

Carter N. McDowell
Tel 305-350-2355
Fax 305-351-2239
cmcdowell@bilzin.com

December 20, 2016

Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Letter of Intent for Minor Modifications to Mixed-Use Condominium Located at 1300 Monad Terrace Previously Approved by Design Review Board Order File Number 23249

Dear Mr. Mooney:

This firm represents Monad Terrace Property Owner, LLC, the applicant ("Applicant") and owner of the property located at approximately 1300 Monad Terrace (the "Property"). Please accept this correspondence as the Applicant's letter of intent for the attached plans and application seeking approval of minor modifications to the project ("Project") to be located on the Property, previously approved by Design Review Board ("DRB") order file number 23249, dated May 3, 2016 and attached hereto.

The Project consists of a mixed-use 59-unit condominium located along the bayfront of Miami Beach. Thoughtfully designed by Pritzker Prize winner Jean Nouvel of Ateliers Jean Nouvel and Kobi Karp Architecture and Interiors, the Project received unanimous and enthusiastic design review approval from the DRB on May 3, 2016. As reflected in the attached plans, the Applicant is now proposing the following minor modifications to the approved plans:

- A double height lobby is proposed for the larger building (Building "B") to allow for greater transparency through the ground level to improve views of Biscayne Bay and enhance the arrival experience.
- To allow for the double height lobby, a residential unit was relocated from Building B to Building A, the smaller structure. As a result of this relocation, Building A will be seven stories in height rather than six stories as previously approved.
- A structural lobby canopy was introduced to provide a sheltered porte-cochere at the drop-off area of Building B fronting West Avenue.

The proposed minor modifications will further enhance this unique and beautiful project, which will be in character with the neighborhood and surrounding properties and will be a stunning addition to the southwestern skyline of Miami Beach. For the foregoing reasons, the

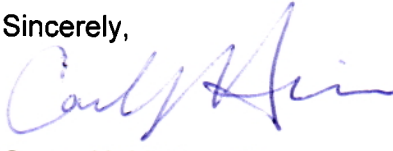
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Thomas Mooney
Planning Director
City of Miami Beach
December 20, 2016
Page 2



Applicant respectfully requests the DRB support this application for minor modifications to the approved Project. Thank you for your consideration and please do not hesitate to contact me should you have any questions or need additional information.

Sincerely,


for Carter N. McDowell

CNM
Enclosures

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☒ DESIGN REVIEW BOARD
- ☒ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 1300 Monad Terrace, Miami Beach, FL

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3233-010-0060; 02-3233-010-0040; 02-3233-010-0050; 02-3233-010-0080; 02-3233-010-0010;
02-3233-010-0020; 02-3233-010-0070; 02-3233-010-0090; 02-3233-010-0100; 02-3233-010-0110; 02-3233-010-0120
02-3233-010-0130; 02-3233-010-0140; 02-3233-010-0030

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Monad Terrace Property Owner LLC
 ADDRESS 104 Fifth Avenue, 9th Floor, New York, NY
 BUSINESS PHONE 646-650-2283 CELL PHONE N/A
 E-MAIL ADDRESS N/A

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carter McDowell
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131
 BUSINESS PHONE 305-350-2355 CELL PHONE _____
 E-MAIL ADDRESS cmcdowell@bilzin.com

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Carly Grimm
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131
 BUSINESS PHONE 305-350-2352 CELL PHONE _____
 E-MAIL ADDRESS cgrimm@bilzin.com

☐ ATTORNEY:

NAME Bilzin Sumberg Baena Price & Axelrod LLP, Javier Avino
 ADDRESS 1450 Brickell Avenue, Miami, Florida 33131
 BUSINESS PHONE 305-350-7202 CELL PHONE _____
 E-MAIL ADDRESS javino@bilzin.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Kobi Karp, Kobi Karp Architecture & Interior Design, Inc.
 ADDRESS 2915 Biscayne Blvd #200, Miami, FL
 BUSINESS PHONE 305-573-1818 CELL PHONE _____
 E-MAIL ADDRESS kobikarp@kobikarp.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

The Applicant is seeking approval of minor modifications to a previously approved mixed use residential condominium, approved by DRB order file number 23249, dated May 3, 2016. The proposed modifications include a double-height lobby in Building B, an increase in the height of Building A to seven stories from six stories to allow for the relocation of a residential unit, and the addition of a porte-cochere to provide a sheltered drop-off area for Building B.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☐ YES ☒ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 193,023 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION 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 BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

FILE NO. _____

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

STATE OF New York
COUNTY OF New York

I, Michael Stern, being duly sworn and deposed, certify as follows: (1) I am the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company. (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

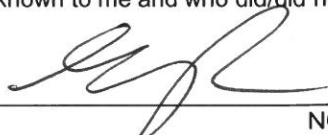
MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 
Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 19th day of December, 2016. The foregoing instrument was acknowledged before me by Michael Stern, the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company, who has produced driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 12/1/18



M. Colton Pate
NOTARY PUBLIC
PRINT NAME

Notary Public State of New York
County of New York
M Colton Pate
Reg. 01PA6315647
Commission Expires 12/01/2018

POWER OF ATTORNEY AFFIDAVIT

STATE OF New York
COUNTY OF New York

I, Michael Stern, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Carter N. McDowell, Carly Grimm, and Javier Aviño of the firm of Bilzin Sumberg Baena Price & Axelrod, LLP to be my representatives before the Design Review Board. (3) 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. (4) I am responsible for removing this notice after the date of the hearing.

MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

By: 
Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 19th day of December, 2016. The foregoing instrument was acknowledged before me by Michael Stern, the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

Notary Public State of New York
County of New York
M Colton Pate
Reg. 01PA6315647
Commission Expires 12/01/2018

NOTARY SEAL OR STAMP

My Commission Expires: 12/1/18



NOTARY PUBLIC

M. Colton Pate

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.*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% 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, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Monad Terrace Property Owner LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Disclosure of Interest attached as Exhibit "B"

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	Carter N. McDowell	1450 Brickell Avenue, #2300, Miami, FL	305-350-2355
	Bilzin Sumberg Baena Price & Axelrod, LLP		
b.	Carly Grimm	1450 Brickell Avenue, #2300, Miami, FL	305-350-2352
	Bilzin Sumberg Baena Price & Axelrod, LLP		
c.	Javier Aviño	1450 Brickell Avenue, #2300, Miami, FL	305-350-7202
	Bilzin Sumberg Baena Price & Axelrod, LLP		
d.	Kobi Karp and Kemal Muskara	2915 Biscayne Blvd, #200, Miami, FL	305-573-1818
	Kobi Karp Architecture & Interior Design, Inc.		

Additional names can be placed on a separate page attached to this form. See Exhibit "B" attached.

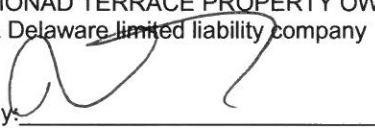
* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000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

APPLICANT HEREBY ACKNOWLEDGES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

I, Michael Stern, being first duly sworn and deposed, certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosure, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

MONAD TERRACE PROPERTY OWNER LLC
A Delaware limited liability company

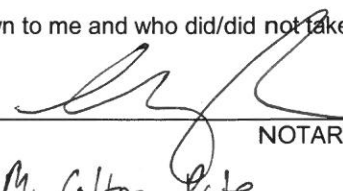
By: 

Michael Stern
Authorized Signatory

Sworn to and subscribed before me this 19th day of December, 2016. The foregoing instrument was acknowledged before me by Michael Stern, the authorized signatory for Monad Terrace Property Owner LLC, a Delaware limited liability company, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 12/1/18



NOTARY PUBLIC
M. Colton Pate

PRINT NAME

Notary Public State of New York
County of New York
M Colton Pate
Reg. 01PA6315647
Commission Expires 12/01/2018

Exhibit "A"

LEGAL DESCRIPTION:

Parcels 1, 2, 3, 4, 5 and 6, all being a portion of Lot 2, Block 80, of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Parcel 1

The East 79.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 6320 sq. ft. and/or 0.145 acres, more or less, by calculations.

AND Parcel 2

The West 64.0 feet of the East 143.00 feet, of Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, SUBDIVISION OF BLOCK EIGHTY OF THE ALTON BEACH REALTY COMPANY A PART OF THE ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida, less the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 3

The West 64.00 feet of the East 207.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida. LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 4

The West 64.00 feet of the East 271.00 feet of Lot 2, Block 80, of subdivision of block 80 of the Alton Beach Realty Company, according to the Plat thereof, as recorded in Plat Book 6, page 12, of the Public Records of Miami-Dade county, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 5

The West 64.00 feet of the East 335.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Together with:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5122 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 6

The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/16th) interest in and to Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND

The East 65 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 4550 sq. ft. and/or 0.104 acres, more or less, by calculations.

AND

The West 50.00 feet of the East 115.00 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 165 feet of the South 70 feet of Lot 1, LESS the South 14 feet, in Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 215 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 265 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 315 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, at Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 365 feet of South 70 feet of Lot 1, less the South 14 feet, in Block 80 of ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 135.04 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

Also known as:

The South 70.00 feet of Lot 1, LESS the East 365.00 feet thereof, and LESS the South 14.00 feet thereof, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida. Containing 8366 sq. ft. and/or 0.192 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing 8558 sq. ft. and/or 0.196 acres, more or less, by calculations to the property line as per proposed new MHWL.

Exhibit B

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.

Monad Terrace Property Owner LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace Mezz LLC</u>	<u>100%</u>
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

Monad Terrace Mezz LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace LLC</u>	<u>100%</u>
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

Monad Terrace LLC
Corporation Name

NAME AND ADDRESS	% OF INTERESTS
<u>NV Monad Terrace LLC</u>	<u>31.29%</u>
<u>c/o Monad Terrace Property Owner LLC</u>	
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

NAME AND ADDRESS	% OF INTERESTS
<u>Monad Terrace Manager LLC</u>	<u>68.71%</u>
<u>c/o Monad Terrace Property Owner LLC</u>	
<u>104 5th Avenue, 9th Floor</u>	
<u>New York, NY 10011</u>	

NV Monad Terrace LLC
Corporation Name

NAME AND ADDRESS

New Valley LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

New Valley LLC
Corporation Name

NAME AND ADDRESS

Vector Group Ltd.

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

Monad Terrace Manager LLC
Corporation Name

NAME AND ADDRESS

ARED Monad Terrace LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

44.08%

NAME AND ADDRESS

Monad Terrace Investment LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

55.92%

ARED Monad Terrace LLC
Corporation Name

NAME AND ADDRESS

EK Acquisition 41, LLC

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

33.33%

NAME AND ADDRESS

TT Monad Terrace Inc.

c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

66.67%

EK Acquisition 41, LLC
Corporation Name

NAME AND ADDRESS

Evgeny Konovalov
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

TT Monad Terrace Inc.
Corporation Name

NAME AND ADDRESS

Tall Trade Ltd.
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

Tall Trade Ltd.
Corporation Name

NAME AND ADDRESS

G Star LTD.
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

100%

G Star LTD.
Corporation Name

NAME AND ADDRESS

Paata Gamgoneishvili
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

75%

NAME AND ADDRESS

Zurab Zaskalko
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

% OF INTERESTS

25%

Monad Terrace Investment LLC
Corporation Name

NAME AND ADDRESS

% OF INTERESTS

Ackermd Monad Investor LLC
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

20.82%

NAME AND ADDRESS

% OF INTERESTS

Monad Terrace JV LLC
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

79.18%

Ackermd Monad Investor LLC
Corporation Name

NAME AND ADDRESS

% OF INTERESTS

Ackerman Management and Development LLC
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

100%

Ackerman Management and Development LLC
Corporation Name

NAME AND ADDRESS

% OF INTERESTS

Ariel Ackerman
c/o Monad Terrace Property Owner LLC
104 5th Avenue, 9th Floor
New York, NY 10011

100%

Monad Terrace JV LLC

Corporation Name

NAME AND ADDRESS

JDS Monad Terrace LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

50%

NAME AND ADDRESS

MDEV10, LLC

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

50%

JDS Monad Terrace LLC

Corporation Name

NAME AND ADDRESS

Michael Stern

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

MDEV10, LLC

Corporation Name

NAME AND ADDRESS

Daniel Minkowitz

c/o Monad Terrace Property Owner LLC

104 5th Avenue, 9th Floor

New York, NY 10011

% OF INTERESTS

100%

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: May 3, 2016
FILE NO: 23249
PROPERTY: **1300 Monad Terrace**
APPLICANT: Monad Terrace Property Owner LLC
LEGAL: See Attached "Exhibit A" and "B"
IN RE: The Application for Design Review Approval for the construction of a new fifteen-story residential condominium building to replace all existing structures on site.

