

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

CMB PLANNING DEPT

RECEIVED

2016 FEB 11 PM 5:07

File No: PB # 2320
Date: _____
MCR No: _____
Amount: _____
Zoning Classification: _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- () BOARD OF ADJUSTMENT
() DESIGN REVIEW BOARD
() FLOOD PLAIN MANAGEMENT BOARD
() HISTORIC PRESERVATION BOARD
(X) PLANNING BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. () DESIGN REVIEW APPROVAL
d. () A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. (X) A CONDITIONAL USE PERMIT
g. () A LOT SPLIT APPROVAL
h. () AN HISTORIC DISTRICT/SITE DESIGNATION
i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. () OTHER: _____

3. NAME & ADDRESS OF PROPERTY: 601-685 Washington Avenue

LEGAL DESCRIPTION: Lots 11-21, Block 34, OCEAN BEACH FLA ADDITION No. 1, according to the Plat thereof, as recorded in
Plat Book 3, Page 11, of the Public Records of Miami-Dade County.

4. NAME OF APPLICANT Washington Squared Owner, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

c/o Andrew Joblon, 1691 Michigan Avenue, Suite 445

ADDRESS OF APPLICANT

Miami Beach

CITY

FL

STATE

33140

ZIP

BUSINESS PHONE # (305) 763-8457

CELL PHONE # _____

E-mail address: aj@turnbridgeequities.com

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER _____ CITY _____ STATE _____ ZIP _____
BUSINESS PHONE # _____ CELL PHONE # _____
E-mail address: _____

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN
Jim Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. 161 Almeria Avenue, Coral Gables FL 33134
NAME (please circle one of the above) ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305) 443-5206 CELL PHONE # _____
E-mail address: jwurst@nbww.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:
a. Michael W. Larkin, Esq. 200 S. Biscayne Blvd, Suite 850 Miami FL 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305) 377-6231 CELL PHONE # _____
E-mail address: mlarkin@brzoninglaw.com
b. Matthew Amster, Esq. 200 S. Biscayne Blvd, Suite 850 Miami FL 33131
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305) 377-6236 CELL PHONE # _____
E-mail address: mamster@brzoninglaw.com
c. Morris Adjmi Architects, 60 Broad Street, 32nd Floor New York City NY 10004
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (212) 982-2020 CELL PHONE # _____
E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: Renovation and preservation of historic storefronts and construction of new parking level and 316-unit hotel with amenity areas. Applicant requests a Conditional Use permit for a new structure larger than 50,000 square feet and a Neighborhood Impact Establishment with outdoor entertainment.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): 138,714 SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ 3,502.80

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- *Public records notice:* all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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 or PARTNERSHIP**

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, ANDREW JOBLON being duly sworn, depose and say that I am the MANAGING MEMBER of Washington Squared Owner, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

ANDREW JOBLON
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this FIN day of FEBRUARY, 2019. The foregoing instrument was acknowledged before me by ANDREW JOBLON, MANAGING MEMBER WASHINGTON SQUARED OWNER, LLC on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

[Signature]
AURELIA ABREU-MORUZZI
NOTARY PUBLIC
PRINT NAME

My Commission Expires:



POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, ANDREW JOBLON, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for conditional use approval relative to the subject property, which request is hereby made by me OR I am hereby authorizing Michael W. Larkin & Matthew Amster, Bercow Radell & Fernandez, PLLC. to be my representative before the Planning Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

ANDREW JOBLON, MANAGING MEMBER

PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 20th day of FEBRUARY, 2014. The foregoing instrument was acknowledged before me by ANDREW JOBLON, MANAGING MEMBER, SQUARED OWNER LLC who has produced KNOW as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires.

Aurelia Abreu-Moruzzi
NOTARY PUBLIC
PRINT NAME

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

N/A

NAME

NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT

% OF STOCK

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Washington Squared Owner, LLC

CORPORATION NAME

NAME AND ADDRESS

See Exhibit A

% OF STOCK

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

N/A

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850, Miami FL.	(305) 377-6231
b. Matthew Amster, Esq.	200 S. Biscayne Blvd, Suite 850, Miami FL	(305) 377-6236
c. Jim Wurst	161 Almeria Avenue, Coral Gables, FL	(305) 443-5206
d. Morris Adjmi	60 Broad Street, 32nd Floor, New York City, NY	(212) 982-2020

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

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

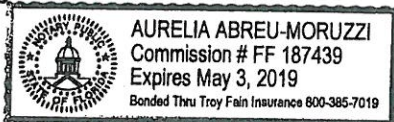
STATE OF FLORIDA
COUNTY OF MIAMI-DAD

I, ANDREW JOBLIN, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

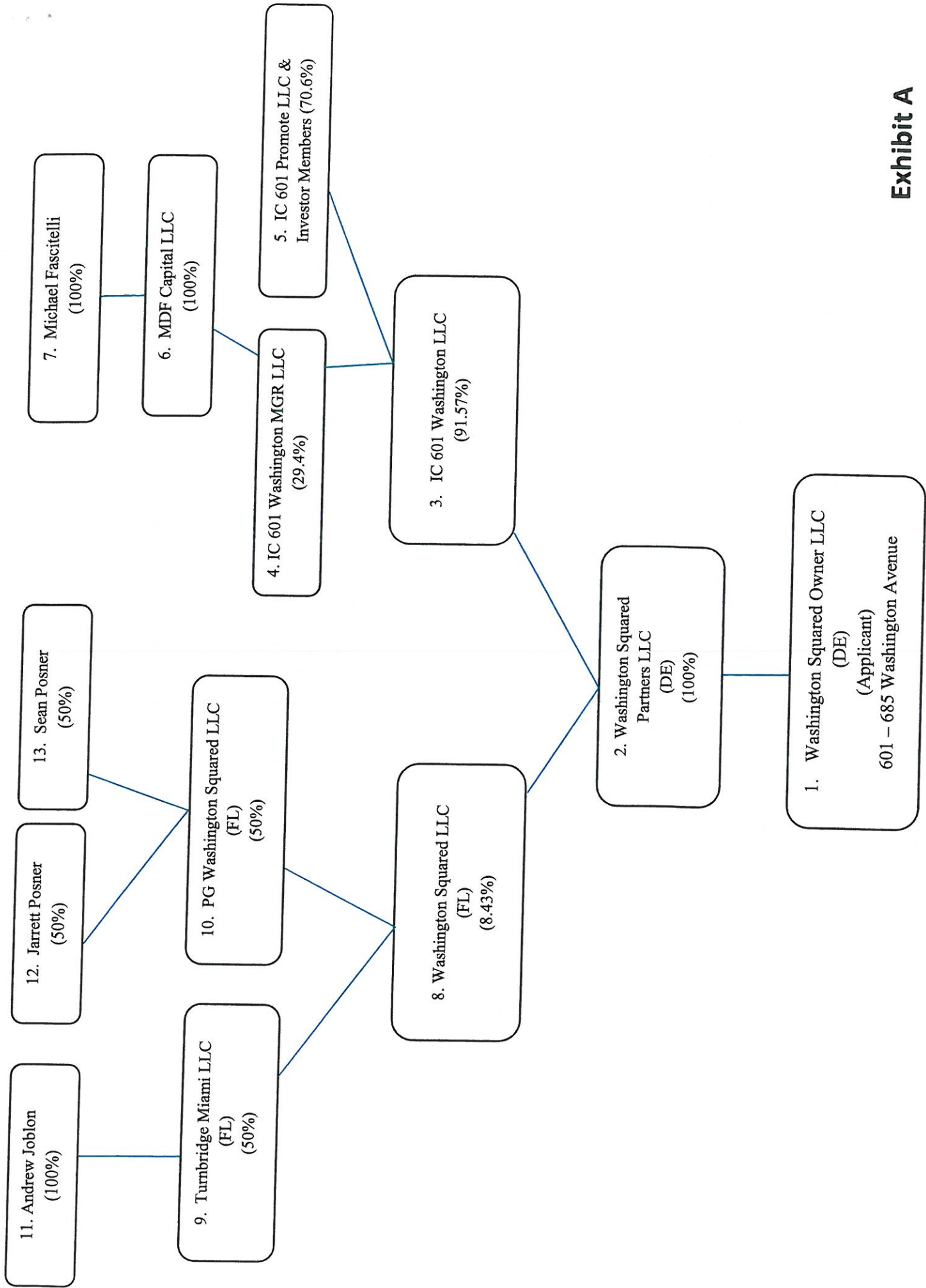
Sworn to and subscribed before me this 27th day of FEBRUARY, 2016. The foregoing instrument was acknowledged before me by ANDREW JOBLIN, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires:

[Signature]
NOTARY PUBLIC
AURELIA ABREU-MORUZZI
PRINT NAME



1. **Washington Squared Owner LLC**
c/o Andrew Joblon
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
2. **Washington Squared Partners LLC**
c/o Andrew Joblon
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
3. **IC 601 Washington LLC**
c/o Alex Bender
888 7th Avenue, 27th Floor
New York, NY 10019
(212) 894-7090
4. **IC 601 Washington MGR LLC**
c/o Alex Bender
888 7th Avenue, 27th Floor
New York, NY 10019
(212) 894-7090
5. **IC 601 Promote LLC**
c/o Alex Bender
888 7th Avenue, 27th Floor
New York, NY 10019
(212) 894-7090
6. **MDF Capital LLC**
c/o Alex Bender
888 7th Avenue, 27th Floor
New York, NY 10019
(212) 894-7090
7. **Michael Fascitelli**
888 7th Avenue, 27th Floor
New York, NY 10019
(212) 894-7090
8. **Washington Squared LLC**
c/o Andrew Joblon
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
9. **Turnbridge Miami LLC**
c/o Andrew Joblon
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
10. **PG Washington Squared LLC**
c/o Sean Posner
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
11. **Andrew Joblon**
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
12. **Sean Posner**
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139
13. **Jarrett Posner**
1691 Michigan Avenue, Suite 445
Miami Beach, FL 33139

Washington Squared Owner BTRs

Address	Folio	Business	Use	Expiration Date
601 Washington	02-4203-004-0810			
		1. Beca 21 LLC DBA Balloon Espresso	Commercial retail	09/30/2015
		2. Half Price Tour Tickets	Commercial retail	09/30/2011
619 Washington	02-4203-004-0820			
		3. MAJ Management, LLC DBA Rachel's Steakhouse and Cabaret	Restaurant/dance hall/night club	09/30/2013
		4. BGM Management LLC DBA Ahnvee	Restaurant/dance hall/night club	09/30/2009
		5. MAJ Management LLC DBA San Angel Bar	Restaurant/dance hall/night club	09/30/2014
625 Washington	02-4203-004-0830			
		6. South Beach Cafeteria and Restaurant	Restaurant/bar	09/30/2015
		7. Rotella Amusement, Inc.	Billiard	09/30/2014
		8. Manuel Suarez DBA Yvema Enterprise	Billiard	See BCU1400961

