT OF MAGNOLIA PARK, less right of way of Biscayne Boulevard, according to the plat thereof, as recorded in Plat Book 5, at Page 25, of the Public Records of Miami-Dade County, Florida.
OWNER'S NAME(S):	OWNERSHIP INTEREST (%):
Half Circle Property (Del.) LLC	2

CITY OF MIAMI SPECIAL AREA PLAN APPLICATION

Project Name: Miami Design District Retail Street Special Area Plan Amendment

DISCLOSURE OF OWNERSHIP Exhibit "A"

Map #52: Spear

~~SUBJECT PROPERTY STREET ADDRESS(ES): 3815-NE-Miami-Court-(Folio-No-01-3124-033-0390)~~

~~SUBJECT PROPERTY LEGAL DESCRIPTION: That portion of Lots 19, 20 and 21 of Block 2, COMMERCIAL Buena Vista, according to the Plat thereof, as recorded in Plat Book 14 at Page 56, of the Public Records of Miami-Dade County, Florida, lying West of the West line of Lot 6, of Block 2 of BILTMORE COURT, according to the Plat thereof, as recorded in Plat Book 7, at Page 37, of the Public Records of Miami-Dade County, Florida.~~

~~OWNER'S NAME(S):~~

~~OWNERSHIP INTEREST (%):~~

~~Amir Lots, LLC~~

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #53: Always Flowers

SUBJECT PROPERTY STREET ADDRESS(ES): 50 NE 39th Street (Folio No. 01-3124-029-0150)

SUBJECT PROPERTY LEGAL DESCRIPTION: All of Lot 7 and Lot 8, less the following described property: Beginning at the Northeast corner of Lot 8, in Block 2, of BILTMORE COURT, according to the Plat thereof, as recorded in Plat book 7, at Page 37, of the Public Records of Miami-Dade County, Florida; thence run West along the North line of said Lot 8, a distance of 50.02 feet to the Northwest corner of said Lot 8; thence run South along the West line of said Lot 8, a distance of 89.30 feet to the Southwest corner of said Lot 8; thence run East along the South line of said Lot 8, a distance of 30.92 feet to a point; then run North along a line parallel with and 30.92 feet East of the West line of said Lot 8, for a distance of 70.27 feet to a point of curve; thence run Northerly and Easterly along the arc of a curve having a radius of 19.15 feet and a central angle of 90 01'53 for an arc distance of 30.10 feet to the Northeast corner of said Lot 8, which is the point of beginning, all in Block 2, of BILTMORE COURT, according to the Plat thereof, as recorded in Plat Book 7, at Page 27, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Penny Lane Acquisitions LLC

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #54, 55 & 56: Lydia

SUBJECT PROPERTY STREET ADDRESS(ES): 30 NE 39th Street (Folio No. 01-3124-029-0160)
3840 NE Miami Court (Folio No. 01-3124-026-0220)
3825 N. Miami Avenue (Folio No. 01-3124-029-0170)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 9, less the East 15 feet, and Lots 10 through 13, inclusive, Block 2, of BILTMORE COURT, according to the Plat thereof, recorded in Plat Book 7, Page 37, of the Public Records of Miami-Dade County, Florida, less that portion of Lot 11, Block 2, taken by Eminent Domain pursuant to Final Judgment under Clerk's File No. 69R-17950, described as follows:

All that part of Lot 11, Block 2, of "BILTMORE COURT" which lies within the external area formed by a 25 foot radius arc, concave to the Southeast, tangent to the North line of said Lot 11 and tangent to a line that is 10 feet East of and parallel to the West line of said Lot 11.

AND

Lot 4, less the West 15 feet and Lot 5, Block 3, "CENTRAL ADDITION BUENA VISTA", according to the Plat thereof, as recorded in Plat Book 3, Page 191 of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Dacra Design Associates, Ltd.

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #57, 58 & 59:

Marcy

SUBJECT PROPERTY STREET ADDRESS(ES): 3852 N. Miami Avenue (Folio No. 01-3124-021-0940)
20 NW 39th Street (Folio No. 01-3124-021-0950)
28 NW 39th Street (Folio No. 01-3124-021-0960)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 1-4, Block 6, PRINCESS PARK, according to the plat thereof as recorded in Plat Book 6, Page 87, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S): **OWNERSHIP INTEREST (%):**

Design District Associates, Ltd.

CITY OF MIAMI SPECIAL AREA PLAN APPLICATION

Project Name: Miami Design District Retail Street Special Area Plan Amendment

DISCLOSURE OF OWNERSHIP Exhibit "A"

Map #60 & 61: Madonna

SUBJECT PROPERTY STREET ADDRESS(ES): 3900 N. Miami Avenue (Folio No. 01-3124-021-0580)
21 NW 39th Street (Folio No. 01-3124-021-0570)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lots 22, 23 and 24, in Block 3, of PRINCESS PARK, according to the Plat thereof, as recorded in Plat Book 6, at Page 87, of the Public Records of Miami-Dade County, Florida.

OWNER'S NAME(S): **OWNERSHIP INTEREST (%):**

Dacra Design District Associates, Ltd.

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #62: Uptown Girl

~~SUBJECT-PROPERTY STREET ADDRESS(ES): 4100-NE-1st Avenue (Folio No. 01-3124-024-1350)~~

~~SUBJECT PROPERTY LEGAL DESCRIPTION:~~

Lots 23 and 24, LESS the North 46 feet thereof, in Block 8 of BILTMORE, a subdivision, according to the Plat thereof, as recorded in Plat Book 6, Page(s) 67, of the Public Records of Miami-Dade County, Florida.

~~OWNER'S NAME(S):~~

~~OWNERSHIP INTEREST (%):~~

~~Uptown Girl Development LLC~~

~~2~~

**CITY OF MIAMI
SPECIAL AREA PLAN APPLICATION**

Project Name: Miami Design District Retail Street Special Area Plan Amendment

**DISCLOSURE OF OWNERSHIP
Exhibit "A"**

Map #63: Tiny Dancer

SUBJECT PROPERTY STREET ADDRESS(ES): 4039 NE 1ST Avenue (Folio No. 01-3124-024-1540)

SUBJECT PROPERTY LEGAL DESCRIPTION: Lot 12, in Block 10, of BILTMORE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 67, of the Public Records of Dade County, Florida, now know as Miami-Dade County, Florida.

OWNER'S NAME(S):

OWNERSHIP INTEREST (%):

Tiny Dancer Acquisitions LLC

3

*Contract Purchasers

Notes ¹⁻⁷- See Notes to Exhibit B attached hereto and made a part hereof.