ORDER

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 5, and 9 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings for the proposed residential development at 1300 Monad Terrace shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. Any fence or gate proposed shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. Hardwired speakers shall not be permitted on the roof deck.

- c. All roof top lighting shall be located below the parapet level, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The FPL transformer shall be not be permitted within any area fronting a street or sidewalk or the waterway and shall comply with all required setbacks, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. Any future kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- i. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
- j. The recycling and trash system, consisting of separate chutes for trash and recyclables, shall be located in a centralized location that is less visible from view, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. Material samples for all exterior paving areas shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



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- m. The final design and details of the mesh wiring shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - n. The final design and details, including materials, exterior finishes, glazing, railings, and any architectural projections and features, shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - o. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - p. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The proposed planters along the edge of the projecting balconies shall have a minimum interior depth of 1'-6" in width and 2'-0" in depth and they shall be built-in planters with irrigation systems, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The final design and details of the landscaping proposed within the mesh wiring shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The proposed sidewalk shall be consistent in width and design with the established sidewalk along West Avenue, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
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- f. The use of sod in the south yard shall not be permitted, instead a low lying ground cover shall be installed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The proposed Backflow prevention device located in the front of the property shall not be permitted within any area fronting a street or sidewalk and shall be relocated, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- h. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- i. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- j. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- k. Due to the constraints of the site, the utilization of root barriers and/or Silva Cells, as applicable, shall be required around all canopy shade trees which are in close proximity to access ramps and/or other hardscape areas with limiting planting areas, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- m. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- n. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

3. The applicant has voluntarily offered, proffered and agreed to provide a public bay walk ("Public Baywalk") east of the existing seawall along the rear of the subject site in accord with the following conditions. This proffer and its acceptance are based on a particularized evaluation and assessment of the subject project, the rational nexus between such project and impacts to the local transportation network, and the rational nexus and rough proportionality between the project and impacts to the transportation network and the bay walk proffered. The following conditions pertain to the Public Baywalk. These conditions are subject to change upon further review by the City Attorney Office and other departments:
- a. The Public Baywalk shall be designed, permitted and built by the applicant. All costs associated with the design, permitting and construction of the Public Baywalk, as described herein, shall be borne by the applicant.
 - b. Prior to the issuance of a building permit for any work approved by the Design Review Board, as it relates to the subject development project, the applicant shall enter into and record a restrictive covenant, approved by the Miami Beach City Attorney, which runs with the land, confirming the applicant's agreement to design, permit, construct and maintain a Public Baywalk including any required easements, in perpetuity, and confirming public access to such Public Baywalk, in accordance with the conditions herein. The restrictive covenant shall be recorded in the public records, at the expense of the applicant.
 - c. The Public Baywalk shall commence at the southwest corner of the property, via a direct connection to the public sidewalk facing West Avenue. The Public Baywalk shall continue northwesterly along the rear of the property to the north property line. At the northwest corner of the site, the Public Baywalk shall continue connect to the existing Public Baywalk at the 'Waverly' condominium.
 - d. The Public Baywalk shall connect directly to any future Public Baywalk to the south of the property.
 - e. The Public Baywalk shall be consistent with the dimensions shown in the approved site plan, at all points. The location, design details and material of the Public Baywalk shall be subject to the review and approval of staff.
 - f. The Public Baywalk may be secured and segregated from the upland portions of the site, in a manner to be reviewed and approved by staff.
 - g. The Public Baywalk shall be shall be open to the public from 6:00 am to 9:00 pm, 7 days a week, or as otherwise determined by the City Commission, upon the City Commission's adoption of uniform rules relating to public baywalks. The applicant may install an operable fence, gate or other operable barrier to restrict public access to the Public Baywalk, subject to the review and approval of staff; such operable fence,

gate or barrier shall include some form of automatic timing device, in order to ensure that the Public Baywalk is open between the hours of 6:00 am and 9:00 pm. Access by the public to the Public Baywalk shall only be restricted between the hours of 9:00 pm and 6:00 am, and otherwise, as determined by the Planning Director, in the event of an emergency, dangerous condition or other circumstance that would render usage of the Public Baywalk a safety risk. Any violation of this condition shall be subject to a notice of violation and enforcement by the Special Master or any alternative remedy available to the City.

- h. The applicant shall be responsible for the maintenance, repair and, if necessary, the replacement, if destroyed in whole or part, of the full Public Baywalk, including the seawall, and shall establish reserves and insurance to accomplish this obligation.
- i. The applicant shall complete all design development and permit drawings for the proposed Public Baywalk as part of the building permit for the project approved by the Design Review Board in this application. The Public Baywalk shall be substantially completed prior to the issuance of any TCO, Partial CO or Final CO for any work approved by the Design Review Board in this application.
- j. All Public Baywalk access points shall be posted with standard "Public Baywalk" signs. The overall design, number, dimensions, placement and color of such signs shall be subject to the review and approval of staff.
- k. The installation of fences, gates or other barriers, which permanently block public access to the Public Baywalk shall be prohibited.
- l. If the applicant sells, leases or otherwise conveys the property, these conditions shall run with the land, and the applicant's successors shall be obligated to comply with these conditions.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

I. Variance(s)

- A. No variance(s) were filed as part of this application.

II. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

-
- B. Tandem parking spaces utilized for self-parking in multi-family residential buildings shall have a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner.
- C. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- D. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The proposed elimination of the on-street parking spaces will require the review and approval of the Parking Department. The costs, if any, associated with the removal of the parking spaces will be the responsibility of the developer.
- G. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
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IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1300 Monard Terrace", as designed **Ateliers Jean Nouvel** and prepared by **Kobi Karp Architecture and Interior Design** dated, signed, and sealed March 14, 2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

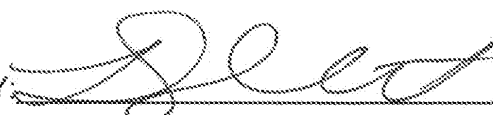
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9th day of May, 2016.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 

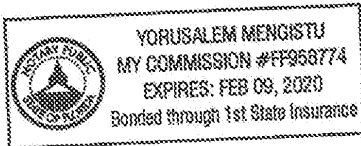
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 9th day of July 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Yorusalem Mengistu
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 2-9-20

Approved As To Form:
City Attorney's Office: [Signature] (5/9/16)

Filed with the Clerk of the Design Review Board on Yorusalem Mengistu (5-9-16)

F:\PLAN\DRB\DRB16\05-03-2016\MAY16 Final Orders\DRB 23249 1300 Monad Terrace.MAY16.docx

EXHIBIT "A"

EXISTING ADDRESSES:

1305 Monad Terrace, Miami Beach, Florida 33139
1315 Monad Terrace, Miami Beach, Florida 33139
1325 Monad Terrace, Miami Beach, Florida 33139
1345 Monad Terrace, Miami Beach, Florida 33139
1355 Monad Terrace, Miami Beach, Florida 33139
1365 Monad Terrace, Miami Beach, Florida 33139
1375 Monad Terrace, Miami Beach, Florida 33139
1300 Monad Terrace, Miami Beach, Florida 33139
1310 Monad Terrace, Miami Beach, Florida 33139
1320 Monad Terrace, Miami Beach, Florida 33139
1340 Monad Terrace, Miami Beach, Florida 33139
1360 Monad Terrace, Miami Beach, Florida 33139
1370 Monad Terrace, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

Parcels 1, 2, 3, 4, 5 and 6, all being a portion of Lot 2, Block 80, of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Parcel 1

The East 79.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 6320 sq. ft. and/or 0.145 acres. more or less, by calculations.

AND Parcel 2

The West 64.0 feet of the East 143.00 feet, of Lot 2. Block 80, SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An Undivided one sixth(1/6th) Interest in and Lot 2, Block 80, SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY A PART OF ALTON BEACH BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida, less the East 399.0 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.



AND Parcel 3

The West 64.00 feet of the East 207.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 4

The West 64.00 feet of the East 271.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 5

The West 64.00 feet of the East 335.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 6

The West 64 feet of the East 399.00 feet of Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

An undivided one-sixth (1/6th) interest in and Lot 2, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida, LESS the East 399.00 feet thereof.

Containing 5120 sq. ft. and/or 0.118 acres, more or less, by calculations.

AND Parcel 7

(For Undivided 1/6th Interest) Containing 4480 sq.ft. and/or 0.192 acres, more or less, by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing 4692 sq.ft. and/or 0.108 acres, more or less, by calculations to the property line as per proposed new MHWL.

AND

The East 65 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 4550 sq. ft. and/or 0.104 acres, more or less, by calculations.

AND

The West 50.00 feet of the East 115.00 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, , according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 165 feet of the South 70 feet of Lot 1, LESS the South 14 feet, in Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 265 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", , according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 315 feet of the South 70 feet of Lot 1, Block 80 of "ALTON BEACH REALTY COMPANY'S SUBDIVISION", , according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations.

AND

The West 50 feet of the East 365 feet of South 70 feet of Lot 1, less the South 14 feet, in Block 80 of ALTON BEACH REALTY COMPANY'S SUBDIVISION, , according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 3500 sq. ft. and/or 0.08 acres, more or less, by calculations,

AND

The West 135.04 feet of the South 70.00 feet of Lot 1, Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, , according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

ALSO KNOWN AS:

The South 70.00 feet of Lot 1, LESS the East 365.00 feet thereof, and LESS the South 14.00 feet thereof. Block 80, of SUBDIVISION OF BLOCK 80 OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, Page 12 of the Public Records of Miami-Dade County, Florida.

Containing 8366 sq. ft. and/or 0.192 acres, more or less, by calculations to the property line as per proposed new MHWL.

Containing a Total of 70,316 sq.ft. and/or 1.614 acres, more or less by calculations to the original westerly boundary of Block 80 as shown on Plat Book 6, Page 12.

Containing a Total of 70,720 sq.ft. and/or 1.623 acres, more or less by calculations to the property line as per proposed new MHWL.



EXHIBIT "B"

Address:

1335 Monad Terrace, Miami Beach, Florida 33139

Legal Description

The West 50 feet of the East 215 feet of the South 70 feet of Lot 1, in the Subdivision of Block 80 of The Alton Beach Realty Company, a Part of Alton Beach Bay Front Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 12, of the Public Records of Miami-Dade County, Florida.