Washington Squared Owner BTRs

Address	Folio	Business	Use	Expiration Date
633 Washington	02-4203-004-0850			
		9. Stein's Inc	Retail	09/30/2012
637 Washington	02-4203-004-0840			
		10. NYC Rooster LLC DBA The Cock	Restaurant/dance hall	09/30/2014
		11. DSF Unlimited, LLC DBA Daddy's Soul Food	Restaurant	09/30/2011
		12. Club Deco DBA Zoe Miami	Restaurant/dance hall	09/30/2010
655 Washington	02-4203-004-0860			
		13. KM Club DBA Dek23	Restaurant/dance hall/nightclub	09/30/2010
657-685 Washington	02-4203-004-0870			
		14. Sandel beach Corp DBA Manolo Churros, Pizza...	Restaurant/bar	09/30/2015
		15. Loz Feliz LLC	Restaurant/dance hall/nightclub	09/30/2008



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0810
Property Address:	601 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE STE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,871 Sq.Ft
Lot Size	10,270 Sq.Ft
Year Built	1934



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,594,500	\$2,618,850	\$2,310,750
Building Value	\$214,516	\$206,571	\$206,571
XF Value	\$34,831	\$35,219	\$35,608
Market Value	\$3,843,847	\$2,860,640	\$2,552,929
Assessed Value	\$3,077,272	\$2,797,520	\$2,543,200

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$766,575	\$63,120	\$9,729
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34 LOT SIZE IRREGULAR OR 17736-4581 0697 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,077,272	\$2,797,520	\$2,543,200
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,843,847	\$2,860,640	\$2,552,929
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,077,272	\$2,797,520	\$2,543,200
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,077,272	\$2,797,520	\$2,543,200

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	\$5,750,000	29674-1698	Qual by exam of deed
06/01/1997	\$0	17736-4581	Sales which are disqualified as a result of examination of the deed
10/01/1980	\$825,000	10889-2150	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **BECA 21 LLC DBA BALLOON EXPRESSO**
IN CARE OF: **---**
ADDRESS: **---**

RECEIPT NUMBER: RL-10006094
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0242030040810

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
SQUARE FOOTAGE	2900
RETAIL INVENTORY	\$ 45000
C_U # OF UNITS	2900

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

BECA 21 LLC
601 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **HALF PRICE TOUR TICKETS**
IN CARE OF: **MIAMI BEACH**
ADDRESS:

RECEIPT NUMBER: RL-10004656
Beginning: 10/01/2010
Expires: 09/30/2011
Parcel No: 0242030040810

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information
FOR RETAIL SALES ONLY
FOR RETAIL SEGWAY, BICYCLE, LONGBOARDS,
SOUVENIORS, COMPUTERS

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

Code	Certificate of Use/Occupation
002800	BICYCLE, RENT & REPAIR
007100	EQUIPMENT RENTAL/RESPIRATORY EQUIPMENT
012065	MERCHANTS SALES
019900	TICKET OFFICE
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 25000
PRORATION	quart
C_U # OF UNITS	2500
Bike, Rent_Repair FF	Y
Equipment Rental FF	Y
Ticket Office FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

HALF PRICE TOUR TICKETS
601 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0820
Property Address:	619 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 WASHINGTON AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,403 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,797,250	\$1,540,500	\$1,283,750
Building Value	\$190,169	\$25,000	\$22,150
XF Value	\$30,240	\$0	\$0
Market Value	\$2,017,659	\$1,565,500	\$1,305,900
Assessed Value	\$1,580,139	\$1,436,490	\$1,305,900

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$437,520	\$129,010	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34 LOT SIZE 50.000 X 130 OR 15335-2703 1291 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,580,139	\$1,436,490	\$1,305,900
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,017,659	\$1,565,500	\$1,305,900
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,580,139	\$1,436,490	\$1,305,900
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,580,139	\$1,436,490	\$1,305,900

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	\$7,500,000	29674-1702	Qual on DOS, multi-parcel sale
12/01/1991	\$0	15335-2703	Sales which are disqualified as a result of examination of the deed
12/01/1987	\$325,000	13544-0516	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MAJ MANAGEMENT, LLC D/B/A RACHEL'S STEAKHOUSE AND CA
IN CARE OF: - - -
ADDRESS:

RECEIPT NUMBER: RL-10002530
Beginning: 10/01/2012
Expires: 09/30/2013
Parcel No:

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Conditional Use file# PB 1875.

259 Restaurant
222 Lounge
14 Waiting Area
9 Cognac Lounge
504 TOTAL OCCUPANT LOAD, BMS0903352
Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	227
# OF SEATS	227
NIGHTCLUB LOAD FEE	504
OCCUPANCY LOAD	504
C_U # OF UNITS	227
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525

RACHEL'S STEAKHOUSE AND CABARE
619-623 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **BGM MANAGEMENT LLC DBA AHNVEE**
IN CARE OF: _____
ADDRESS: _____

RECEIPT NUMBER: RL-10002295
Beginning: 01/06/2009
Expires: **09/30/2009**
Parcel No: _____

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Additional Information

287 Restaurant
228 Lounge
14 Waiting Area
9 Cognac Lounge

538 TOTAL OCCUPANT LOAD, BMS0902746
Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	227
# OF SEATS	227
NIGHTCLUB LOAD FEE	538
OCCUPANCY LOAD	538
PRORATION	full
C_U # OF UNITS	227
ALC BEV, THROUGH 5AM	Y
ENTERTAIN OCCUPANCY	538
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **MAJ MANAGEMENT LLC D/B/A SAN ANGEL BAR**
IN CARE OF: **MAJ**
ADDRESS: **619-623 WASHINGTON AVE**

RECEIPT NUMBER: RL-10006713
Beginning: 10/01/2013
Expires: **09/30/2014**
Parcel No:

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Additional Information

OCCUPANT CONTENT CERTIFICATE #BMS1400048 (10/04/13)
MAXIMUM LEGAL OCCUPANCY IS #504 PERSONS, EXITS #4

Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
NIGHTCLUB LOAD FEE	227
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0830
Property Address:	625 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 WASHINGTON AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,300 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,774,500	\$1,521,000	\$1,267,500
Building Value	\$203,950	\$25,000	\$17,500
XF Value	\$11,220	\$0	\$0
Market Value	\$1,989,670	\$1,546,000	\$1,285,000
Assessed Value	\$1,554,850	\$1,413,500	\$1,285,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$434,820	\$132,500	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34 LOT SIZE 50.000 X 130 OR 15335-2703 1291 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,554,850	\$1,413,500	\$1,285,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,989,670	\$1,546,000	\$1,285,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,554,850	\$1,413,500	\$1,285,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,554,850	\$1,413,500	\$1,285,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	\$7,500,000	29674-1702	Qual on DOS, multi-parcel sale
12/01/1991	\$0	15335-2703	Sales which are disqualified as a result of examination of the deed
12/01/1987	\$325,000	13544-0516	Deeds that include more than one parcel

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Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **SOUTH BEACH CAFETERIA & RESTAURANT**

IN CARE OF: **MAZAR CHAVEZ**

ADDRESS: **625 WASHINGTON AVE**
MIAMI BEACH, FL 33139-6207

RECEIPT NUMBER: RL-10000865

Beginning: 10/01/2014

Expires: **09/30/2015**

Parcel No: 0242030040830

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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This Receipt may be transferred:

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
003602	AUTO TELLER MACHINES
005102	25 CENTS AND OVER MACHINES
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	30
# OF OVER 25 CENT	2
# OF SEATS	30
C_U # OF UNITS	30
ALC BEV, THROUGH 5AM	Y
# OF AUTOTELLER MACH	1

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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SOUTH BEACH CAFETERIA & REST
625 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: ROTELLA AMUSEMENT, INC.

IN CARE OF: **

ADDRESS:

RECEIPT NUMBER: RL-10000356

Beginning: 10/01/2013

Expires: 09/30/2014

Parcel No: 0242030040830

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

625 Washington Av. South Bch Cafe Rest.

1 Pool tables

2 Juke Boxes

Decal #20140001 -#20140003 for Fiscal Year 2013-2014

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
002900	BILLIARD, POOL TABLES
011800	MACHINE & GAME DISTRIBUTORS
011801	COIN MACHINES

CERTIFICATE OF USE	8888
# OF COIN MACHINES	2
# POOL TABLES	1
Mach_Game Distrib FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525



Bcu 1400961

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **MANUEL SUAREZ DBA YVEMA ENTERPRISE**
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10007802

Beginning:

Expires:

Parcel No: 0242030040830

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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This Receipt may be transferred:

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 625 WASHINGTON AVE

Code	Certificate of Use/Occupation
002900	BILLIARD, POOL TABLES
011800	MACHINE & GAME DISTRIBUTORS
011801	COIN MACHINES
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

Storage Locations

CERTIFICATE OF USE	8888
# OF COIN MACHINES	1
# POOL TABLES	2
PRORATION	quart
Mach_Game Distrib FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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MANUEL SUAREZ DBA YVEMA ENTERP
625 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0850
Property Address:	633 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,105 Sq.Ft
Lot Size	3,250 Sq.Ft
Year Built	1936



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,137,500	\$975,000	\$682,500
Building Value	\$100,518	\$96,795	\$84,435
XF Value	\$9,450	\$9,600	\$0
Market Value	\$1,247,468	\$1,081,395	\$766,935
Assessed Value	\$927,990	\$843,628	\$766,935

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$319,478	\$237,767	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11	
S1/2 OF LOT 15 BLK 34	
LOT SIZE 25.000 X 130	
CF 73R-215310	
OR 18666-3851 0699 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$927,990	\$843,628	\$766,935
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,247,468	\$1,081,395	\$766,935
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$927,990	\$843,628	\$766,935
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$927,990	\$843,628	\$766,935

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/18/2015	\$2,250,000	29674-1705	Qual by exam of deed
06/01/2007	\$1,250,000	25706-3470	Sales which are qualified
06/01/1999	\$0	18666-3851	Sales which are disqualified as a result of examination of the deed
03/01/1990	\$0	14494-3030	Sales which are disqualified as a result of examination of the deed

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Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **STEIN'S INC**

IN CARE OF:

ADDRESS:

RECEIPT NUMBER: RL-87002892

Beginning: 10/01/2011

Expires: **09/30/2012**

Parcel No: 0242030040850

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: **633 WASHINGTON AVE**

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
----------------	--

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 44000
PREVIOUS BALANCE	\$ 1527.98
C_U # OF UNITS	1

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525

STEIN'S INC





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0840
Property Address:	637 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE #445 MIAMI BEACH, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1209 MIXED USE- STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,692 Sq.Ft
Lot Size	3,250 Sq.Ft
Year Built	1936



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,137,500	\$975,000	\$812,500
Building Value	\$1,462,500	\$170,700	\$159,978
XF Value	\$0	\$5,850	\$0
Market Value	\$2,600,000	\$1,151,550	\$972,478
Assessed Value	\$2,600,000	\$1,069,725	\$972,478

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$81,825	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34 LOT SIZE 25.000 X 130 OR 15247-2641 1091 4 COC 26154-3275 11 2007 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$1,069,725	\$972,478
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$1,151,550	\$972,478
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$1,069,725	\$972,478
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,600,000	\$1,069,725	\$972,478

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/22/2014	\$3,636,000	29244-4320	Not exposed to open-market; atypical motivation
07/21/2014	\$0	29244-4309	Corrective, tax or QCD; min consideration
11/01/2007	\$0	26154-3275	Sales which are disqualified as a result of examination of the deed
10/01/1991	\$0	15247-2641	Sales which are disqualified as a result of examination of the deed

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Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **NYC ROOSTER LLC DBA THE COCK**
IN CARE OF: **AL**
ADDRESS: **637 WASHINGTON AVE**

RECEIPT NUMBER: RL-10006966
Beginning: 10/01/2013
Expires: **09/30/2014**
Parcel No: 0242030040840

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

NYC ROOSTER DBA THE ROOSTER
TOTAL OCCUPANT LOAD = 191 (BMS1400453)
TOTAL EXITS = 2
AS PER APPROVAL ON 1/29/14 PLANVALA: APPROVED, FULL
SERVICE RESTAURANT, 60 SEATS, OCCUPANCY MAX IS 199
PERSONS, DANCING AND ENTERTAINMENT. KITCHEN MUST
REMAIN OPEN AT ALL TIMES.
Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	905
SQUARE FOOTAGE	60
# OF SEATS	60
OCCUPANCY LOAD	191
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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ALLAN MANNARELLI



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **DSF UNLIMITED, LLC DBA DADDY'S SOUL FOOD**

IN CARE OF: **DANIELLE KELLEHER**

ADDRESS:

RECEIPT NUMBER: RL-10004391

Beginning: 10/01/2010

Expires: **09/30/2011**

Parcel No: 0242030040840

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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Additional Information

RESTURANT "DADDY'S SOUL FOOD"

TOTAL OCCUPANT LOAD = 90 (BMS1101738)

TOTAL EXITS = 2

RESTAURANT ONLY ON THE FIRST FLOOR, AND THE KITCHEN.