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0216022200088 Local Government (LG): Miami Beach
Date Application Received: 2/22/2016 11:29:51 AM LG Application Number: PB 2319
Type of Application: Site Plan Sub Type: Redevelopment

Applicant's Name: Monad Terrace Property Owner LLC
Address/Location: 1300 Monad Terrace
Master Folio Number: 0232330100090
Additional Folio Number(s): 0232330100060, 0232330100040, 0232330100050, 0232330100030, 0232330100080, 0232330100010, 0232330100020, 0232330100070, 0232330100090, 0232330100100, 0232330100110, 0232330100120, 0232330100130, 0232330100140,

PROPOSED # OF UNITS: 43
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 43

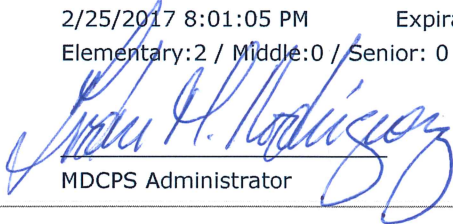
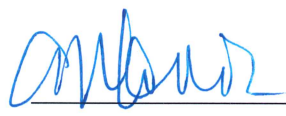
CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
761	FIENBERG-FISHER K-8 CENTER (ELEM COMP)	46	2	2	YES	Current CSA
762	FIENBERG-FISHER K-8 CENTER (MID COMP)	15	0	0	YES	Current CSA
7201	MIAMI BEACH SENIOR	-202	0	0	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 22.82% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	<u>MA0216022200088</u>	Total Number of Units:	<u>43</u>
Extension Number:	<u>1</u>		
Issue Date:	<u>2/25/2017 8:01:05 PM</u>	Expiration Date:	<u>2/25/2018 8:01:05 PM</u>
Capacity Reserved:	<u>Elementary: 2 / Middle: 0 / Senior: 0</u>		
 MDCPS Administrator		 MDCPS Authorized Signature	

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net

INVOICE (00041810)

BILLING CONTACT

Carly Grimm
Bilzin Sumberg Baena Price & Axelrod LLP

MIAMIBEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00041810	12/27/2016	12/27/2016	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB16-0103	New Application	\$2,500.00
1300 Monad Ter Miami Beach, FL -331393762		SUB TOTAL \$2,500.00

TOTAL **\$2,500.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.

BILZIN SUMBERG BAENA PRICE & AXELROD LLP**A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS****DISBURSEMENT ACCOUNT**

1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456

TELEPHONE (305) 374-7580

CITIBANK, N.A. BR #892

MIAMI, FL 33102

63-8655/2660

1809

CK # 1809

TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

DATE

AMOUNT

December 28, 2016

\$***2,500.00

PAY
TO THE
ORDER
OF:

CITY OF MIAMI BEACH

DISBURSEMENT ACCOUNTRUB RED IMAGE
FADERS WITH HEAT

AUTHORIZED SIGNATURE

MP

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈001809⑈ ⑆266086554⑆ 9118594432⑈

BILZIN SUMBERG BAENA PRICE & AXELROD LLP 1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456**1809**

F01311

CITY OF MIAMI BEACH

December 28, 2016

Invoice No.	Invoice Date	Description	Payment Amount
00041810	12/28/2016	Client - 46219 Application fee Ref: DRB16-0103	\$ 2,500.00

INVOICE (00043083)

BILLING CONTACT

Carly Grimm
Bilzin Sumberg Baena Price & Axelrod LLP

MIAMI BEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00043083	01/11/2017	01/11/2017	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB16-0103	Advertisement	\$1,500.00
	Board Order Recording	\$100.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$5,748.00
	Posting (per site)	\$100.00
1300 Monad Ter Miami Beach, FL -331393762		SUB TOTAL \$7,518.00

TOTAL **\$7,518.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.

BILZIN SUMBERG BAENA PRICE & AXELROD LLP**A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS****DISBURSEMENT ACCOUNT**

1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456

TELEPHONE (305) 374-7580

CITIBANK, N.A. BR #892MIAMI, FL 33102
63-8655/2660**2023**

CK # 2023

SEVEN THOUSAND FIVE HUNDRED EIGHTEEN AND 00/100 DOLLARSDATE

AMOUNT

January 17, 2017

\$***7,518.00

PAY
TO THE
ORDER
OF:

CITY OF MIAMI BEACH

DISBURSEMENT ACCOUNTRUB RED IMAGE
FACES WITH HEAT

AUTHORIZED SIGNATURE

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

⑈002023⑈ ⑆266086554⑆ 9118594432⑈

BILZIN SUMBERG BAENA PRICE & AXELROD LLP 1450 BRICKELL AVENUE, 23RD FLOOR • MIAMI, FL 33131-3456**2023**

F01311

CITY OF MIAMI BEACH

January 17, 2017

Invoice No.	Invoice Date	Description	Payment Amount
00043083	1/11/2017	Reference#DRB16-0103	\$ 7,518.00



zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 19, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1300 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0090

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 E79FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1310 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0100

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E143FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1320 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0110

LEGAL DESCRIPTION: 33-34 53 42 W64FT OF E207FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1340 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0120

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E271FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1360 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0130

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E335FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1370 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0140

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E399FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1305 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0060

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 E65FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1315 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0040

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E115FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1325 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0050

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E165FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1335 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0030

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E215FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1345 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0080

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E265FT OF S70FT OF LOT 1 /LESS S14FT/ BLK 80

SUBJECT: 1355 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0010

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E315FT OF S70FT LOT 1 BLK 80

SUBJECT: 1365 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0020

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E365FT OF S70FT LOT 1 /LESS S14FT/ BLK 80

SUBJECT: 1375 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0070

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W135.04FT OF S70FT OF LOT 1 BLK 80

FOLIO NUMBER: 02-3233-010-0150 (Reference)

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 LOT 2 LESS E399FT BLK 80 N/A AS COMMON AREA TO LOT 2 LYG & ADJ FOLIOS 02 3233 10 0090 0100 0110 0120 0130 0140

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: **1,437, including 35 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.