SECOND FLOOR NOT TO BE USED AS PART OF THE

RESTAURANT

Storage Locations

TRADE ADDRESS: **637 WASHINGTON AVE**

Code btrapp transf	Certificate of Use/Occupation BUSINESS TAX RECEIPT APPLICATION FEE TRANSFER
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CERTIFICATE OF USE	900
# OF SEATS	60
OCCUPANCY LOAD	90
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PAID
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PERMIT No 1525

DANIELLE KELLEHER



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: CLUB DECO, INC. D/B/A ZOE MIAMI
IN CARE OF: [REDACTED]
ADDRESS: [REDACTED]

RECEIPT NUMBER: RL-06001675
Beginning: 10/01/2009
Expires: 09/30/2010
Parcel No: 0242030040840

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Occupant Content: 1st Floor occupant is 97 + 2nd Floor occupant 102 = 199.

Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS

CERTIFICATE OF USE	
# OF SEATS	900
OCCUPANCY LOAD	60
C_U # OF UNITS	199
ALC BEV, THROUGH 5AM	60
DANCE_ENT W_ ALCOHOL	Y
	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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FIRST CLASS
U.S. POSTAGE
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MIAMI BEACH, FL
PERMIT No 1525

ZOE MIAMI
637 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0860
Property Address:	655 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,405 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1936



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,550,000	\$3,400,000	\$2,925,000
Building Value	\$352,562	\$339,505	\$339,505
XF Value	\$36,600	\$37,050	\$37,500
Market Value	\$4,939,162	\$3,776,555	\$3,302,005
Assessed Value	\$3,995,425	\$3,632,205	\$3,302,005

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$943,737	\$144,350	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34 LOT SIZE 100.000 X 130 OR 17736-4580 0697 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,995,425	\$3,632,205	\$3,302,005
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,939,162	\$3,776,555	\$3,302,005
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,995,425	\$3,632,205	\$3,302,005
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,995,425	\$3,632,205	\$3,302,005

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	\$5,750,000	29674-1707	Qual by exam of deed
06/01/1997	\$0	17736-4580	Sales which are disqualified as a result of examination of the deed
10/01/1980	\$825,000	10889-2150	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **KM CLUB LLC**
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10000116
Beginning: 10/01/2009
Expires: **09/30/2010**
Parcel No: 0242030040860

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Occupant Content for 655-657 Wash. Av.
Indoor area: 181 persons
Outdoor area: 49 persons
Total: 230 persons
DBA DEK23

Storage Locations

TRADE ADDRESS: 655 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	910
NIGHTCLUB LOAD FEE	230
OCCUPANCY LOAD	230
C_U # OF UNITS	65
ALC BEV, THROUGH 5AM	Y
# OF BAR CHAIRS	65
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525

KM CLUB LLC





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

Property Information	
Folio:	02-4203-004-0870
Property Address:	657 WASHINGTON AVE Miami Beach, FL 33139-6207
Owner	WASHINGTON SQUARED OWNER LLC
Mailing Address	1691 MICHIGAN AVE 445 MIAMI, FL 33139 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	23,825 Sq.Ft
Lot Size	26,000 Sq.Ft
Year Built	1934



Assessment Information			
Year	2015	2014	2013
Land Value	\$9,100,000	\$7,300,000	\$5,850,000
Building Value	\$938,659	\$909,313	\$914,732
XF Value	\$97,936	\$98,815	\$99,695
Market Value	\$10,136,595	\$8,308,128	\$6,864,427
Assessed Value	\$8,305,955	\$7,550,869	\$6,864,427

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$1,830,640	\$757,259	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34 LOT SIZE 200.000 X 130 OR 17736-4582 0697 4	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,305,955	\$7,550,869	\$6,864,427
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,136,595	\$8,308,128	\$6,864,427
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,305,955	\$7,550,869	\$6,864,427
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$8,305,955	\$7,550,869	\$6,864,427

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/23/2015	\$11,500,000	29674-1711	Qual by exam of deed
06/01/1997	\$0	17736-4582	Sales which are disqualified as a result of examination of the deed
10/01/1980	\$825,000	10889-2150	Deeds that include more than one parcel

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Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **SANDEL BEACH CORP D/B/A MANOLO, CHURROS, PIZZA & MUC**
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10001655
Beginning: 10/01/2014
Expires: **09/30/2015**
Parcel No: 0242030040870

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: **685 WASHINGTON AVE**

Code	Certificate of Use/Occupation
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	72
OCCUPANCY LOAD	120
C_U # OF UNITS	72

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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SANDEL BEACH CORP
685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **LOS FELIZ LLC**
IN CARE OF: LARRY WALT
ADDRESS: 685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207

RECEIPT NUMBER: RL-06002245
Beginning: 08/13/2008
Expires: **09/30/2008**
Parcel No: 0242030040870

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

MUST MAINTAIN FULL RESTAURANT
SERVING FULL MEALS AT ALL TIMES.
Restaurant Setup is 106 persons &
Nightclub Setup is 190 persons.

Storage Locations

TRADE ADDRESS: 685 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	70
NIGHTCLUB LOAD FEE	296
OCCUPANCY LOAD	296
C_U # OF UNITS	80
ALC BEV, THROUGH 5AM	Y
# OF BAR CHAIRS	10
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PERMIT No 1525

JOE CAFE RESTAURANT & BAR
685 WASHINGTON AVE
MIAMI BEACH, FL 33139-6207





zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

January 5, 2016

City of Miami Beach
Planning Department
1700 Convention Center Dr.
Miami Beach, FL 33139

Re: Property Owners List within 375 feet of:

SUBJECT: 601 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0810
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34

SUBJECT: 619 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0820
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34

SUBJECT: 625 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0830
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

SUBJECT: 633 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0850
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

SUBJECT: 637 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0840
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

SUBJECT: 655 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0860
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

SUBJECT: 685 Washington Avenue, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0870
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of

the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC



Diana B. Rio

Total number of property owners without repetition: **508, including 10 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