9081 7594 QUEBEC INC
212 FENWOOD ST DOLLARD DES ORMEAUX
QUEBEC H9G 2Z1
CANADA

ARPI A WILSON DAVID R WILSON
38 AVE RD #705
TORONTO ONTARIO MSR 202
CANADA

CARLA MENALE
VIALE DEI PENTRI 70
ISERNIA I-86170
ITALY

CHRISTIAN POUPART STEPHANIE COLOMB
03 BIS PASSAGE LEROY
NANTES 44000
FRANCE

DANTE PONTONE LORILEE PONTONE MARC
PONTONE
1189 SIENNA ST
MISSISSAUGA ONTARIO L5H 4L5
CANADA

DARKO POLETTI
75 LORRAINE DR
TORONTO ON M2N 2E3
CANADA

DARREN RATZ
69 OLD MILL TER #17
TORONTO ON M8X 1A1
CANADA

DAVID RANUCCI
VIA LUDOVICO MURATORI 10
MILANO
ITALY

DIANE DI DONATO
25 WYCLIFFE AVE WOODBRIDGE
ONTARIO L4L 3N4
CANADA

ENZO SAVARESE ALESSANDRA G VALENZI
JTRS
LARGO OLIGIATA 15-8GA 123
ROME
ITALY

FEDERICO ROSSI IVANO BATTISTA
VIA CONTE RUGGERO #6
CATANIA 95129
ITALY

FREDERIC HUBERT
24 AVE DE LA CROIX DU SUD 1410
WATERLOO
BELGIUM

GRACIELA C ACOSTA &H EDUARDO & JORGE
OSCAR ACOSTA
INDEPENDENCIA 438
ZARATE 2800
ARGENTINA

HARRINGTON SOUND INC
175 HARRINGTON SOUND
HAMILTON HS02
BERMUDA

HENOCO MARC LLC
2 RUE DE LA BLETTERIE
35000 RENNES
FRANCE

IG INVESTMENTS 2014 1 LLC
RAMAT YAM ST 65B
HERZLIYA 46851
ISRAEL

INMOBILIARA DU BOIS S.A.
PO BOX 09-01-44-15
GUAYAQUIL
ECUADOR

JAVIER ANDRES SUERO SCARELA GABRIELA
FERNANDEZ ROMER
PABLO PODESTA 1304
MONTEVIDEO 11400
URUGUAY

JUAN NAREY RAMOS
PELIKAANSTRAAT 78
ANTWERPEN 2018
BELGIUM

KATIA DE BOUVRIES TRS DE BOUVRIES
LIVING TRUST
25 TERRASSE VAN GOGH
POINTE CLAIRE QC H9R 6C1
CANADA

KELLEY TIRALONGO
30 HAYDEN ST #804
TORONTO ONTARIO M4Y 3B8
CANADA

LAURA ANNE HOWIE TRS LAURA HOWIE
FAMILY TRUST
20 WILD PEACH CRESCENT FOURWAYS
GARDENS
JOHANNESBURG 2055
SOUTH AFRICA

LAURA HOWIE TRS LAURA HOWIE FAMILY
TRUST
20 WILD PEACH CRESCENT FOURWAYS
GARDENS
JOHANNESBURG 2055
SOUTH AFRICA

LUIGI RIZZA
VIA LEONARDO GREPPI 77
00149 ROMA
ITALY

MADELEINE MACDONALD
1940 GLENMOUNT DRIVE SW
CALGARY ALBERTA T3E AB6
CANADA

MANN MALOUF ELIAS MALOUF
1250 RENE LEVESQUE WEST
MONTREAL QUEBEC H3B 4W8
CANADA

MICHAEL ALBANESE 62 EAGLE HEIGHTS
PO BOX 126767
ABU DHABI
UNITED ARAB EMIRATES

OLIER LLC
34 RUE DE POISSYS
92320 CHATILLON
FRANCE

OLIVIER CHABOSY
7 RUE NELSON MANDELA
GERZAT 63360
FRANCE

ORCHID EQUITIES USA LP
66 HOLTHAM RD
HAMPSTEAD QC H3X 3N4
CANADA

SASKO TRAJCEVSKI
208 QUEENS QUAY W AP214
TORONTO ON M5J 2Y5
CANADA

SERGIO L CARVALHO FERRARI JUNIOR
RUA DO HUMAITA 258 #1106
RIO DE JANEIRO 22261-004
BRAZIL

VANESSA STEFANELLI JTRS SILVANO
STEFANELLI JTRS
VIA DEL FANTE
LIVORNO
ITALY

VINCENT HAINAUT
12 RUE DE GYMNASE
DIEKIRCH 9238
LUXEMBOURG

WESLEY PRILLO BESSY VASILIKI KATAKIS
89 HIGHRIDGE
BEACONSFIELD QUEBEC H9W 5E9
CANADA

1100 WEST INVESTMENTS LLC
2200 BICAYNE BLVD
MIAMI, FL 33137

1113 WAVERLY LLC
8585 SUNSET DR 105
MIAMI, FL 33143

1200 706 LLC
1200 WEST AVE APT# 706
MIAMI BEACH, FL 33139

1200 MIRADOR 912 LLC
PO BOX 552
STOWE, VT 05672

1200 PROPERTY HOLDINGS LLC
1200 WEST AVE 1515
MIAMI BEACH, FL 33139

1200 WEST AVE 1109 LLC
1200 WEST AVE 1010
MIAMI BEACH, FL 33139

1200 WEST AVE 901 MIAMI LLC
27 HOLLY HILL LANE
KATONAH, NY 10536

1200 WEST AVENUE HOLDINGS LLC
3739 COLLINS AVE N 601
MIAMI BEACH, FL 33140

1200 WEST AVENUE INVESTMENTS LLC
1200 WEST AVE #825
MIAMI BEACH, FL 33139

1200 WEST REALTY LLC
2930 BISCAYNE BLVD
MIAMI, FL 33137

1200 WEST REALTY LLC
1200 WEST AVE
MIAMI BEACH, FL 33139

1201 CHELSEA LLLP
1815 PURDY AVE #3
MIAMI BEACH, FL 33139

1228 W AVE 904 INC
1400 LINCOLN RD STE 504
MIAMI BEACH, FL 33139

1228 WEST AVE 1109 LLC
16201 ABERDEEN WAY
MIAMI LAKES, FL 33014

1228 WEST AVE 509 LLC
1400 LINCOLN RD #504
MIAMI BEACH, FL 33139

1235 WEST INVESTMENTS LLC
20900 NE 30 AVE STE 200
AVENTURA, FL 33180

1247 BAYVIEW DEVELOPMENT CORP
10775 SW 133 TER
MIAMI, FL 33176

1250 W AVE LLC
1250 W AVE #8D
MIAMI BEACH, FL 33139

1250 W LLC
1330 COLLINS AVE #1
MIAMI BEACH, FL 33139-4201

1250 WEST AVE 4K LLC
16400 NE 17 AVE APT 506
NORTH MIAMI BEACH, FL 33162

1250 WEST LLC
1330 COLLINS AVE #1
MIAMI BEACH, FL 33139-4201

1250 WEST LLC
1250 WEST AVE #90
MIAMI BEACH, FL 33139-4332

1250 WEST LLC
1250 WEST AVE #11G
MIAMI BEACH, FL 33139-4333

1250 WEST LLC
35 N HIBISCUS DR
MIAMI BEACH, FL 33139-5117

1311 WEST CORP
3710 NE 27TH AVE
LIGHTHOUSE POINT, FL 33064

1318-30 ALTON RD LLC
9601 COLLINS AVE #406
BAL HARBOUR, FL 33154

1323 WEST LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1327 WEST LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1330 WEST AVENUE UNIT 2613 LLC
1330 WEST AVENUE #2613
MIAMI BEACH, FL 33139

1334 ALTON LLC
1330 COLLINS AVE STE 1
MIAMI BEACH, FL 33139

1346 ALTON LLC
16885 DALLAS PKWY
ADDISON, TX 75001

2203 LLC
1500 BAY ROAD UNIT 1442
MIAMI BEACH, FL 33139

2312 LLC
2585 WEIGELIA RD
ATLANTA, GA 30345

2714 LLC
2585 WEIGELIA RD
ATLANTA, GA 30345

936 PENN AVE 201 LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

A AND P INVESTMENT REALTY LLC
700 E DANIA BEACH BLVD STE 202
DANIA, FL 33004

ABDULLAH V KARPUZ
1200 WEST AVE #1430
MIAMI BEACH, FL 33139

ABRAHAM SAMUEL NAGER TRS
1228 WEST AVE #402
MIAMI BEACH, FL 33139-4348

ABRAHAM YEHUDA
7143 PERI LANE
BROOKLYN, NY 11234

ACFL 1 LLC C/O TORRES & VADILLO LLP
11402 NW 41 ST STE 202
DORAL, FL 33178

ADAM A SHAW VARDI
316 W 102 ST #4B
NEW YORK, NY 10025

ADAM C GOLDSTEIN
1330 W AVE # 1214
MIAMI BEACH, FL 33139

ADAM C SHEARER
9500 WICKLOW DR
BRENTWOOD, TN 37027

ADAM FELIX DIAMOND CRISTINA HURST
1330 W AVE 1109
MIAMI BEACH, FL 33139

ADAM WEINBAUM
700 NE 75 ST
MIAMI, FL 33138-5238

ADELAIDA C MENDEZ TR
13449 REEDLEY ST
PANORAMA CITY, CA 91402

ADILAIH FERNANDEZ
1250 WEST AVE #2J
MIAMI BEACH, FL 33139-4373

ADRIAN GONZALEZ
1521 ALTON RD 112
MIAMI BEACH, FL 33139

ADRIANO MASCHIO INC
8301 NW 197 ST
MIAMI, FL 33015

ADRIANO ROSA
1200 WEST AVE #623
MIAMI BEACH, FL 33139

AETOS INVESTMENT INC
1457 MERIDIAN AVE
MIAMI BEACH, FL 33139

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

AGUSTIN DEL POZO TRS
1627 BRICKELL AVE 2606
MIAMI, FL 33129

AGUSTIN TAYLOR
351 W 24 ST #13H
NEW YORK, NY 10011

AHMAN K GORDAH
1330 WEST AVE #2008
MIAMI BEACH, FL 33139

AIDA TAUBENFELD
1236 ALTON RD #503
MIAMI BEACH, FL 33139

AKAN INVESTMENTS GROUP
8850 NW 182 STREET
HIALEAH, FL 33018

AKSEL ZARSHAT
1250 WEST AVE 4D
MIAMI BEACH, FL 33139

ALAIN FORTUNEY TRS
1504 MICHIGAN AVE #10
MIAMI BEACH, FL 33139

ALAN WILENSKY GEORGANN WILENSKY
2 HUNTERS RUN
WOODBURY, NY 11797-1100

ALAN BEHMOIRAS
7501 CENTER BAY DR
MIAMI, FL 33141

ALAN SCOTT DANSKY
25 LAGORCE CIRCLE
MIAMI BEACH, FL 33141

ALBERT S GORMEZANO TRS PHYLLIS M
GORMEZANO REV LIVING TR PHYLLIS M
GORMEZANO TRS
11707 CARACAS BOULEVARD
BOYNTON BEACH, FL 33437