ABDEL RAFEK
1 KING ST WEST STE 2403
TORONTO ONTARIO M5H 1A1
CANADA

GEORGES ABITBOL TRS SYLVAIN
ABITBOL TRS
411 ST JOSEPH WEST
MONTREAL QC H2V 2P3
CANADA

JOHN KIERSNOWSKI
56 FAIRVIEW AVE
TORONTO ONTARIO M6P 3A4
CANADA

R PIOTROWICZ
7122 LACORDAIRE BLVD
ST LEONARD QUEBEC H1S 2A4
CANADA

WALTER PYREN JOHN PYREN
11 BRIDGETOWN DR
TORONTO ONTARIO M9C2P5
CANADA

CLARK P SCHNEIDER &W 31
RANDOLPH AVE
LONDON W91BQ
LONDON
ENGLAND

MARIA EUGENIA BOTTI
VIA FUORI PONTE 2
REGGIO EMILIA
ITALY

VALENTINA SANGES
VIA VARNA 32
ROME 00124
ITALY

JUAN BORIS JULIO SUMAR PUPPO
JORGE CHAVEZ 599 DPTO. 603
MIRAFLORES
LIMA L18
PERU

ROBIN PAULEY 62 NEW
CALEDONIAN WHARF
6 ODESSA ST
LONDON SE16 7TW
UNITED KINGDOM

11 LOVELL DRIVE LLC
763 PENNSYLVANIA AVE #133
MIAMI BEACH, FL 33179

536 WASHINGTON LLC
534 WASHINGTON AVE
MIAMI BEACH, FL 33139

55 THOMSON ST INVESTMENTS LP
C/O HOLD-THYSSEN INC
301 S. NEW YORK AVE # 200
WINTER PARK, FL 32789

600 COLLINS LLC C/O FUNARO AND
CO
1111 BRICKELL AVE #2650
MIAMI, FL 33131

616 COLLINS ASSOCIATES LLC
JOSEPH KLEIN
150 E 58 ST 39TH FL
NEW YORK, NY 10155

701 SOUTH BEACH LLC C/O RONALD
H KAUFFMAN
100 SE 2 ST # 2700
MIAMI, FL 33131

713COLLINS38 LLC
1200 BRICKELL BAY DRIVE
MIAMI, FL 33131

730 PENNSYLVANIA LLC
300 S POINTE DR # 1603
MIAMI BEACH, FL 33139

735 COLLINS LLC C/O JENEL
MANAGEMENT CORP
275 MADISON AVENUE #702
NEW YORK, NY 10016

ACH COLLINS LLC COLLINS
PROPERTIES LLC
150 3 AVE SOUTH #1600
NASHVILLE, TN 37201

ADAM J WECHSLER SCOTT
HOWARD WECHSLER
524 WASHINGTON AVE #210
MIAMI BEACH, FL 33139

AGNESE INC
710 WASHINGTON AVE #319
MIAMI BEACH, FL 33139

ALEJANDRO J GUTMAN
5210 NW 109 AVE 102
MIAMI, FL 33178

ALESSIO LOLLI
710 WASHINGTON AVE #519
MIAMI BEACH, FL 33139

ALEX ZELEDON CLARIMAR
ZELEDON
12901 SW 42 ST
MIRAMAR, FL 33027

ALVARO A GICHARD JTRS HUGO
BASTIDA JTRS
720 COLLINS AVE UNIT 410
MIAMI BEACH, FL 33139

AMADA SEMEDO JOSE ALBA
SEMEDO
12500 NE 15 AVE #501
NORTH MIAMI, FL 33161

ANDREA TOLEDO HELLOT
407 LINCOLN RD PH NE
MIAMI BEACH, FL 33139

ANDREW VERBIC
730 PENNSYLVANIA AVE #703
MIAMI BEACH, FL 33139

ANGLERS VENTURE SUB LLC C/O
KIMPTON HOTEL & RESTAURANT
GR
222 KEARNY ST # 200
SAN FRANCISCO, CA 94108

ANTONELLA BALDI C/ JETSET
GROUP
635 EUCLID AVE #111
MIAMI BEACH, FL 33139

APOGEE CAPITAL INVESTMENTS
LLC
7777 NW 146 ST
MIAMI LAKES, FL 33016

ARMONIA GEJO
730 PENNSYLVANIA AVE 609
MIAMI BEACH, FL 33139

ATA BEACH CORP C/O CJELAW
1395 BRICKELL AVE # 800
MIAMI, FL 33131

AVIV IFRAH WILLIAM S POLLAK
19 WEST FLAGLER ST #607
MIAMI, FL 33130

BAHADOR MOINIAN AFSANEH
GOODARZPOOR
1049 RECTOR LANE
MCLEAN, VA 22102

BANK OF AMERICA NA
1525 S BELTLINE
COPPELL, TX 75019

B&C COLLINS AVE LLC
2121 W FLETCHER
CHICAGO, IL 60618

BEACH OKO LLC
290 174 ST #805
SUNNY ISLES BEACH, FL 33160

BEANHEAD INVESTMENTS LLC
840 S SHORE DR
MIAMI BEACH, FL 33141

BEATRICE BASSO
730 PENNSYLVANIA AVE #709
MIAMI BEACH, FL 33139

BELKIS ESTELA CALLEGARI
DOMINGO JULIO CALLEGARI
524 WASHINGTON AVE 203
MIAMI BEACH, FL 33139

BENNY LLC
8301 NW 197 STREET
HIALEAH, FL 33015

BEN RIEGEHAUPT LE REM SARIT
GRUBERG
730 PENNSYLVANIA AVE #409
MIAMI BEACH, FL 33139

BERACHA 72 LLC C/O ISAAC
BENMERGUI P A
1150 KANE CONCOURSE 2 FLOOR
BAY HARBOR, FL 33154

BERNARD RUDLER REGINE RUDLER
635 EUCLID AVE #106
MIAMI BEACH, FL 33139

B & F PROPERTIES 1 LLC
763 PENNSYLVANIA AVE #108
MIAMI BEACH, FL 33139

BLANCA DOCINA FRANCISCO LEON
701 COLLINS AVE #4E
MIAMI BEACH, FL 33139

B LESLIE SCHARFMAN B LESLIE
SCHARFMAN REV TRUST
401 PALMETTO DR
MIAMI SPRINGS, FL 33166

BORIS BLECIC
635 EUCLID AVE #226
MIAMI BEACH, FL 33139

BRENT WALTER LATHAM
3187 VIA ABITARE
MIAMI, FL 33133

BRIAN J KIEDROWSKI
3708 ADAMS STREET
HOLLYWOOD, FL 33021

CANDIDA LANGSDALE LE REM GUY
BARD LANGSDALE
619 EUCLID AVE 2D
MIAMI, FL 33139

CARLO MARIA FERRARA
619 EUCLID AVE #1B
MIAMI BEACH, FL 33139

CARLOS ANDRES VAZQUEZ
4412 SE 12 AVE
CAPE CORAL, FL 33904

CARLOS H MATEU
605 EUCLID AVE #105
MIAMI BEACH, FL 33139

CARMEN JIMENEZ DE MALIBRAN
JTRS ELOISE JIMENEZ JTRS
35-11 85 ST #7G
JACKSON HEIGHTS QUEENS, NY
11372

CARMEN M CAMPO JTRS MARC
RENE FERNANDEZ JTRS
720 COLLINS AVE #301
MIAMI BEACH, FL 33139

CAULFIELD AND CARRAWAY LLC
101 CONVENTION DR #700
LAS VEGAS, NV 89109

CAULFIELD AND CARRAWAY LLC
101 CONVENTION CENTER DR #200
LAS VEGAS, NV 89101

CAULFIELD AND CARRAWAY LLC
4730 S FORT APACHE RD UNIT 300
LAS VEGAS, NV 89147-7947

CHARLES AFTON
730 PENNSYLVANIA AVE #310
MIAMI BEACH, FL 33139

CHRISTIAN MULLER EDALIRA MARIA
CARLOS MULLER
750 COLLINS AVE #304
MIAMI BEACH, FL 33139

CHRISTOPHER MADER
701 EUCLID AVE # 204
MIAMI BEACH, FL 33139

CLAIRE RICARD
720 COLLINS AVE #801
MIAMI BEACH, FL 33139

CLIFFORD SELBY MARIE SELBY
24 CIDER MILL HEIGHTS
NORTH GRANDY, CT 06060

COLLINS 409 INC C/O ANDREA
VITELLOZZI
220 MANHATTAN AVE #4J
NEW YORK, NY 10025

COMAZE FL LLC
75 VALENCIA AVE #700
CORAL GABLES, FL 33134

CONSTANCE MOLLICK TRS EMILIO
FAMILY 2015 IRREVOCABLE TR
2295 OCEAN PKWY
BROOKLYN, NY 11223

COOKIES & CRACKERS CORP
15907 NW 52 AVE
HIALEAH, FL 33014

DAVID LEBRON
730 PENNSYLVANIA AVE #403
MIAMI BEACH, FL 33139

DAVID W RIGGS
730 PENNSYLVANIA AVE 412
MIAMI BEACH, FL 33139

DINA LEZNOVA
730 PENNSYLVANIA AVE APT 607
MIAMI BEACH, FL 33139-6169

DIPESH PATEL RAVINDER SODHI
730 PENNSYLVANIA #204
MIAMI BEACH, FL 33139

DOLORES M ARIAS TRS MAXIMO
ARIAS TRS
339 COMMONWEALTH AVE
WARWICK, RI 02886

DOMENICO ITA LLC
1300 WASHINGTON AVE #121
MIAMI BEACH, FL 33139

DORA BELLORINI LE REM
CARMELINA MANFREDI
720 COLLINS AVE 204
MIAMI BEACH, NY 33139

DORKIS ALVAREZ CURA
7501 E TREASURE DR # 7P
NORTH BAY VILLAGE, FL 33141

DORKIS ALVAREZ CURA
720 COLLINS AVE #210
MIAMI BEACH, FL 33139

D & R DESIGN DISTRICT LLC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139