ALBERTO GONZALEZ
1200 WEST AVE #PH31
MIAMI BEACH, FL 33139

ALBERTO LONARDI
1200 WEST AVE #812
MIAMI BEACH, FL 33139

ALBERTO SCARANI
1228 WEST AVE #1208
MIAMI BEACH, FL 33139

ALBERTO SPINELLI
1200 WEST AVE #PH29
MIAMI BEACH, FL 33139-4337

ALDO BRIGANTI &W MARIA
1200 14 ST #6E
MIAMI BEACH, FL 33139-3756

ALEJANDRA FERNANDEZ-TAPIAS & JUAN
CARLOS FERNANDEZ-TAPIAS
1330 WEST AVE #1902
MIAMI BEACH, FL 33139-0907

ALEJANDRO D NASIO
1330 WEST AVE #1106
MIAMI BEACH, FL 33139-0905

ALEJANDRO GARCIA
1200 WEST AVE #1220
MIAMI BEACH, FL 33139-4323

ALEJANDRO LONDONO
1200 WEST AVE #1124
MIAMI BEACH, FL 33139

ALEJANDRO M & NIDIA M INGALA TRS
16485 SW 50 TERR
MIAMI, FL 33185-5159

ALEJANDRO PARDO
1250 WEST AVE #2E
MIAMI, FL 33159

ALEL INVESTMENTS LLC
3370 MARY ST
MIAMI, FL 33133

ALESSANDRA SANTOS
1228 WEST AVE #506
MIAMI BEACH, FL 33139-4387

ALESSANDRO BONIPERTI & FILIPPO
VERGNANO
1330 WEST AVE #1002
MIAMI BEACH, FL 33139-0904

ALEX MONTOYA
1250 ALTON RD #3B
MIAMI BEACH, FL 33139

ALEXANDER BAEZ
2122 SW 22nd Ter
Miami, FL 33145-3709

ALEXANDER GRIFFIN ISABEL GERMOSEN DE
GRIFFIN
1330 WEST AVE #3406
MIAMI BEACH, FL 33139

ALEXANDER MAKARIKHIN
1200 WEST AVE UNIT #614
MIAMI BEACH, FL 33139

ALEXANDER T MCKEE
1250 WEST AVE UNIT 15-J
MIAMI BEACH, FL 33139

ALEXANDER WAHL ALDO SPAGNOLI
1330 WEST AVE UNIT 1209
MIAMI BEACH, FL 33139

ALEXIS D GELLER
1200 WEST AVE 723
MIAMI BEACH, FL 33139

ALFONSO ROMERO
1228 WEST AVE #311
MIAMI BEACH, FL 33139-4348

ALFONSO SALAS
8555 130 ST
JAMAICA, NY 11415

ALFREDO MENDEZ &W MARIZOL
1236 ALTON RD #301
MIAMI BEACH, FL 33139-3850

ALI F BANISADR
1250 WEST AVE #5N
MIAMI BEACH, FL 33139-4330

ALICIA BECCA ZUCKERMAN
1228 WEST AVE #1411
MIAMI BEACH, FL 33139

ALICIA CARANTON DE PRIAS
1228 WEST AVE #611
MIAMI BEACH, FL 33139

ALICIA M CASTILLA
1448 ALEGRIANO AVE
CORAL GABLES, FL 33146

ALISSA BAVLI
1330 WEST AVE #1011
MIAMI BEACH, FL 33139

ALKA GAUTAM
1250 WEST AVE #11R
MIAMI BEACH, FL 33119

ALLEN A RODRIGUEZ
1225 WEST AVE #302
MIAMI BEACH, FL 33139-4354

ALLISON E SIMPSON
1330 WEST AVE #1408
MIAMI BEACH, FL 33139-0905

ALTON 14 LLC
1005 PARK CENTRE BLVD
MIAMI, FL 33169

ALTON 6C CORP
1395 BRICKELL AVE 8 FLR
MIAMI, FL 33131

ALVINOZ LLC
1311 BRIGHTWATER AVE APT 8E
BROOKLYN, NY 11235

ALVINOZ LLC C/O ZHAROV
1311 BRIGHTWATER AVE #8E
BROOKLYN, NY 11235

AMANDA A PEREZ MARELIS RODRIGUEZ
5831 SW 14 ST
MIAMI, FL 33144

AMF 007 INC
2111 SW 136 AVE
FORT LAUDERDALE, FL 33325

AMITKUMAR PRADHAN TANA PRADHAN
40 HIGHLAND AVE
CHAPPAQUA, NY 10514

AMUNI INC
748 GLENRIDGE RD
KEY BISCAYNE, FL 33149-2408

AMY BERESKY
3 LAST LEAF CIR
WINDSOR, CT 06095-4733

AMY JO PANTALEO ROBERTO CUNEO
1250 W AVE 9W
MIAMI BEACH, FL 33139-4351

ANA CRISTINA SANTINI DE TORO
1800 PURDY AVE
MIAMI BEACH, FL 33139

ANA GOBANTES
655 6TH AVE UNIT 316
SAN DIEGO, CA 92101-8962

ANA HERNANDEZ
1330 WEST AVE #2409
MIAMI BEACH, FL 33139-0910

ANA I GOBANTES
1250 WEST AVE #9B
MIAMI BEACH, FL 33139-4300

ANA L VAZQUEZ
1200 WEST AVE #730
MIAMI BEACH, FL 33139-4317

ANA M GAONA JUAN P URIBE
1330 WEST AVE #507
MIAMI BEACH, FL 33139-0902

ANA M MEDEROS
1200 WEST AVE #522
MIAMI BEACH, FL 33139-4313

ANA MARTINEZ
9101 SW 92 CT
MIAMI, FL 33176

ANA MONTALVAN
1250 WEST AVE #11
MIAMI BEACH, FL 33139-4373

ANABELL 1103 LLC C/O C.JELAW
1395 BRICKELL AVE #800
MIAMI, FL 33131

ANAIS EIJO
1250 WEST AVE #5A
MIAMI BEACH, FL 33139-4329

ANDEEN SCOTT
1250 WEST AVE #9G
MIAMI BEACH, FL 33139-4332

ANDRE A MCINTOSH
1250 WEST AVE #6N
MIAMI BEACH, FL 33139-4330

ANDREAS G MENGE
1228 W AVE 704
MIAMI BEACH, FL 33139

ANDREW J PASCALE
1228 WEST AVE 515
MIAMI BEACH, FL 33139

ANDREW M BARNETT
1401 BAY RD APT 303
MIAMI BEACH, FL 33139-3781

ANDREW WERNER
1300 ALTON RD #2B
MIAMI BEACH, FL 33139

ANGEL GONZALEZ &W HILDA CRUZ
1228 WEST AVE #211
MIAMI BEACH, FL 33139-4348

ANGEL JOSEPH SANTOS
1200 WEST AVE #507
MIAMI BEACH, FL 33139-4313

ANGEL L REUS (JR)
818 S EMERALD DR
KEY LARGO, FL 33037

ANGELA VIZZIE
1200 WEST AVE #602
MIAMI BEACH, FL 33139-4314

ANGELES ACOSTA
1401 BAY RD #311
MIAMI BEACH, FL 33139

ANGELICA M TAFACHE
1228 WEST AVE APT 709
MIAMI BEACH, FL 33139-4349

ANNA L FLORES & DELIAH NEUGUAS JTRS
1200 WEST AVE #922
MIAMI BEACH, FL 33139-4319

ANNA ZANI
1200 WEST AVE #716
MIAMI BEACH, FL 33139

ANNE H JOHNSON
1250 ALTON RD # 5-C
MIAMI BEACH, FL 33139

ANNE SCHLESS TR
1228 WEST AVE #301
MIAMI BEACH, FL 33139-4348

ANTHONY A LATINI
19 ANDREWS LN
PRINCETON, NJ 08540

ANTHONY FERRIS
2715 N OCEAN BLVD #2E
FORT LAUDERDALE, FL 33308

ANTHONY JAMES SANTAMARIA
21944 TOWN PLACE DR
BOCA RATON, FL 33433

ANTHONY LATINI
1200 WEST AVE #306
MIAMI BEACH, FL 33139

ANTHONY M & VANESSA B CALLOWAY
6709 LA TILERA BLVD #296
LOS ANGELES, CA 90045

ANTONIO CHAHINE
8235 SW 85 TERR
MIAMI, FL 33143-6972

APRIL SAULS
1401 BAY RD #304
MIAMI BEACH, FL 33139-3781

ARES P GEORGITSIS
1200 WEST AVE 1416
MIAMI BEACH, FL 33139

ARGELIA ROMEO
1200 14 ST
MIAMI BEACH, FL 33139-3771

ARGO MIAMI LLC
6 GROVE ST REAR
CHERRY HILL, NJ 08002

ARGUEL LLC
12625 SW 78TH AVE
MIAMI, FL 33156-6019

ARI GOLAN
1000 ISLAND BLVD #2907
AVENTURA, FL 33160

ARILOU LLC
1680 MICHIGAN AVE # 1014
MIAMI BEACH, FL 33139

ARMONIA GEJO
730 PENNSYLVANIA AVE #609
MIAMI BEACH, FL 33139

ARNALDO SANCHEZ
1236 ALTON RD #501
MIAMI BEACH, FL 33139

ARNEL ORTEGA
1200 W AVE #1105
MIAMI BEACH, FL 33139-4321

ARNEL V ORTEGA &W MARIA
1200 WEST AVE #205
MIAMI BEACH, FL 33139-4301

ARNIC INVEST GRP LLC
1330 WEST AVE #908
MIAMI BEACH, FL 33139-0904

ARNOLD FARBER JTRS NATHAN FARBER
JTRS
415 EAST 37 ST APT 5M
NEW YORK, NY 10016

ARTHUR F LIVINGSTON & GLENN S
BLANKMAN JTRS
1330 WEST AVE #2314
MIAMI BEACH, FL 33139-0909

ARTURO GOMEZ CRUZ & VICTORIA GOMEZ
1200 14 ST #4D
MIAMI BEACH, FL 33139-3755

ASR LAND FAMILY LTD LFR LAND FAMILY LP
1228 ALTON RD
MIAMI BEACH, FL 33139

ATEFEH S MCCAMPBELL
1330 WEST AVE #1104
MIAMI BEACH, FL 33139

ATLER CORP
1330 WEST AVE #2601
MIAMI BEACH, FL 33139-0910

AUGUST D FERNANDEZ JR AUGUST D
FERNANDEZ II JTRS
1200 WEST AVE #1409
MIAMI BEACH, FL 33139-4324

AUGUSTO SANCHEZ
1228 WEST AVE #912
MIAMI BEACH, FL 33139-4375

AURA D BROOKS
5025 SW 35TH TER
FORT LAUDERDALE, FL 33312-8264

AV MENDEZ &W MARIZOL
1236 ALTON RD #401
MIAMI BEACH, FL 33139-3851

B A REALTY LLC
PO BOX 431812
MIAMI, FL 33243-1812

BAHIA INVEST LLC
1492 S MIAMI AVE #203
MIAMI, FL 33130-4322

BARRIN CLUB HOUSE INC
1330 WEST AVE #1608
MIAMI BEACH, FL 33139

BARRY BAKER JOANNE S BAKER
3665 EAST TREMONT AVE
BRONX, NY 10465

BARRY BRATSPIS &W MARIA C
1200 WEST AVE 407
MIAMI BEACH, FL 33139-4312

BARUH INVESTMENTS LLC
8700 W FLAGLER ST #160
MIAMI, FL 33174

BASILIO CORDOBA
350 BLEECKER ST APT 2N
NEW YORK, NY 10014-2617

BAY GARDEN MANOR LLC
18740 SW 89 RD
CUTLER BAY, FL 33157

BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD 5 FL
CORAL GABLES, FL 33146