EDUARDO J ELIZONDO JTRS HILDA
ELIZONDO JTRS
110 W SUNRISE AVE
CORAL GABLES, FL 33133

ELENA MIAMI BEACH LLC
PO BOX #115
MIAMI BEACH, FL 33139

ELETTI USA CORP
8301 NW 197 ST
MIAMI, FL 33015

ELISSA TRUMAN
435 N ANDREWS AVE #208
FORT LAUDERDALE, FL 33301

ELLEN CHOI JACOB OH
66 CLAUSS AVE
PARAMUS, NJ 07652

ENF OCEAN TRADING LLC
3865 NW 168 TER
MIAMI GARDENS, FL 33055

ENZA MB LLC
710 WASHINGTON AVE #511
MIAMI BEACH, FL 33139

EOSII AT 555 WASHINGTON LLC
C/O KBS REALTY ADVISORS LLC
620 NEWPORT CENTER DR STE
1300
NEWPORT BEACH, CA 92660

ERNEST BLUM LOIS BLUM
10101 SW 142 ST
MIAMI, FL 33176

EUGEKA LLC
950 BRICKELL BAY DR #5505
MIAMI, FL 33131

EYAL PASTERNAK
690 SW 1 CT #2507
MIAMI, FL 33130

FACE INVESTMENTS LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

FEDERAL NATIONAL MORTGAGE
ASSN
7105 CORPORATE DR
PLANO, TX 75024

FLAMINGO BAYSIDE LLC
635 EUCID AVE #113
MIAMI BEACH, FL 33139

FOR EXPORT VACATIONS LLC
1900 MERIDIAN AVE #202
MIAMI, FL 33140

FRANCISCO CABRAL JTRS
ELIZABETH J JORDAN JTRS
701 EUCLID AVENUE #201
MIAMI, FL 33139

FRANCOISE C CAPDEBOSCQ
730 PENNSYLVANIA AVE #603
MIAMI BEACH, FL 33139

FRANCO ROLANDO
710 WASHINGTON AVE #514
MIAMI BEACH, FL 33139

FRECKLED RED INVESTMENT LLC
2330 PONCE DE LEON BLVD STE 201
CORAL GABLES, FL 33134

GABRIEL A INFIESTA TERESA
INFIESTA
1933 SW 7 ST #304
MIAMI, FL 33135

GAIA PROPERTIES LLC
8301 NW 197 ST
MIAMI, FL 33015

GEORGE M JONES TRS GEORGE M
JONES REVOCABLE TRUST
4 BEACON WAY #1420
JERSEY CITY, NJ 07304

GLORIA TERESA S TEME DE BORDA
524 WASHINGTON AVE #313
MIAMI BEACH, FL 33139

GPMIA LLC
619 EUCLID AVE # 3C
MIAMI BEACH, FL 33139

GREAT MOUNTAIN INC C/O FINLEY
BOLOGNA INTERNATIONAL
150 SE 2 AVE #1010
MIAMI, FL 33131

GUITA GRYNSPAN JTRS DAFNA
GRYNSPAN JTRS
720 COLLINS AVE #705
MIAMI, FL 33139-6239

HABITAT PLUS MIAMI LLC
1000 ISLAND BLVD #1405
AVENTURA, FL 33160

HAMPTON 505 LLC
2001 BISCAYNE BLVD #113
MIAMI, FL 33137

HAMPTON ON WASHINGTON
AVENUE C/O ASSOCIATION LAW
GROUP P L
PO BOX 311059
MIAMI, FL 33231

HAMPTON W8 LLC
701 BRICKELL AVENUE #1650
MIAMI, FL 33131

HARRIET DANNIN BETH HINDIN
40 WATerview
LONG BRANCH, NJ 07740

ISRAEL M LANDAU LE REM YAGIL
LANDAU
210 174 ST U 2408
SUNNY ISLE, FL 33160

ITALEMPIRE LLC
865 COLLINS AVE #207
MIAMI BEACH, FL 33139

ITALEMPIRE LLC
4775 COLLINS AVE #607
MIAMI BEACH, FL 33139

JACOB ALKOV
825 COLLINS AVE #5
MIAMI BEACH, FL 33139

JAMES KOTFAS
9811 MANISTEE AVENUE
CHICAGO, IL 60617

JAMES R THOMAS HEATHER A
COOPER
635 EUCLID AVE #109
MIAMI BEACH, FL 33139

JAMESTOWN PREMIER 727 COLLINS
AVE C/O JAMESTOWN LP
675 PONCE DE LEON AVE NE 7TH FL
ATLANTA, GA 30308

JAMESTOWN PREMIER 736 COLLINS
C/O JAMESTOWN L P 1 OVERTOWN
PK
3625 CUMBERLAND BLVD S E 12
FLOOR
ATLANTA, GA 30339

JAMESTOWN PREMIER 755
WASHINGTON AVENUE LLC
675 PONCE DE LEON AVE NE 7FL
ATLANTA, GA 30308

JANE SHIRLEY EAGLESON
77 BLEEKER ST #1214
NEW YORK, NY 10012

JANINA DOMAGALA LE REM JOSEF
K DOMAGALA
730 PENNSYLVANIA AVE 610
MIAMI BEACH, FL 33139

JERUCHAM F GOLDBERG
GOLDBERG TRUST
21055 NE 37 AVE APT 2106
AVENTURA, FL 33180

JOHN B MORGAN
640 PENNSYLVANIA AVE UNIT 7
MIAMI BEACH, FL 33139

JOHN H FORD
730 PENNSYLVANIA AVE #206
MIAMI BEACH, FL 33139

JOHN MAHONEY MAUREEN
MAHONEY
725 CRITTENS LN
SOUTHOLD, NY 11971

JOHN TORTORELLA HELEN
TORTORELLA
635 EUCLID AVE APT 118
MIAMI, FL 33139-8669

JOSE ANTONIO GARCIA MIRIAM R
GARCIA
PO BOX 347196
CORAL GABLES, FL 33234

JOSEF BARNES
4230 POST AVE
MIAMI BEACH, FL 33140

JOSE M GONZALEZ MARIO HIDALGO
720 COLLINS AVE UNIT 408
MIAMI BEACH, FL 33139

JOSEPH GUSTAVO TERRAZAS
CAROLE ZAKKAK TERRAZAS
UNIT 3450 BOX 165
DPO, AA 34023-0165

JOYCE C BOGGERSON
1717 EAST CAPITOL ST SE #348
WASHINGTON, DC 20003

JUAN CARLOS DEL SOL
720 COLLINS AVE 606
MIAMI BEACH, FL 33139-6229

JUAN H VECCO TRS JUAN H VECCO
REVOCABLE TRUST
19110 SW 29 CT
MIRAMAR, FL 33029

JULES R BRICKER TRS JULES R
BRICKER REVOCABLE TRUST
966 HUNGERFORD DRIVE #268
ROCKVILLE, MD 20850

KARA E CALLAHAN & ANDREW R
GRAHAM
190 ALAMEDA DR
MERRITT ISLAND, FL 32952

KINGSTON AND KROMWELL LLC
4730 S FORT APACHE RD STE 300
LAS VEGAS, NV 89147

KINGSTON AND KROMWELL LLC
PO BOX 27740
LAS VEGAS, NV 89126

KINGSTON AND KROMWELL LLC
101 CONVENTION CENTER DRIVE
700
LAS VEGAS, NV 89109

LATITUDE SUN LLC
120 ORANGE ST STE 600
WILMINGTON, DE 19899

LILIAM M MARTINEZ
405 79 ST
NORTH BERGEN, NJ 07047

LINDA LOU WHITE TRS LINDA LOU
WHITE FAMILY TRUST
PO BOX 191326
MIAMI BEACH, FL 33119

LION 590 LLC
301 WEST 41 ST #406
MIAMI BEACH, FL 33140

LISANDRO EUGENIO ROLDAN TRS
ROLDAN FAMILY REVOCABLE
LIVING TR
8555 NW 176 ST
MIAMI, FL 33015

LLOYD WARMAN
100 SOUTH POINTE DR #506
MIAMI BEACH, FL 33139

MAJESTY CROWN LLC
13105 IXORA CT 214
NORTH MIAMI, FL 33181

MAMTAMOEXA LLC
7900 TATUM WATERWAY DRIVE
#209
MIAMI BEACH, FL 33141

MANUEL LOPEZ PRIETO
524 WASHINGTON AVE APT 304
MIAMI BEACH, FL 33139

MARCELO FRANCISCO FERRARO
DAVID M DOS SANTOS
763 PENNSYLVANIA AVE #107
MIAMI BEACH, FL 33139

MARCO ZANNA
710 WASHINGTON AVE #421
MIAMI BEACH, FL 33139

MARIA GABRIELA JOVEL
710 WASHINGTON AVE #303
MIAMI BEACH, FL 33139

MARIA LUISA GHINI
363 CENTER ISLAND DR
GOLDEN BEACH, FL 33160

MARIA V TAMERON
720 COLLINS AVE APT 506
MIAMI BEACH, FL 33139

MARIO MANCUSO LEOPOLDA L
MANCUSO
1118 67 ST
BROOKLYN, NY 11219

MARK ANDREW SALINAS JENNIFER
LYNN JOHNSON
1034 ROSEPOINT ST
HOUSTON, TX 77018

MARK F KUFEL
701 COLLINS AVE #2E
MIAMI BEACH, FL 33139

MARTHA AGUIAR LE REM RUBEN L
OSES
321 MOUNT SINAI
CORAM ROAD, NY 11766

MARTIN WISCHHUSEN JTRS MIA
MAARIT SHAUGHNESSY JTRS
2503 SE 14 ST
POMPANO BEACH, FL 33062

MATTHEW D WHITE TRS THE
DOROTHY C WHITE INCOME
118-18 UNION TURNPIKE #12 H
KEW GARDENS, NY 11415

MATTHEW J DEGENNARO JTRS
CHRISTIAN A LARSEN JTRS
730 PENNSYLVANIA AVE #711
MIAMI BEACH, FL 33139

MDHI FOUR LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139-6660

MIAMI 6305 INC
420 LINCOLN RD #248
MIAMI BEACH, FL 33139

MIAMI DREAM PROJECT LLC
700 E DANIA BEACH BLVD #202
DANIA, FL 33004

MIAMI GUEST HOUSE LLC
220 NW 67 CT
MIAMI, FL 33126

MICHAEL C WOOD
720 COLLINS AVE #201
MIAMI BEACH, FL 33139

MICHAEL DALIS
209 GOLDEN BEACH
GOLDEN BEACH, FL 33160

MICHAEL J PARKER
720 COLLINS AVE #403
MIAMI BEACH, FL 33139

MICHAEL S KAPLAN ELLEN B
KAPLAN
PO BOX 1653
EDGARTOWN, MA 02539

MICHAEL SOLARI JOHN THOMPSON
PO BOX 4094
BOCA RATON, FL 33429

MICHELE MERLO
100 SOUTH POINT DR #1609
MIAMI BEACH, FL 33139

MILACLA LLC
150 SE 2 AVE #1010
MIAMI, FL 33131

MILLENNIUM UNITED USA LLC
55 NE 5 AVE #501
BOCA RATON, FL 33432

MIRIAM N ASSUERO LE REM OFELIA
ASSUERO
720 COLLINS AVE UNIT 205
MIAMI BEACH, FL 33139

MONACCO EXCLUSIVE
RENOVATION LLC
2129 WASHINGTON AVE #102
MIAMI, FL 33139

MOONLIT LLC C/O KEYSTONE
PROPERTY MGMT
765 W 41 ST
MIAMI BEACH, FL 33140

NAVAN & GLAC LLC
1200 BRICKELL AVE #1800
MIAMI, FL 33131

NC INVEST LLC
1900 N BAYSHORE DR
MIAMI, FL 33132

NICOLA V LO PRESTI JTRS
KIMBERLY LO PRESTI JTRS
110 FLANDERS DR
HILLSBOROUGH, NJ 08844

NORBERTO M TROBO FABIANA
BENAVIDES
710 WASHINGTON AVENUE #208
MIAMI BEACH, FL 33139

NORMA MEDINA
650 PENNSYLVANIA AVE #28
MIAMI BEACH, FL 33139

OPADREAM LLC
150 SE 2 AVE STE 1010
MIAMI, FL 33131

OTTAVIO LOPRESTI ANDREANA
LOPRESTI
72 MEEHAM AVE
RARITAN, NJ 08869

OXANA SHOLOKHOVA
1746 MERIDIAN AVE #72
MIAMI BEACH, FL 33139

PAMELA AVELLI
439 HICKS STREET #2 B
BROOKLYN, NY 11201

PARASKIEWIA PALCZAK
730 PENNSYLVANIA AVE # 402
MIAMI BEACH, FL 33139

PASCAL HALFON KIKI PATRICK
HALFON
10727 MAPLE CHASE DR
BOCA RATON, FL 33498

PAUL VARNAVA
635 EUCLID AVE UNIT #225
MIAMI BEACH, FL 33139

PCUBE DOMAS INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

PEDRO FERREIRA DOS SANTOS
763 PENNSYLVANIA AVE #140
MIAMI BEACH, FL 33139

PENN 608 LLC
730 PENNSYLVANIA AVE 608
MIAMI BEACH, FL 33139-6196

PHILIP COBB EDWARD TURK
1415 COMMONWEALTH AVE #301
BRIGHTON, MA 02135

PHILIPPE L DUPONT MONIQUE B
DUPONT
487 EMERSON PL
VALLEY STREAM, NY 11580

PRESENT LIGHT HOLDINGS LLC
7411 CARLYLE AVE #2
MIAMI BEACH, FL 33141-2628

RAMI AFIFI
701 EUCLID AVE 302
MIAMI BEACH, FL 33139

RAUL A COSSIO
601 NE 36 ST #2701
MIAMI, FL 33137

RICHARD LOERKY LE(JTRS) REM
ERIKA MOSIER (JTRS)
710 WASHINGTON AVE #205
MIAMI, FL 33139

RICHARD SHIH
755 COUNTRY ST
BOCA RATON, FL 33487

RICK SHERMAN CELIA SHERMAN
903 SW 93 TER
PLANTATION, FL 33324

RODOLFO CARDOSO
465 OCEAN DR 914
MIAMI BEACH, FL 33139

RONALDO C SOARES MARQUES
TRS RONALDO C SOARES
MARQUES AND
275 NE 18 ST #1508
MIAMI, FL 33132

RONALD ZELHOF CARLA ZELHOF
5844 PARADISE POINT DR
PALMETTO BAY, FL 33157

ROOSEVELT 26 LLC
777 ARTHUR GODFREY RD #207
MIAMI BEACH, FL 33140

ROSANE FONSECA DO AMARAL
631 EUCLID AVE 6
MIAMI BEACH, FL 33139

RTV INT LLC
710 WASHINGTON AVENUE #302
MIAMI BEACH, FL 33139

SANDRA BOLOGNA
635 EUCLID AVE #119
MIAMI BEACH, FL 33139

SANGIOVANNI INC
800 WEST AVE #822
MIAMI BEACH, FL 33139

SANTOS JOMAR LLC
635 EUCLID AVE #114
MIAMI BEACH, FL 33139

SEC & TAT LLC
1358 PENNSYLVANIA AVE #202
MIAMI BEACH, FL 33139

SHEROB 15 LLC
903 SW 93 TER
PLANTATION, FL 33324

SIGSUG LLC
20193 NE 16 PL
MIAMI, FL 33179

SOBEGOOD LLC
341 EUCLID AVE UNIT 8
MIAMI BEACH, FL 33139

SOBE HOLDING LLC
2875 NE 191 ST #PH2
AVENTURA, FL 33180

SOBE VILLAS LLC ARON L
AIZENSTAT
635 EUCLID AVE 227
MIAMI, FL 33139

SOGOL AFSHARJAVAN (CUSTDN)
FOR DORSA AFSHARJAVAN
(MINOR)
153 16 AMERICAN WAY
NORTH POTOMAC, MD 20878

SOLE BELLO REAL ESTATE CORP
C/O RGPA
3370 MARY STREET
MIAMI, FL 33133

SOLOMON TOMBERG TRS
SOLOMON TOMBERG REV TR
405 N OCEAN BLVD APT 1411
POMPANO BEACH, FL 33062

SONIA PLANSON
640 PENNSYLVANIA AVE #10
MIAMI BEACH, FL 33139

SOPHIA IOANNIDIS
730 PENNSYLVANIA AVE #708
MIAMI BEACH, FL 33139

STEFANIE EPSTEIN
631 EUCLID AVE #5
MIAMI BEACH, FL 33139

SULLY HOLDINGS IV LLC
419 MICHIGAN AVE
MIAMI BEACH, FL 33139

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

TERESITA LORENZO LE REM
BARBARA GONZALEZ LORENZO
3001 SW 68 AVE
MIAMI, FL 33155

THE ISLANDER BA CORP
710 WASHINGTON AVE #423
MIAMI BEACH, FL 33139

THOMAS FRATACCI FABIENNE
FOURQUET
10 NORTH 5 ST
BROOKLYN, NY 11211

TODD BRAVERMAN
150 OLD COUNTRY ROAD
MELVILLE, NY 11747

TOMMASO BILOTTA FLORIANA
CANCELLI
710 WASHINGTON AVE #214
MIAMI EBACH, FL 33139

TOTALITY RE USA LLC
130 3 ST STE 105
MIAMI BEACH, FL 33139

TROY A BERRY
439 HAMILTON PL
BERGENFIELD, NJ 07621

VALENTINA KHAMZINA
818 MONTEREY ST
CORAL GABLES, FL 33134

VALERIO PERFETTI
609 EUCLID AVE #1
MIAMI BEACH, FL 33139

VALIER REALTY LLC
3370 MARY STREET
MIAMI, FL 33133

VIDOCQ INVESTMENTS LLC
950 BRICKELL BAY DR #5505
MIAMI, FL 33131

VVG REAL ESTATE INVESTMENTS
LLC
2711 S OCEAN DR APT 3605
HOLLYWOOD, FL 33019

WALTER MAKSIMOVICH LE REM
ANDREW MAKSIMOVICH
730 PENNSYLVANIA AVE #706
MIAMI BEACH, FL 33139

WALTER WASENDA KRYSTYNA E
WASENDA
11 RAFFAELE PL
WALDWICK, NJ 07463-1029

WASABI SKYLARK LLC
4775 COLLINS AVE
MIAMI BEACH, FL 33140

WASABI SKYLARK LLC C/O LISA
PEARSON PA
1111 LINCOLN RD #400
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER
700 LLC
1691 MICHIGAN AVE STE 445
MIAMI, FL 33139