BAYVIEW TERRACE ASSOC INC
1228 WEST AVE UNIT 1407
MIAMI BEACH, FL 33139

BBH GEORGIA PROP LLC
6240 SHILOH RD
ALPHARETTA, GA 30005

BBH GEORGIA PROPERTIES LLC
6240 SHILOH ROAD
ALPHARETTA, GA 30005

BECAR USA CORPORATION
3874 NE 167 ST #7
NORTH MIAMI BEACH, FL 33160

BENI INTERNAZIONALI USA INC
435 21 ST SUITE 3
MIAMI BEACH, FL 33139

BENITA ARGOS
1345 WEST AVE #304
MIAMI BEACH, FL 33139-3744

BENJAMIN EDELSTEIN SIMON MIGUEL
EDELSTEIN
1330 WEST AVE 3506
MIAMI BEACH, FL 33139

BENJAMIN PAZIN
1330 WEST AVE 505
MIAMI BEACH, FL 33139

BENZRENT 5 LLC
255 COLLINS AVE STE 1
MIAMI BEACH, FL 33139

BERNARD LONG
1335 LENOX AVE
MIAMI BEACH, FL 33139

BERTHA SHARRET TRS LELCHUK FAMILY
TRUST
17 SHERWOOD PL
WEST ORANGE, NJ 07052

BETY DORIS ZAMORA
1250 WEST AVE #14J
MIAMI BEACH, FL 33139-4334

BGM BAY WEST LLC
1330 COLLINS AVE 1
MIAMI BEACH, FL 33139

BHARATI JAIN TRS
2511 16TH ST NORTH
ARLINGTON, VA 22201

BIENVENIDO GIROUD
119321 SW 129 CT
Miami, FL 33177

BILLIE A BERG
723A SAINT ANDREWS BLVD
CHARLESTON, SC 29407

BLANCA PATMAN
7461 SW 56 ST
MIAMI, FL 33155

BOBBY R AMANTE
10076 EL CABALLO CT
DELRAY BEACH, FL 33446

BOJAN ARNAUTOVIC KATARINA ARNAUTOVIC
1200 WEST AVE PH 21
MIAMI BEACH, FL 33139

BOK HI FOURAGE
1200 WEST AVE UNIT 731
MIAMI BEACH, FL 33139

BONNIE L MANDICH TRS MICHAEL MANDICH
16101 ABERDEEN WAY
MIAMI LAKES, FL 33014

BORIS INZHIN
270 W 17 STREET APT 5B
NEW YORK, NY 10011

BRADLEY W BAKOTIC
1330 W AVE # 2502
MIAMI BEACH, FL 33139

BRANDNER 1127 LLC
1801 S FLAGLER DR #1407
WEST PALM BEACH, FL 33401

BRANISLAV KVAJIC
1250 WEST AVE #7E
MIAMI BEACH, FL 33139

BRANKO MILIC
1330 W AVE APT 1801
MIAMI BEACH, FL 33139

BRENT E JACKSON ANDREA A RAMEZAN
JACKSON
1330 WEST AVE UNIT 1805
MIAMI BEACH, FL 33139

BRETT A KNAPP
1245 WEST AVE #404
MIAMI BEACH, FL 33139-4365

BRETT SKOL
1330 WEST AVE #1614
MIAMI BEACH, FL 33139-0906

BRIAN C MELTON TRS BRIAN C MELTON
REVOCABLE TRUST BRIAN C MELTON
1330 WEST AVE #3201
MIAMI BEACH, FL 33139

BRIAN DURKIN TRS BRIAN AND AMANDA
DURKIN FAMILY NOMINEE TRUST
1200 WEST AVE 1003
MIAMI BEACH, FL 33139-4377

BRIAN H LESLIE TRS
3350 SW 27 AVE STE 1601
MIAMI, FL 33133

BRIAN MOORE
1401 BAY ROAD #407
MIAMI BEACH, FL 33139

BRIAN RIDLEY IGNACIO CERIANI
1800 SUNSET HARBOUR DR #2001
MIAMI BEACH, FL 33139

BRIANNA LEGATE
1200 WEST AVE #1123
MIAMI BEACH, FL 33139

BRIGITTE BENICHAY
1200 WEST AVE #705
MIAMI BEACH, FL 33139-4316

BRITTA CHRISTINA MATTHEW
1200 WEST AVE 1026
MIAMI BEACH, FL 33139

BROWN & JANSSENS LLC
12920 GRIFIN BLVD
NORTH MIAMI, FL 33161

BRUCE A BRAND
287 E 3 ST
NEW YORK, NY 10009

BRUCE D DEANE SCOTT G DEANE
10931 39 DR SE
EVERETT, WA 98208

BRUCE G & MARTINE CARRIGTON
1401 BAY RD #405
MIAMI BEACH, FL 33139-3782

BRUCE MELCERAS
1228 WEST AVE UNIT 701
MIAMI BEACH, FL 33139-4349

BRUMAVELO LLC MASSIMILIANO VOTO
633 PALISADE AVE #6E
CLIFFSIDE PARK, NJ 07010

BRUNA BET DE SPERMAN
11 ISLAND AVE #1505
MIAMI BEACH, FL 33139-1338

BRUNA CUNHA FONSECA
1300 ALTON RD APT 8D
MIAMI BEACH, FL 33139

BRUNO MENEZES
2775 CRYSTAL CT
MIAMI, FL 33133

BRUNO PARISI
1200 WEST AVE #617
MIAMI BEACH, FL 33139

BRYANT WRIGHT VICTORIA PINEROS
1330 WEST AVE #2206
MIAMI BEACH, FL 33139

BUILDING CONSULTING GROUP INC
NATHALIE MARIE TAIEB
1855 GRIFFIN RD STE A370
DANIA, FL 33004

BURGUESINHA LLC ATTN LR SIEGAL
222 CENTRAL PARK AVE STE 1700
VIRGINIA BEACH, VA 23462

BURMA INVESTMENT GROUP LLC
1330 WEST AVE #1112
MIAMI BEACH, FL 33139

BURMA INVESTMENT GROUP LLC
7900 GLADES RD STE 520
BOCA RATON, FL 33434-4105

CALO PROPERTIES LLC
1445 WILLOW AVE
LOUISVILLE, KY 40204

CAM REAL ESTATE XII LLC
2015 MANHATTAN BEACH BLVD 200
REDONDO BEACH, CA 90278

CAM REAL ESTATE XIV LLC
2015 MANHATTAN BEACH BLVD STE 200
REDONDO BEACH, CA 90278

CAMELIA SA LLC
100 BISCAYNE BLVD STE 2904
MIAMI, FL 33132

CAMILLA INVESTMENT MIAMI LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

CAN OZKAN OKAN
1330 WEST AVE #1001
MIAMI BEACH, FL 33139-0904

CAREY SAUNDERS
1228 WEST AVE #1414
MIAMI BEACH, FL 33139-4350

CARIDAD ESCUDERO MARILL
1330 WEST AVE #1909
MIAMI BEACH, FL 33139

CARL M BURGER
1250 WEST AVE UNIT 3H
MIAMI BEACH, FL 33139-4373

CARLA R CORDOVA
1330 WEST AVE 2102
MIAMI BEACH, FL 33139

CARLO LATINI PARTNERS LLC
1515 N FEDERAL HWY STE 300
BOCA RATON, FL 33432

CARLOS COLOM JTRS EDWIN AYALA JTRS
1250 WEST AVENUE #10-I
MIAMI BEACH, FL 33139

CARLOS FELIX RAMOS
1250 WEST AVE UNIT 10A
MIAMI BEACH, FL 33139-4332

CARLOS M MIYASATO ARAKAKI & ANDREA
MIYASATO
1345 WEST AVE #202
MIAMI BEACH, FL 33139-3729

CARLOS OSCAR SAAD TRS CARLOS OSCAR
SAAD LIVING TRUST
20201 E COUNTRY CLUB DR # 1108
AVENTURA, FL 33180

CARLOS PACHECO CHRISTIE R PACHECO
6801 SW 44 ST 102
MIAMI, FL 33155

CARLOS R DONOSO & PRASHANT THAKKER
(JTRS)
1228 WEST AVE #902
MIAMI BEACH, FL 33139-4388

CARLOS RAMIREZ
PO BOX 126205
HIALEAH, FL 33012

CARMEN I CRUZ & JOSE LUIS ABREU
1111 LISBON ST
MIAMI BEACH, FL 33134-2243

CARMEN RODRIGUEZ
1345 WEST AVE #702
MIAMI BEACH, FL 33139

CARMEN ROMERO
120 NEPTUNE LN
BRONX, NY 10473-2461

CARMEN SOFIA CARDENAS MONSALVE
253 NE 2 ST APT 907
MIAMI, FL 33132

CARMi REAL ESTATE FLORIDA CORP
1228 WEST AVE #307
MIAMI BEACH, FL 33139

CAROL A WATSON
1401 BAY RID #206
MIAMI BEACH, FL 33139

CAROL VALLE LE REM LUCAS VILLABONA
REM NICOLAS VILLABONA
10720 SW 62 TER
MIAMI, FL 33173

CAROLINA GRIMALDOS
1200 W AVE #628
MIAMI BEACH, FL 33139

CAROLYNE GRENIER
1330 WEST AVE #2310
MIAMI BEACH, FL 33139

CARTESIO LLC
7934 WEST DR #1405
NORTH BAY VILLAGE, FL 33141

CARTOCCIO LLC
PO BOX 414377
MIAMI BEACH, FL 33141

CASTORIA SEYMORE & H ATHONY M
CALLOWAY
6331 SOUTH WOOSTER AVE
LOS ANGELES, CA 90056

CATALINA ORTIZ
1200 WEST AVE #519
MIAMI BEACH, FL 33139

CATHY BAYKO
1200 WEST AVE #1420
MIAMI BEACH, FL 33139

CATINA R ALEXANDER
1200 WEST AVE #1206
MIAMI BEACH, FL 33139

CAVANAUGH CHARTERS INC
16885 DALLAS PARKWAY
ADDISON, TX 75001

CAVANAUGH CHARTERS INC
1330 COLLINS AVE #1
MIAMI BEACH, FL 33139-4201

CEFERINO LLC
1200 W AVENUE # 621
MIAMI BEACH, FL 33139

CENIA C ARIAS
1250 WEST AVE #8M
MIAMI BEACH, FL 33139-4331

CESAR M MONTESDEOCA
2899 COLLINS AVE #1545
MIAMI BEACH, FL 33140-4454

CHAD NENTWIG
1228 WEST AVE UNIT 703
MIAMI BEACH, FL 33139

CHARLES A CARLSON
1200 WEST AVE UNIT 415
MIAMI BEACH, FL 33139

CHARLES CORALLO
1330 WEST AVE #1403
MIAMI BEACH, FL 33139-0905

CHARLES G PENAN & BARRET J PENAN JTRS
1401 BAY RD #207
MIAMI BEACH, FL 33139-3716

CHARLES HATAMI
1200 WEST AVE #631
MIAMI BEACH, FL 33139

CHARLES P MORRIS & W MARY A
1330 WEST AVE #2412
MIAMI BEACH, FL 33139-0910

CHAYA SOOKCHARAT KETKARN
TOKARANYASET
1200 WEST AVE 1125
MIAMI BEACH, FL 33139

CHINA A SAUGAR &H JAVIER SAUGAR
1609 SOUTH RED RD
CORAL GABLES, FL 33155-2134

CHRISTIAN DIVINO MATTHEW B GOREN