WASHINGTON SQUARED OWNER
LLC
1691 MICHIGAN AVE 445
MIAMI, FL 33139

WELLCOME INVESTMENT LLC
5459 NW 72 AVENUE
MIAMI, FL 33166

WILLIAM G BOUCHER MARTHA M
BOUCHER
2361 SOUTHLAWN CIR SW
ROANOKE, VA 24018

YANESLIAN LLC C/O MANUEL J
VADILLO
11402 NW 41 ST STE #202
DORAL, FL 33178

516 WASHINGTON AVE
APARTMENTS INC
136 SE 1ST AVE
MIAMI, FL 33131

601 COLLINS LTD
2340 SW 102 DR
DAVIE, FL 33324

615-5TH STREET CORP
136 SE 1 AVE
MIAMI, FL 33131

710 LLC
1881 WASHINGTON AVE #16F
MIAMI BEACH, FL 33139-7446

710 WASHINGTON LLC
1070 STILLWATER DR
MIAMI BEACH, FL 33141-1024

750 COLLINS LC
747 4 ST #200A
MIAMI BEACH, FL 33139

758 WASHINGTON AVE LTD LLLP
500 NE 185 ST
MIAMI, FL 33179

758 WASHINGTON AVENUE LC
500 NE 185 ST
MIAMI, FL 33179

758 WASHINGTON AVENUE LTD
500 NE 185 ST
MIAMI, FL 33179

ADAM A NEHME
4100 GALT OCEAN DR APT 205
FT LAUDERDALE, FL 33308

ALBERT LERNER
730 PENNSYLVANIA AVE UNIT 512
MIAMI BEACH, FL 33139-6129

ALBERTO J CASTRO
730 PENNSYLVANIA AVE #207
MIAMI BEACH, FL 33139-6127

ALBERTO VELEZ CARMEN E VELEZ
13351 SW 30 ST
MIRAMAR, FL 33027

ALEKSANDER RYSZKO
730 PENNSYLVANIA AVE #505
MIAMI BEACH, FL 33139

ALFONSO SALAS & FANNY ROSERO
750 COLLINS AVE #1B
MIAMI BEACH, FL 33139-6230

ALI ALAVI
2 SUGAR GUM
ALISO VIEJO, CA 92656

ANA TONELLI
650 PENNSYLVANIA AVE #24
MIAMI BEACH, FL 33139-8643

ANDREA CECCONI
3647 BROADWAY #8 H
NEWYORK, NY 10031

ANDREA RHULE
605 EUCLID AVE #201
MIAMI BEACH, FL 33139-8647

ANDREA V LEGGIERI
899 WEST AVE #4H
MIAMI BEACH, FL 33139-5534

ANDRES KORDA
524 WASHINGTON AVE #202
MIAMI BEACH, FL 33139-6664

ANDREW WHARTON
635 EUCLID AVE #104
MIAMI BEACH, FL 33139-8666

ANELYS PINERA
5234 SW 134 CT
MIAMI, FL 33175-5257

ANGELA FISCHETTI
710 WASHINGTON AVE #508
MIAMI BEACH, FL 33139-6221

ANGELA SUAREZ
17940 NW 63 CT
HIALEAH, FL 33015-4440

ANGLERS RESORT LLC
660 WASHINGTON AVE
MIAMI BEACH, FL 33139

ANITA MILLER BERGIER
180 CABRINI BLVD #114
NEW YORK, NY 10033

ANNA & ARTHUR RUSZCZYCKI
730 PENNSYLVANIA AVE #501
MIAMI BEACH, FL 33139-6168

ANNA FARBANEC (LE) REM WALTER
SWAHLA & OLGA CHAWANEC
730 PENNSYLVANIA AVE #304
MIAMI BEACH, FL 33139-6167

ARMAND J LE BEAU
1605 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

ARMANDO ALONSO
524 WASHINGTON AVE #212
MIAMI BEACH, FL 33139-6608

ASHFAQ AHMED
PO BOX 1493
TAYLOR, MI 48180

AUGUSTO & LUCIA SANDINO TRS
10922 HARROGATE PL
SANTA ANA, CA 92705

BEACH AN LLC
6444 COLLINS AVE #504
MIAMI BEACH, FL 33141

BELSON KEEM JR & IRWIN MORITZ
3632 CARLTON PL
BOCA RATON, FL 33496

BENGE ENTERPRISES CORP
645 COLLINS AVE
MIAMI BEACH, FL 33139-6213

BIG TIME PRODUCTIONS INC
59 NW 14 ST
MIAMI, FL 33136

BLAZ KOS
710 WASHINGTON AVE #404
MIAMI BEACH, FL 33139-6225

BRUCE HOLBROOK LIVING TRS
BRUCE HOLBROOK
730 PENNSYLVANIA AVE #611
MIAMI BCH, FL 33139-6169

CARIDAD PEREZ
730 PENNSYLVANIA AVE APT 305
MIAMI BEACH, FL 33139-6167

CARLOS ALVAREZ
211 SW 41 AVE
MIAMI, FL 33134-1748

CARLOS DOBAL
635 EUCLID AVE #110
MIAMI BEACH, FL 33139-8667

CARLOS H DOBAL
635 EUCLID AVE #229
MIAMI BEACH, FL 33139-8671

CARLOS M CRUZ & MARIA R
MURILLO
730 PENNSYLVANIA AVE #411
MIAMI BEACH, FL 33139-6168

CARLTON JOHN GAMBLE
PO BOX 190795
MIAMI BEACH, FL 33119-0795

CARMELA BASCONE
25 GREENS WAY LANE
LAKEWOOD, NY 08701

CATINA LOTT
720 COLLINS AVE #407
MIAMI BEACH, FL 33139-6236

CHARLTON J WALDMAN & W ELLEN
711 BLEEKER AVE
MAMARONECK, NY 10543

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

CITY NATIONAL BANK OF FL TR
1261 20 ST
MIAMI BEACH, FL 33139

CITY NATIONAL BANK OF FL TR
PO BOX 025611
MIAMI, FL 33102

CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

C J ST CROIX LLC
3181 NW 61 ST
BOCA RATON, FL 33496

CLAUDE CEFALU & W GERALDINE
DARREN CEFALU
635 EUCLID AVE #120
MIAMI BEACH, FL 33139-8669

CLAUDE CEFALU & W GERALDINE &
DARREN CEFALU JTRS
635 EUCLID AVE #101
MIAMI BCH, FL 33139-8666

CLAUDIO M NOBILE
465 OCEAN DR #1123
MIAMI BEACH, FL 33139-6628

CLB ASSOCIATES LTD
1261 20 ST
MIAMI BCH, FL 33139

COLLINS 1E LLC
9240 SUNSET DR SUITE 114
MIAMI, FL 33173-3433

CONGREGATION BINYAN DAVID INC
701 EUCLID AVE UNIT 101
MIAMI BEACH, FL 33139

CONRAD RITTER
619 EUCLID AVE #3D
MIAMI BEACH, FL 33139-8650

CSM COLLINS EQUITIES LP %
RABINA REALTY
670 WHITE PLAINS RD STE 305
SCARSDALE, NY 10583

DAGMAR GRECO LUCIANO BOGNI
524 WASHINGTON AVE #306
MIAMI BEACH, FL 33139

DALGIS PENIN
3054 SW 27 ST
MIAMI, FL 33133-2927

DANIELA M NICOLAI C/O AURORA
ROTELLA
2027 NE 123 ST
N MIAMI, FL 33181-2806

DANIEL A ROMITO
713 COLLINS AVE #27
MIAMI BEACH, FL 33139

DANIEL CONNELL
720 COLLINS AVE #501
MIAMI BEACH, FL 33139-6236

DANIEL E CABRERA
4240 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3017

DANIEL H ADDARIO &W GABRIELA L
% MARCELO G
ADDARIO/SOTHEBY'S RTY
8020 EAST DR UNIT 315
NORTH BAY VILLAGE, FL 33141

DANIEL SAROL & IVETTE MARTINO
701 COLLINS AVE #3E
MIAMI BEACH, FL 33139-6243

DANILO MONZON &W OLGA
9440 SW 136 ST
MIAMI, FL 33176-6802

DARA COOK NAIMA COOK
5800 ARLINGTON AVE #15A
BRONX, NY 10471

DAVID J MAURRASSE
635 EUCLID AVE #105
MIAMI BEACH, FL 33139

DEAN CHURACK
PO BOX 371429
MIAMI, FL 33137-5022

DEAN MORRIS SOFIA MORRIS
119 GREENWOOD PL
BEUTON, KY 42025

DENIS KELLY
524 WASHINGTON AVE UNIT 209
MIAMI BEACH, FL 33139

DENIS WILLIAM BEAUSEJOUR
713 COLLINS AVE #29
MIAMI BEACH, FL 33139-6276

DENNIS GIRARD &W LUZ & ALVARO
E RIVAS
710 WASHINGTON AVE UNIT 711
MIAMI BEACH, FL 33139-6248

DIMITRI E SARTAN
701 COLLINS AVE UNIT 1-D
MIAMI BEACH, FL 33139-6230

DIOSMEL GONZALEZ
650 PENNSYLVANIA AVE #32
MIAMI BEACH, FL 33139-8663

DORIN VINEARSCHI
1316 GARDEN RD
WESTON, FL 33326

DORON MAROM &W LIAT
6750 NE 4 CT
MIAMI, FL 33138

EDEL GARCIA
720 COLLINS AVE #305
MIAMI BEACH, FL 33139-6235

EDWARD E DIPIERO & DAVID J
DIPIERO & DEBORAH HUNKUS
900 RAVINE DR
YOUNGSTOWN, OH 44505

EDWARD L REAGAN &W MARY I
2120 W CORTEZ ST
CHICAGO, IL 60622

EDWARD REAGAN &W MARY
TORRES
2120 W CORTEZ ST
CHICAGO, IL 60622

EDWARDS A WELLS
635 EUCLID #223
MIAMI, FL 33139

ELISA GOSSELIN TR
14 STAR ISLAND
MIAMI BEACH, FL 33139

ELOISA GIMENEZ
35 - 11 85 ST APT 7-G
JACKSON HEIGHTS, NY 11372

ELSY A OVALLE
710 WASHINGTON AVE #518
MIAMI BEACH, FL 33139-6221

EMANUELE NINFOLE
640 PENNSYLVANIA AVE #34
MIAMI BEACH, FL 33139-8644

EMILIO ALIBERTI
701 EUCLID AVE APT 203
MIAMI BEACH, FL 33139

EROS VIOLA
710 WASHINGTON AVE #223
MIAMI BEACH, FL 33139-6204

ESTABAN DOMASZCZUK
720 COLLINS AVE UNIT 206
MIAMI BEACH, FL 33139-6201

EUGENIO MOLINA &W GRACIELA
BONTI
730 PENNSYLVANIA AVE APT 307
MIAMI BEACH, FL 33139-6167

EURYS D GAMEZ GLORIA GAMEZ
2015 SW 23 AVE
MIAMI, FL 33145-2515

EVELIO NAZCO &W EVELIA
524 WASHINGTON AVE #206
MIAMI BEACH, FL 33139-6665

FABIAN GONZALEZ
3519 HARKEN CIR
TAMPA, FL 33607

FABIENNE FOURQUET THOMAS
FRATACCI
10 NORTH 5 ST
BROOKLYN, NY 11211

FIRST AMERICAN PROP INVEST
CORP
PO BOX 52-2793
MIAMI, FL 33152

FRANCISCA ESTELA RAMOS LE
REM MARIA E RAMOS RIVERA &
ETALS
411 SW 25 RD
MIAMI, FL 33129-2203

FRANCISCO AGUIAR
710 WASHINGTON AVE #304
MIAMI BEACH, FL 33139-6204

FRANCISCO AGUIAR
4674 NW 107 AVE #1701
MIAMI, FL 33178-4248

GARY E FRIEDMAN ANDREA L
DRESDALE FRIEDMAN
11 ANCHORAGE RD
PORT WASHINGTON, NY 11050

GARY ZIMMERMAN
609 EUCLID AVE #7
MIAMI BEACH, FL 33139-8649

GEORGE LAVALLEE
730 PENNSYLVANIA AVE #205
MIAMI BEACH, FL 33139

GEORGE M ZAMORA & ALBERT G
ZAMORA
7899 N BAYSHORE CT #5A
MIAMI, FL 33138

GEORGE REKBLATT SOPHIA
REKBLATT
445 NEPTUNE AVE # 18F
BROOKLYN, NY 11224

GEORGE & SOPHIA REKBLATT
445 NEPTUNE AVE #18F
BROOKLYN, NY 11224

GILBERTO V ALBA JR GILBERTO
VALDES
4455 SW 13 STREET
MIAMI, FL 33134

GILLES ROMAIN
730 PENNSYLVANIA AVE #410
MIAMI BEACH, FL 33139-6168

GLADYS BOSQUET
730 PENNSYLVANIA AVE UNIT 710
MIAMI BEACH, FL 33139-6170

GLORIA T SUSANA TEME DE BORDA
710 WASHINGTON AVE #323
MIAMI BEACH, FL 33139

GREG BROWN
635 EUCLID AVE #230
MIAMI, FL 33139-8671

GUILLERMO RAMIREZ
720 COLLINS AVE #804
MIAMI BEACH, FL 33139-6240

GUSTAVE F COMPTIS EST OF
CARLOS COMPTIS &W TERESA
713 COLLINS AVE UNIT 31
MIAMI BEACH, FL 33139-6276

GUSTAVO T COMPTIS &W VILMA M
RODRIGUEZ
713 COLLINS AVE #24
MIAMI BEACH, FL 33139

HAMPTON WASH AVE CONDO
ASSOC INC
710 WASHINGTON AVE #C16
MIAMI, FL 33139-6248

HARIKLIA R GIOSMAS
4414 NE 2 AVE
MIAMI, FL 33137

HARRIS REALTY & ASSOCIATES LP
C/O HARRIS REALTY HOLDINGS LLC
22479 MARTELLA AVE
BOCA RATON, FL 33433

HARRY JAY HOESCH
11 STERLING CREST CT
DOYLESTOWN, PA 18901

HECTOR & GUILLERMINA N CUENCA
TR
2457 COLLINS AVE #1706
MIAMI BEACH, FL 33140-4731

HENRY SUAREZ
201 NW 68 AVEN AVE #309
MIAMI, FL 33126

HENRY SUAREZ
524 WASHINGTON AVE #308
MIAMI BEACH, FL 33139-6619

HENRY SUAREZ
524 WASH AVE UNIT 201
MIAMI BEACH, FL 33139-6664

HENRY W SCHETTINI & W VIVIANA A
SCHETTINI
710 WASHINGTON AVE #224
MIAMI BEACH, FL 33139-6204

HORTENSIA RIVERO
2331 SW 122 CT
MIAMI, FL 33175-7318

IDALMIS P BATISTA-BLAIR
104 THERESA BLVD
BINGHAMTON, NY 13904

IGOR M APTEKMAN
701 EUCLID AVE #304
MIAMI BEACH, FL 33139

IMAD SAAH
640 PENNSYLVANIA AVE #17
MIAMI BEACH, FL 33139-8678

ISABEL MARRERO
730 PENNSYLVANIA AVE APT 311
MIAMI BEACH, FL 33139-6150

ISAIAS RAMIREZ IGNACIO M
VRLJICAK
2109 BAMBOO WAY
ANTIOCH, CA 94509

IVETTE CAVE
720 COLLINS AVE #508
MIAMI BEACH, FL 33139-6237

JAIME & CARMEN I SAMPERIO &
AMAYA SAMPERIO JTRS
7724 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1038

JAMEE K HANEY
416 JOHN MAHAR HWY #3105
BRAINTREE, MA 02184

JAMES GENEVER
635 EUCLID AVE #116
MIAMI BEACH, FL 33139-8669

JAMES HEAD
710 WASHINGTON AVE #306
MIAMI BEACH, FL 33139-6204

JAMES R WIGHTMAN
730 PENNSYLVANIA AVE #301
MIAMI BEACH, FL 33139-6167

JAVIER O CAMINERO ORLANDO
ALLEGUE
5900 ARLINGTON AVE
ARLINGTON, NY 10471

JEANE A CARPENTER
635 EUCLID AVE #224
MIAMI BEACH, FL 33139-8670

JENNY M & JANET REDONDO
43-04 48 ST #D-34
SUNNYSIDE, NY 11104

JESSE SPIRER
6030 SW 84 ST
MIAMI, FL 33143-8138

JOEL BARTLEY
650 PENNSYLVANIA AVE #29
MIAMI BEACH, FL 33139-8644

JOHN HRANYCZNY
730 PENNSYLVANIA AVE #707
MIAMI BEACH, FL 33139-6170

JOHN W PATRICK CARLOS A
CORTES
635 EUCLID AVE #112
MIAMI BEACH, FL 33139-8668

JORGE HERNANDEZ & MAUELA
PEREZ JTRS
605 EUCLID AVE #207
MIAMI BEACH, FL 33139-8648

JORG NOWAK
635 EUCLID AVE #221
MIAMI BEACH, FL 33139-8669

JOSEFA GUILLEN EST OF
720 COLLINS AVE UNIT 203
MIAMI, FL 33139-6201

JOSE HARVEY VARGAS
710 WASHINGTON AVE
MIAMI BEACH, FL 33139

JOSE O BAEZ
730 PENNSYLVANIA AVE #306
MIAMI BEACH, FL 33139-6167

JOSEPH SWIDERSKI ANN
SWIDERSKI
730 PENNSYLVANIA AVE UNIT 508
MIAMI BEACH, FL 33139

JUAN CORTES
701 EUCLID AVE #401
MIAMI BEACH, FL 33139-6131

JUAN F DELVALLE &W ROSAURA
720 COLLINS AVE UNIT 504
MIAMI BEACH, FL 33139-6237

JULIO OSCAR PLA &W CRISTINA
710 WASHINGTON AVE #326
MIAMI BEACH, FL 33139-6225

KATARZYNA HRYNENKO MARIA &
TOM BARANIECKI
730 PENNSYLVANIA AVE #504
MIAMI BEACH, FL 33139-6168

KATRINA JACQUELINE DIAZ
701 COLLINS AVE #1A
MIAMI BEACH, FL 33139-6230

KENNETH M PERSINKO KEITH
PINHEIRO
265 HARRINGTON LN
SOMERSET, MA 02726

KEVIN LAWS & FRED CREECH
3335 SE 18 AVE
CAPE CORAL, FL 33904

KIRK A KALOGIANNIS
211 EILEEN DR
CEDAR GROVE, NJ 07009

LAWRENCE FERRARA
287 HARVARD ST #73
CAMBRIDGE, MA 02139

LEO-JAMES INC
1228 ALTON RD
MIAMI BEACH, FL 33139

LEONARDO CURBELO &W MIRTA
CURBELO
710 WASHINGTON AVE #410
MIAMI BEACH, FL 33139-6225

LESTER BEGANYI
524 WASHINGTON AVE #301
MIAMI BCH, FL 33139-6669

LESTER BEGANYI
524 WASHINGTON AVE #205
MIAMI BEACH, FL 33139

LILIA REYNAGA
730 PENNSYLVANIA AVE #702
MIAMI BEACH, FL 33139-6169

LINDA SAETHER-VRANJICAN
1537 INVENTORS CT
FT MYERS, FL 33901

LINDA ZINN
14340 BISCAYNE BLVD
NORTH MIAMI BEACH, FL 33181-1206

LISA ANN VOLPE
701 COLLINS AVE UNIT 3-C
MIAMI BEACH, FL 33139-6243

LORI MEZGER
609 EUCLID AVE #5
MIAMI BEACH, FL 33139-8627

LOUIS A ALEXANDER
12100 SW 47 ST
MIAMI, FL 33175-4908

LOUIS ALEXANDER &W MATILDE
713 COLLINS AVE #41
MIAMI BEACH, FL 33139-6287

LOUISE & AIDA ALEXANDER
12100 SW 47 ST
MIAMI, FL 33175-4908

LOURDES RODRIGUEZ
PO BOX 1246
DANIA BEACH, FL 33004

M A D INTERNATIONAL INC
710 WASHINGTON AVE #CU-7
MIAMI BEACH, FL 33139-6248

M A D INTERNATIONAL INC
710 WASHINGTON AVE UNIT CU-8
MIAMI BEACH, FL 33139-6248

MARCELO ADDARIO
8020 EAST DR # 315
NORTH BAY VILLAGE, FL 33141

MARCIA H MURAKAMI
3 RED BUD