1200 W AVE #1117
MIAMI BEACH, FL 33139

CHRISTIAN HUDSON &W ROJARAMANI P
HUDSON
1330 WEST AVE #3604
MIAMI BEACH, FL 33139-0914

CHRISTIAN S POCCARD
1200 WEST AVE #609
MIAMI BEACH, FL 33139-4315

CHRISTINE STANKOFF
1200 WEST AVE #1509
MIAMI BEACH, FL 33139

CHRISTOPHE BOUCHET
1228 WEST AVE #311
MIAMI BEACH, FL 33139

CHRISTOPHE POILLEUX
1330 WEST AVE #2005
MIAMI BEACH, FL 33139-0908

CHRISTOPHER CRAVEN
1200 WEST AVE #703
MIAMI BEACH, FL 33139-4316

CHRISTOPHER EUGENE MCCRAY
1200 WEST AVE 715
MIAMI BEACH, FL 33139

CHRISTOPHER FINDLATER C/O SCHAUS CO
14143 DENVER WEST PARKWAY
LAKEWOOD, CO 80401

CHRISTOPHER J THOMAS PAMELA B
THOMAS
1330 WEST AVE #2506
MIAMI BEACH, FL 33139

CHULETAS LLC
1250 WEST AVE # 40
MIAMI BEACH, FL 33139

CICCIO LLC
4560 JEFFERSON AVE
MIAMI BEACH, FL 33140

CINWEI MANAGEMENT LLC
56 PORTSMOUTH AVE
STATEN ISLAND, NY 10301

CL WAVERLY LLC
1330 WEST AVE UNIT 605
MIAMI BEACH, FL 33139

CLAIRE HUTCHINSON
1300 ALTON RD #5B
MIAMI BEACH, FL 33139-3834

CLARIBEL HERNANDEZ
1200 WEST AVE #330
MIAMI BEACH, FL 33139

CLAUDIA CASTELLON LIZBETH CASTELLON
1228 WEST AVE #905
MIAMI BEACH, FL 33139

CLAUDIA REGAZZIO
1228 WEST AVE 310
MIAMI BEACH, FL 33139

CLAUDIA SILVA
1330 WEST AVE UNIT 806
MIAMI BEACH, FL 33139-0903

CLAUDIA VASQUEZ
4326 SHERIDAN AVE
MIAMI BEACH, FL 33140

CLAUDIO CASTELLON &W GINA M PERUGINI
1200 WEST AVE #804
MIAMI BEACH, FL 33139-4317

CLAUDIO CASTIGLIONI C/O CAROLYN
SPECHT
50 MONTROSE ROAD
YONKERS, NY 10710

CLAUDIO GIORDANO
1330 WEST AVE 2208
MIAMI BEACH, FL 33139-0900

COCKLE LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

COMBRIGHT LLC
1330 WEST AVE #2801
MIAMI BEACH, FL 33139-0911

CONDOS OF THE SEAS LLC
2450 NE MIAMI GARDENS DR 2 FLOOR
MIAMI, FL 33180

CONGA LLC C/O ROCA GONZALEZ PA
3370 MARY ST
MIAMI, FL 33133

CONRAD SIMMINS
1345 WEST AVE #903
MIAMI BEACH, FL 33139-3746

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

CORINNE I KIRKLAND
1345 WEST AVE UNIT 701
MIAMI BEACH, FL 33139-3730

COSMOS INVESTMENT GROUP LLC
5757 COLLINS AVE #2203
MIAMI BEACH, FL 33140

COURTNEY E CONNOLLY
1228 WEST AVE 915
MIAMI BEACH, FL 33139

CRAIG FISHER & PAUL FISHER & W SUZANNE
JTRS
6025 ALTON RD
MIAMI BEACH, FL 33140-2026

CRISTIAN REY
1250 WEST AVE #30
MIAMI BEACH, FL 33139-4329

CYNTHIA C BARSCZESKI
55 MERRICK WAY APT 508
CORAL GABLES, FL 33134

DAKSHESH KUMAR
654 NE 128 ST
NO MIAMI, FL 33161

DAKSHESH KUMAR
407 LINCOLN RD #708
MIAMI BEACH, FL 33139-3024

DALE CHUPKA
1203 BRENTWOOD DR
GREENVILLE, PA 16125

DALE COTTON SHELLEY COTTON
1330 WEST AVE # 614
MIAMI BEACH, FL 33139

DALE J ADAMS TR
23325 TORRE CIR
BOCA RATON, FL 33433

DALE L CHUPKA
1203 BRENTWOOD DR
GREENVILLE, PA 16125

DALINTOBER LLC
326 71 ST
MIAMI BEACH, FL 33141

DAMLICE MANSUR
1330 WEST AVE #1604
MIAMI BEACH, FL 33139-0906

DANIEL AHOUBIM
1330 WEST AVE 1004
MIAMI BEACH, FL 33139

DANIEL ANTONIO ZAYAS
PO BOX 741841
LOS ANGELES, CA 90004

DANIEL C LYONS
201 LAVACA ST #405
AUSTIN, TX 78701

DANIEL CALVA CERQUEIRA
1401 BAY RD 513
MIAMI BEACH, FL 33139

DANIEL CALVA CERQUEIRA MARIA TERESA
CERQUEIRA
1401 BAY RD 309
MIAMI BEACH, FL 33139

DANIEL INDART GRINNER (TR) DANIEL
INDART GRINNER (BEN)
PO BOX 573351
TARZANA, CA 91357

DANIEL L ROBERTSON
1800 N ANDREWS AVE APT 4L
FORT LAUDERDALE, FL 33311-3902

DANIEL M SAMSON
1330 WEST AVE #2914
MIAMI BEACH, FL 33139-0912

DANIEL N EAD & W RANEEM
661 CARROT WOOD TER
PLANTATION, FL 33324

DANIEL R RENSEL JTRS GREGORY R
MORRIS JTRS
514 LITERARY RD
CLEVELAND, OH 44113

DANIEL S LADDIN
333 WEST 22 STREET 4D
NEW YORK, NY 10011

DANIELLE KIRSNER LAND TR DANIELLE
KIRSNER
2494 SOUTH OCEAN BLVD UNIT A1
BOCA RATON, FL 33432

DARDAN REALTY LLC
266 POST ROAD EAST
WESTPORT, CT 06880

DARIO D FERRARI
200 EAST 61 ST UNIT 7G
NEW YORK, NY 10021

DARIO FUENTES
3411 Indian Creek Dr Apt 1302
Miami Beach, FL 33140-4064

DARREN E RATZ
1228 WEST AVE 1203
MIAMI BEACH, FL 33139

DAVID A & BETTY JOAN WIEBKING
1250 WEST AVE UNIT 10-W
MIAMI BEACH, FL 33139-4333

DAVID A LUDWIG
1330 W AVE #3012
MIAMI BEACH, FL 33139

DAVID BERNAD
1330 WEST AVE #1407
MIAMI BEACH, FL 33139-0905

DAVID BRANDWEIN & IGAL AZANI TRS
311 SE 10 CT
FT LAUDERDALE, FL 33316

DAVID C GREEFF
1330 WEST AVE #3307
MIAMI BEACH, FL 33139-0913

DAVID DEREMIGIO JTRS GEORGE R
HAUSSER JTRS
12 ROBINWOOD DR
LITTLE FALLS, NJ 07424

DAVID I WITZ
1330 WEST AVE #3403
MIAMI BEACH, FL 33139-0914

DAVID K DODSON
1330 WEST AVE #2411
MIAMI BEACH, FL 33139-0910

DAVID M SHELTRAW
6942 WOODROW WILSON DR
LOS ANGELES, CA 90068

DAVID MCCAULEY
1228 WEST AVE 1207
MIAMI BEACH, FL 33139

DAVID MILTON MACKINTOSH
1228 West Ave Apt 910
Miami Beach, FL 33139-4375

DAVID NGUAH
1200 W 14 ST #4B
MIAMI BEACH, FL 33139

DAVID NISNEWITZ & W CAROLE NISNEWITZ
MICHAEL NISNEWITZ JTRS
1330 WEST AVE #1602
MIAMI BEACH, FL 33139

DAVID O KEEFE & W LOURDES O KEEFE
26 TOMPKINS PL 2
BROOKLYN, NY 11231

DAVID TSE
PO BOX 1741
NEW YORK, NY 10159

DAVID VAUTRIN
1330 WEST AVE STE 3202
MIAMI BEACH, FL 33139

DAVID VOGEL
1200 WEST AVE #1223
MIAMI BEACH, FL 33139

DAVID W KREMPA
1330 WEST AVE UNIT 2010
MIAMI BEACH, FL 33139

DAVIDE AZZONE JTRS NICOLO QUINCI JTRS
1330 WEST AVE #1603
MIAMI BEACH, FL 33139

DAVIN R BARBANELL & W KATIA ALFARO
1125 BUTTERNUT LANE
HOLLYWOOD, FL 33019

DBT MANAGEMENT ALTON LLC
333 LAS OLAS WAY #1204
FORT LAUDERDALE, FL 33301

DEAN DEUTMEYER
1545 EUCLID AVE 5A
MIAMI BEACH, FL 33139

DEBORA R DIAVATIS
4501 SALEM LN NW
WASHINGTON, DC 20007

DEBORAH J MARLEY
1228 WEST AVE #806
MIAMI BEACH, FL 33139-4385

DEBRA ANNE BUYS
1250 WEST AVE #2-1
MIAMI BEACH, FL 33139-4351

DEBRA S LANGER
520 MAIN STREET
OLD SAYBROOK, CT 06475

DEEPEN SHAH
1200 WEST AVE 1215
MIAMI BEACH, FL 33139

DEIRDRE A MCCARTHY EST OF
1401 BAY RD #213
MIAMI BEACH, FL 33139-3716

DEL CAMPO HOLDINGS LLC
306 GOLD ST 40E
BROOKLYN, NY 11201

DELIA MARIA RIVERA-HERNANDEZ
1345 WEST AVE UNIT 1001
MIAMI BEACH, FL 33139-3702

DENISE C MORRISON
1200 WEST AVE #418
MIAMI BEACH, FL 33139-4312

DENIZ CEVIK
2775 NE 187 ST #408
AVENTURA, FL 33180

DENNIS BROCKMAN
1200 WEST AVENUE # 211
MIAMI BEACH, FL 33139

DENNIS E CORTIJO
1330 WEST AVE #3011
MIAMI BEACH, FL 33139-0912

DENNIS J DARGO JOSE J GONZALEZ
RODRIGUEZ
1228 WEST AVE 715
MIAMI BEACH, FL 33139-4381

DENNIS ROBLES &W AINET
1228 WEST AVE #613
MIAMI BEACH, FL 33139-4349

DEREK BOND &W ANA BOND
4635 ROYAL PALM AVE
MIAMI BEACH, FL 33140

DEREK P RICHMAN
13843 NW 10TH CT
PEMBROKE PINES, FL 33028

DEUTSCHE BANK NATIONAL TR CO TRS C/O
OCWEN LOAN SERVICING LLC AMERICAN
HOME MORTGAGE ASSET TR
5720 PREMIER PARK DR VAULT DEPT
WEST PALM BEACH, FL 33407

DEUTSCHE BANK NATL TRUST CO TRS C/O
SELECT PORTFOLIO SERV INC HSI ASSET
SECURITIZATION CORP
3217 S DECKER LAKE DR
SALT LAKE CITY, FL 84119