ALISO VIEJO, CA 92656

MARIA BARROS
619 EUCLID AVE #2C
MIAMI BEACH, FL 33139-8630

MARIA C DAZA
710 WASHINGTON AVE #314
MIAMI BEACH, FL 33139-6204

MARIA FESZ
720 COLLINS AVE #505
MIAMI BEACH, FL 33139-6237

MARIA I NUNEZ
3801 SW 82 AVE #4
MIAMI, FL 33155

MARIA LOUISA LO PRESTI
274 BROOKFIELD AVE
STATEN ISLAND, NY 10308

MARIANNA SLUPINSKA
750 COLLINS AVE #300
MIAMI BEACH, FL 33139-9101

MARISA ZACCAGNINI
701 EUCLID AVE UNIT 202
MIAMI BEACH, FL 33139

MARTHA BETANCOURT
PO BOX 228174
MIAMI, FL 33222-8174

MELANIA TURKIEWICZ
720 COLLINS AVE UNIT 509
MIAMI BEACH, FL 33139-6237

METROPOLE HOTEL APTS LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

MIAMI-DADE COUNTY DOH COUNTY
HEALTH DEPT-FL
8175 NW 12 ST
MIAMI, FL 33126

MICHAEL A FOSTER
763 PENNSYLVANIA AVE #126
MIAMI BCH, FL 33139-6116

MICHAEL DALIS
710 WASHINGTON AVE #222
MIAMI BEACH, FL 33139-6204

MILACLA LLC
710 WASHINGTON AVE #414
MIAMI BEACH, FL 33139

MIRIAM G OTERO
609 EUCLID AVE #2
MIAMI BEACH, FL 33139-8627

MISAEEL SABUGO &W ILEANA
650 PENNSYLVANIA AVE #3
MIAMI BEACH, FL 33139-8679

MONICA L LLERENA
730 PENNSYLVANIA AVE #503
MIAMI BEACH, FL 33139-6168

MOSHE MARK TARICH & BENNY
TARICH
16470 NE 30 AVE
NORTH MIAMI BEACH, FL 33160-4133

NATALIZ PROP LLC
100 LINCOLN RD #833
MIAMI BEACH, FL 33139-2013

NATHALIE RUDY
635 EUCLID AVE #108
MIAMI BEACH, FL 33139-8667

NICK SBOUKIS
730 PENNSYLVANIA AVE #401
MIAMI BEACH, FL 33139-6150

NICOLAS MASSIMINI
720 COLLINS AVE #706
MIAMI BEACH, FL 33139-6239

NIURCA FONTE
605 EUCLID AVE #205
MIAMI BEACH, FL 33139-8648

NOEMI A & DENISE V HAJAISTROM
701 EUCLID AVE UNIT 404
MIAMI BEACH, FL 33139-6131

NOHELIA VERGARA
2920 POINT E DR APT N506
MIAMI, FL 33160

NORBERT & HERMAN CZIMENT TRS
& SAMUEL CZIMENT TRS
157 RODNEY AVE
BROOKLYN, NY 11211

OLGA ALVAREZ
559 E 53 ST
HIALEAH, FL 33013-1655

OLGA AMAYA
720 COLLINS AVE #604
MIAMI BEACH, FL 33139-6238

OLGA CABALLERO & RODOLFO
ALVAREZ &W MARTA M
720 COLLINS AVE APT 207
MIAMI BEACH, FL 33139-6201

ORLANDO T RUBIO
710 WASHINGTON AVE 217
MIAMI BEACH, FL 33139-6224

OSMANI GONZALEZ &W GLADYS U
720 COLLINS AVE #605
MIAMI BEACH, FL 33139-6238

OTTI G CEPIN
750 COLLINS AVE #200
MIAMI BEACH, FL 33139-9101

PAMELA R SUTTON
6061 COLLINS AVE #22-F
MIAMI BEACH, FL 33140

PAUL VANDER PLOEG
73793 KRUG AVE
PALM DESERT, CA 92260

PAUL V PEDULLA
287 HARVARD ST #73
CAMBRIDGE, MA 02139

PHILIPPE R MOUTARDIER TRS
HERMIS L MOUTARDIER TRS
4450 SW 13 ST
MIAMI, FL 33134

QUN LIN
640 6 ST
MIAMI BEACH, FL 33139-8602

RALPH J DONOFRIO
710 WASHINGTON AVE #216
MIAMI BEACH, FL 33139-6224

RALPH SOTOLONO &W ROSA A
720 COLLINS AVE APT 510
MIAMI BEACH, FL 33139-6238

RAUL CHOQUE
1930 N HIBISCUS DR
NORTH MIAMI, FL 33181-2352

RAYMOND CARPIO &W ROSEMARY
701 COLLINS AVE # 4C
MIAMI BEACH, FL 33139

RAYMONDE WARING
775 - 6 AVE APT 2
NEW YORK, NY 10001

RC VACATION PROPERTIES LLC
18809 SW 80 CT
CUTLER BAY, FL 33157

RICARDO SABLON &W MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330

RICHARD D WALKER
350 11TH AVE UNIT 1130
SAN DIEGO, CA 92101-7482

RISA FOGEL
730 PENNSYLVANIA AVE #404
MIAMI BEACH, FL 33139-6168

RLG PROP LLC
PO BOX 190480
MIAMI BEACH, FL 33119

ROBERT D GANCE
3425 COLLINS AVE
MIAMI, FL 33140-4005

ROBERTO FERNANDEZ &W DIANA
10270 SW 60 ST
MIAMI, FL 33173

ROMAN PIROG &W KAREN TAYLOR
171 COLES ST
JERSEY CITY, NJ 07302

RONALD RUTNIK
720 COLLINS AVE #304
MIAMI BEACH, FL 33139-6235

ROSA M FERNANDEZ
10321 SW 50 TERR
MIAMI, FL 33165-6251

ROSHNI CHOTRANI
730 PENNSYLVANIA AVE #208
MIAMI BEACH, FL 33139-6127

SALVADOR CARALTO & DORIS
CARALTO TRS
2712 N ASHWOOD ST
ORANGE, CA 92865

SANDRA G MAZZONE TRS
2022 83 ST
BROOKLYN, NY 11214

SCOTT ROTEMAN &W SHARON
729 BIRCHWOOD DR
WESTBURY, NY 11590

SINA BAHADORAN
631 EUCLID AVE #2
MIAMI BEACH, FL 33139-8635

SINGER ISL DEVELOPMENT
710 PENNSYLVANIA AVE #3
MIAMI, FL 33139-6126

SO BE JMR LLC
100 NORTH BISCAYNE BLVD #500
MIAMI, FL 33132

SOLOMON COHEN &W DENISE M
701 COLLINS AVE 2C
MIAMI, FL 33139

SOUTH BEACH MANOR LC
701 COLLINS AVE #4F
MIAMI BEACH, FL 33139-6203

SOUTH BEACH VILLAS LC % IRVING
SHIMOFF
100 SE 2 ST STE 3920
MIAMI, FL 33131-2148

STAN BRENNER
710 WASHINGTON AVE #221
MIAMI BEACH, FL 33139-6224

ST GEORGE CONDO ASSOCIATION
INC C/O MERY LOPEZ PA
150 NW 168 STREET STE 214
NORTH MIAMI BEACH, FL 33169

TAMARA BARBARA SOTELO
710 WASHINGTON AVE #416
MIAMI BEACH, FL 33139-6205

TEONILA R CAMARGO
730 PENNSYLVANIA AVE UNIT 511
MIAMI BEACH, FL 33139-6129

TERESA CALHOON & JENNIFER
BASS
1372 APSLEY RD
SANTA ANA, CA 92705

TERESA M NUNEZ
730 PENNSYLVANIA AVE #507
MIAMI BEACH, FL 33139

TETE LLC
1394 RIVONA DR
WATERFORD, MI 48328

THE BALLET VALET PARKING CO
LTD
804 OCEAN DRIVE
MIAMI BEACH, FL 33139

THE PLAZA AT WASHINGTON INC
2200 BISCAYNE BLVD
MIAMI, FL 33137

TITO SANCHEZ &W ELDA SANCHEZ
720 COLLINS AVE #209
MIAMI BCH, FL 33139-6235

VASIL ZAVIYSKY LE &W MARIA
ZAVIYSKY LE
730 PENNSYLVANIA AVE #502
MIAMI BEACH, FL 33139

VERA DAVIES SUSAN C BARROW
701 COLLINS AVE #2F
MIAMI BEACH, FL 33139-6200

VICTOR C MELLY
730 PENNSYLVANIA AVE UNIT 201
MIAMI, FL 33139-6127

VICTOR F FERNANDEZ
720 COLLINS AVE #602
MIAMI BCH, FL 33139-6238

VICTOR MARTIN
640-650 PENNSYLVANIA AVE APT 6
MIAMI BEACH, FL 33139

VINCENT VALENTIN
720 COLLINS AVE #307
MIAMI BEACH, FL 33139-6202

VINCENZO AMADDEO TR
524 WASHINGTON AVE #311
MIAMI BEACH, FL 33139-6666

VT COMMERCIAL HOLDINGS LLC
4992 SW 166 AVE
MIRAMAR, FL 33027

WALTER SWAHLA & OLGA
CHOWANEC
14 LINWOOD TERR
OLD BRIDGE, NJ 08857

WANDA I RUFIN &H LUIS
12581 SW 35 ST
MIAMI, FL 33175-2907

WILLIAM AGEE
635 EUCLID AVE #222
MIAMI BEACH, FL 33139-8669

WILLIAM BORELLY
713 COLLINS AVE #32
MIAMI BEACH, FL 33139-6242

WILLIAM D CALHOON TRUST
1372 APSLEY RD
SANTA ANA, CA 92705

WILLIAM JESUS KOSKY &W
CARMEN
37527 5 ST E
PALMDALE, CA 93550

WILLIAM R HUBBARD
619 EUCLID AVE 1A
MIAMI, FL 33139

YOLANDA E PRADES & MANUEL J
PRADES JTRS
701 COLLINS AVE #2D
MIAMI, FL 33139

YOLANDA HERNANDEZ & ALVARO A
ZARATE ETAL (JTRS)
650 PENNSYLVANIA AVE #19
MIAMI BEACH AE, FL 33139-8642

YOLANDA HILLIARD EST OF
720 COLLINS AVE UNIT 401
MIAMI BEACH, FL 33139-6202