DEXUS LLC
1330 WEST AVE #810
MIAMI BEACH, FL 33139

DIANA BOTROS
1200 WEST AVE 818
MIAMI BEACH, FL 33139

DIANA C PEREZ
1242 ALTON RD #103
MIAMI BEACH, FL 33139-3840

DIANA DEL ROSARIO HURTADO
1200 14 ST 2E
MIAMI BEACH, FL 33139

DIANA M WILSON
1401 BAY RD 401
MIAMI BEACH, FL 33139

DIEGO FERNANDO PEREZ
1200 W AVE #1131
MIAMI BEACH, FL 33139

DIEGO MARTIN OLIVERA WALGER MARIA
MONICA AYOS
1200 WEST AVE #929
MIAMI BEACH, FL 33139

DIGNA MESA
1228 WEST AVE #408
MIAMI BEACH, FL 33139-4384

DILI 1 USA LLC
1330 W AVE #3303
MIAMI BEACH, FL 33139

DIRK TENNIE
1330 WEST AVE #1810
MIAMI BEACH, FL 33139-0907

DIVINE WILL LLC
247 SW 8 ST 182
MIAMI, FL 33130

DK INTERNATIONAL PROPERTIES LLC
158 OLYMPIA BLVD
STATEN ISLAND, NY 10305

DMITRY SADKHIN
442 WHITTIER DR
LANGHORNE, PA 19053

DOLORES DELGADO TR
PO BOX 350365
MIAMI, FL 33135-0365

DOLORES M ROSAZ
910 WEST AVE APT 406
MIAMI BEACH, FL 33139-5237

DOLPHIN WAVE LLC C/O PATRICE SCEMANA
660 CURTISWOOD DR
KEY BISCAYNE, FL 33149

DOMENICO VALENTE &W EMILIA KLARIN
875 OLD COUNTRY RD
PLAINVIEW, NY 11803

DOMINIQUE ARCKENS C/O REALTY GROUP
OF MIAMI LIONEL VANGRUNDERBEEK
90 ALTON RD #104
MIAMI BEACH, FL 33139

DOMINIQUE DUBOIS CORINE DUBOIS
1200 WEST AVENUE #511
MIAMI BEACH, FL 33139

DOMINIQUE S CHERQUI
7330 OCEAN TERR #802
MIAMI BEACH, FL 33141-2723

DON R KELL MARGUERITE E KELL
3901 JEFFERSON CIRCLE
PLANO, TX 75023

DONALD P ROUZE
418 EUCLID AVE #2-B
MIAMI BEACH, FL 33139-6531

DONALD SZUMOWSKI JTRS HOWARD
BRAYER JTRS
1330 W AVENUE #1202
MIAMI BEACH, FL 33139

DONNA CUTLER
1228 WEST AVE APT 610
MIAMI BEACH, FL 33139-4349

DONNA K KORANDO REID HEIDENRY
1401 BAY RD #306
MIAMI BEACH, FL 33139

DORA OSINSKI TRS DORA OSINSKI DEC OF
TRUST
1228 WEST AVE APT 1102
MIAMI BEACH, FL 33139

DORA QUINTANA LE REM JUAN QUINTANA
REM DORA QUINTANA PLOUGH
1228 WEST AVE 807
MIAMI BEACH, FL 33139

DORON OFIR
1200 WEST AVE # 1128
MIAMI BEACH, FL 33139

DOROTHY GERMAINE SMITH
18136 SW 29 ST
MIRAMAR, FL 33029

DOROTHY WAWA
1250 WEST AVE #2L
MIAMI BEACH, FL 33139

DOUGLAS BEDELL
1330 WEST AVE #2811
MIAMI BEACH, FL 33139-0912

DRAGAN VASILJEVIC
1300 ALTON RD #4C
MIAMI BEACH, FL 33139-3857

DREW A KRISTOL
1330 WEST AVE 407
MIAMI BEACH, FL 33139

DULCE M AUGIER CHRISTY MARIE PINA
1228 WEST AVE 711
MIAMI BEACH, FL 33139

DUSKO MARINOVIC
1200 WEST AVE #1230
MIAMI BEACH, FL 33139

DUSTIN SMITH
1330 WEST AVE #3204
MIAMI BEACH, FL 33132

DUTCH PROPERTIES LLC
705 NE 94 ST
MIAMI SHORES, FL 33138

DYLAN RESTREPO SOMERVILLE
1330 WEST AVE #2910
MIAMI BEACH, FL 33139-0912

EARL RANDOLPH BLANKENSHIP JR
1808 MONUMENT AVE
RICHMOND, VA 23220

EDDIE ROSS (JR)
1250 WEST AVE #15R
MIAMI BEACH, FL 33139-4335

EDELGARD BEISTER
1228 WEST AVE UNIT 1004
MIAMI BEACH, FL 33139-4375

EDGARDO R FARRARO
1200 WEST AVE #1207
MIAMI BEACH, FL 33139-4322

EDMA M DIAZ
1401 BAY RD #402
MIAMI BEACH, FL 33139-3782

EDOUARD MARIOTTI
1300 ALTON RD UNIT 7-C
MIAMI BEACH, FL 33139

EDUARDO ESPINO
1300 ALTON RD 10 B
MIAMI BEACH, FL 33139-3859

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

EDUARDO PEREZ
1330 WEST AVE #2308
MIAMI BEACH, FL 33139

EDWARD DEMELO &W ARMINDA DEMELO
1330 WEST AVE #2311
MIAMI BEACH, FL 33139-0909

EDWARD E DUGGAN
1228 WEST AVE #914
MIAMI BEACH, FL 33139-4375

EDWARD L GEOPFERT TRS 2006 EDWARD L
GEOPFERT REVOC TR
1235 N KINGS RD #103
LOS ANGELES, CA 90069

EDWARD P KNUTEL
1330 WEST AVE #711
MIAMI BEACH, FL 33139-0903

EDWIN A PALACIOS
1250 WEST AVE #1J
MIAMI BEACH, FL 33139-4373

EDWIN PALACIOS WALTER CORTES
1250 WEST AVE 1J
MIAMI BEACH, FL 33139

EILEEN MUSSARY LE REM RACHELLE ARKIN
& ETAL
1345 WEST AVE #403
MIAMI BEACH, FL 33139-3744

EK SOUTH BEACH ACQUISITIONS LLC C/O
PAUL FELDMAN PA
2750 NE 185 ST STE 303
AVENTURA, FL 33180

ELA TRUJILLO
1200 14 ST UNIT 5D
MIAMI BEACH, FL 33139-3784

ELAINE CASTILLO
219 NW 12 AVE APT #809
MIAMI, FL 33128

ELAYNE EISENSTEIN TRS ALAN EISENSTEIN
TRS ELAYNE EISENSTEIN (BEN)
29 LENOX COURT
MONTVILLE, NJ 07045

ELEANOR RAMIEL FIER
262-52 60 AVE
LITTLE NECK, NY 11362

ELEANOR VENGEL LE REM ADRIENE BARON
SCOTT VENGEL
1345 WEST AVE #902
MIAMI BEACH, FL 33139-3746

ELETTI USA CORP
PO BOX 190026
MIAMI BEACH, FL 33139

ELIDAD MATOS JR &W SARY
1250 ALTON RD #3F
MIAMI BEACH, FL 33139-3866

ELIEZER HUBERMAN LILY HUBERMAN
500 W SUPERIOR # 2802
CHICAGO, IL 60654

ELIYAHOU PINTO
7500 W LAKE MEAD BLVD #9-311
LAS VEGAS, NV 89128

ELIZABETH GAUTA CAAMANO
1200 WEST AVE 1512
MIAMI BEACH, FL 33139-4377

ELIZABETH GREENE
6 PINWOOD WAY
ATHENS, OH 45701-6101

ELIZABETH LEE CRABTREE TRS ELIZABETH
LEE CRABTREE
1330 WEST AVE #508
MIAMI BEACH, FL 33139

ELIZABETH PEREZ
1401 BAY RD #512
MIAMI BEACH, FL 33139

ELMER OLHABER
1330 WEST AVE #906
MIAMI BEACH, FL 33139-0904

ELVIRA BAITCHOROVA SERDAR AYBERK
825 W END AVE APT #70
NEW YORK, NY 10025

ELVIS & SHAUN LASCANO
4 WELLINGTON RD NO
MERRICK, NY 11566

EMILIA FONSECA
1228 WEST AVE UNIT 208
MIAMI BEACH, FL 33139-4348

EMILIE RIOM
1250 WEST AVE #7-A
MIAMI BEACH, FL 33139

EMILY GRIFFITHS
295 PARK AVE SOUTH APT 2-0
NEW YORK, NY 10010

EMMA IENCO
1236 ALTON RD UNIT 204
MIAMI BEACH, FL 33139-3849

EMMANUEL F DESBATS
7831 SW 54 CT
MIAMI, FL 33143

EMMANUEL SCIBILIA
288 WASHINGTON ST # 122
BROOKLINE, MA 02445

ENRIQUE CARDENAS &W ALINA L
2690 NE 135 ST
NORTH MIAMI, FL 33181-3517

ENRIQUE ESCOBAR
1200 WEST AVE #1504
MIAMI BEACH, FL 33139-4325

ENRIQUE MONTALVO JR
1200 WEST AVE #709
MIAMI BEACH, FL 33139-4316

ENRIQUE SANTAMARIA SR LE REM ENRIQUE
SANTAMARIA JR REM GLADYS DIAZ
1200 14 ST 4A
MIAMI BEACH, FL 33139

ENRIQUE TEJERA MARIE TEJERA
1330 WEST AVE #1010
MIAMI BEACH, FL 33139-0904

ENVI RENOV CANYON LLC
90 ALTON ROAD STE 104
MIAMI BEACH, FL 33139

EQUITY TRST CO (CUSTODIAN) F/B/O/ LEO
KINGSTON IRA
PO BOX 12920
OKLAHOMA CITY, OK 73157

EQUITY TRUST COMPANY JAMES CARLISLE
IRA CUSTODIAN
1825 HIDDEN VALLEY RD
HOWELL, MI 48843

ERAKIS S R L
1241 14 ST UNIT 15
MIAMI BEACH, FL 33139

ERIC ALEXANDER NATALIE ALEXANDER
1200 WEST AVE 1205
MIAMI BEACH, FL 33139

ERIC COLL
1200 WEST AVE #1020
MIAMI BEACH, FL 33139

ERIC COLL PATRICIA COLL
1200 WEST AVE #1019
MIAMI BEACH, FL 33139

ERIC F STUPEL
407 LINCOLN ROAD #6-C
MIAMI BEACH, FL 33139-3023

ERIC H DONAHOE
PO BOX 585
OXFORD, MS 38655-0585

ERIC M FIESEL TR
868 SAINT CLAIR ST
COSTA MESA, CA 92626

ERICA RAND TRS ERICA RAND REVOCABLE
TRUST MICHAEL JOSEPH NETSKY TRS
1621 BAY RD APT 707
MIAMI BEACH, FL 33139

ERIKA M SCHUSTER
1800 PURDY AVE #2412
MIAMI BEACH, FL 33139-1461

ERIKA VASS
43 SW 4 STREET
DANIA, FL 33004

ERIN DEMIRJIAN TRS
10 VENETIAN WAY #802
MIAMI BEACH, FL 33139

ERIN PARISH
1200 WEST AVE #206
MIAMI BEACH, FL 33139-4315

ERNESTO A VILA
1200 WEST AVE #909
MIAMI BEACH, FL 33139-4318

ERNESTO GOLDMAN MARTA S GOLDMAN
5900 COLLINS AVE # 1407
MIAMI BEACH, FL 33140

ERNST SIEBENBURGER
1621 COLLINS AVE
MIAMI BEACH, FL 33139-3123

ESCUCHO LLC
1500 BAY RD #340 S
MIAMI BEACH, FL 33139

ESTHER M DILEO
1228 WEST AVE #410
MIAMI BEACH, FL 33139-4384

ESTHER R KWELLER &W HELEN
16720 BAEDERWOOD LN
DERWOOD, MD 20855

ETHICAL PROSPECTS FLORIDA LLC
485 BRICKELL AVE #3304
MIAMI, FL 33131

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

EVA OLMO OLMO
1200 WEST AVE #926
MIAMI BEACH, FL 33139-4319

EVA ZISSU
PO BOX 928
BOCA RATON, FL 33429

EVA ZISSU
1330 WEST AVE #702
MIAMI BEACH, FL 33139-0903

EYAL WACHS LILIYA WACHS
10360 VIA BALESTRI DR
MIROMAR LAKES, FL 33913

F AND S DEVELOPERS INC
999 BRICKELL AVE 900
MIAMI, FL 33131

FA CONDOS DADE 1 LLC
175 SW 7 ST #1205
MIAMI, FL 33130

FABIANA STURTZ
1330 WEST AVE #2306
MIAMI BEACH, FL 33139-0909

FABIENNE FOURQUET THOMAS FRATACCI
736 13 STREET #203
MIAMI BEACH, FL 33139

FANFAN INVESTMENT GROUP LLC
901 BRICKELL KEY BLVD #1706
MIAMI, FL 33131

FARAWAY INVESTMENTS INC
1330 WEST AVE 3505
MIAMI BEACH, FL 33139

FARAWAY INVESTMENTS INC
2000 BAY DR 202
MIAMI BEACH, FL 33141

FARSHID DAVOUDI
1200 WEST AVE #425
MIAMI BEACH, FL 33139

FATTANEH VASSEGNI
1200 WEST AVE #629
MIAMI BEACH, FL 33139

FAZAMA LLC
1330 WEST AVE UNIT 706
MIAMI BEACH, FL 33139

FEDERAL HOME LOAN MORTGAGE CORP
5000 PLANO PARKWAY
CARROLLTON, TX 75010

FEDERAL NATIONAL MORTGAGE ASSN C/O
NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

FEDERAL NATIONAL MORTGAGE ASSOC
1000 TECHNOLOGY DR
O FALLON, MO 63368

FEDERICA SFORAZZINI
1228 WEST AVE #1015
MIAMI BEACH, FL 33139

FELICITAS COLOMBO
1330 WEST AVE #410
MIAMI BEACH, FL 33139-0901

FELIX BLANCO
1250 WEST AVE #5C
MIAMI BEACH, FL 33139-4340

FERNANDO A VARGA
1200 W AVE # 417
MIAMI BEACH, FL 33139

FERNANDO BENITO MONCADA PAOLA
ANDREA PALACIO CORREA
1250 WEST AVE 140
MIAMI BEACH, FL 33139

FERNANDO J GRECK ANDREW B WERNER
1300 ALTON RD 3B
MIAMI BEACH, FL 33139-3882

FERNANDO MONTES NEGRET & NICOLAS
MONTES BETANCOURT JTRS
1228 WEST AVE APT 1413
MIAMI BEACH, FL 33139-4350

FERNANDO MONTES TRS MARIA ROSARIO B
DE MONTES TRS
1228 WEST AVE #601
MIAMI BEACH, FL 33139

FLORENCE C KONOSKY
1200 WEST AVE #331
MIAMI BEACH, FL 33139

FLORENCIA WOLMAN
1330 WEST AVE #1914
MIAMI BEACH, FL 33139-0908

FLORIDA INVESTMENTS CONDO CORP
7900 GLADES RD # 530
BOCA RATON, FL 33434

FRANCA INTERNATIONAL LLC
1330 WEST AVE # 608
MIAMI BEACH, FL 33139

FRANCES L RODERICK
1401 BAY RD #209
MIAMI BEACH, FL 33139-3716

FRANCESCA M LOSITO
1750 JAMES AVE NO 5B
MIAMI BEACH, FL 33139

FRANCESCO SENIS INGA ROZA LUKSZA
SENIS
1621 W 21 ST
MIAMI BEACH, FL 33141

FRANCIS E MARINO TRS JO ANNE MARINO
TRS
394 MERIDITH NECK RD
MEREDITH, NH 03253

FRANCISCO J BUXO
2901 N 26 ST
ARLINGTON, VA 22207

FRANCISCO J PRIOR
1200 WEST AVE #1229
MIAMI BEACH, FL 33139-4324

FRANCISCO L TORRES-FIGUERAS
1225 WEST AVE #504
MIAMI BEACH, FL 33139-4356

FRANCISCO SAIGUEIRO
1330 WEST AVE 510
MIAMI BEACH, FL 33139

FRANCO R MOLINA TRS FRANCO R MOLINA
REV TRS
1300 ALTRON RD UNIT 7B
MIAMI BEACH, FL 33139

FRANK KAUTZMAN
1330 WEST AVE #2903
MIAMI BEACH, FL 33139-0912

FRANK MAAS & TINA NUCCITELLI
1228 WEST AVE #1513
MIAMI BEACH, FL 33139-4350

FRANK QUEBBEMANN HECTOR MESA
1300 ALTON RD #4-D
MIAMI BEACH, FL 33139-3857

FRANK WEYENBERG
1200 14 ST 7E
MIAMI BEACH, FL 33139

FRANKL REGO
1228 WEST AVE #514
MIAMI BEACH, FL 33139-4387

FRED BENTLEY &W DONNA
1330 WEST AVE #1409
MIAMI BEACH, FL 33139-0906

FREDERICK RINDISBACHER
1228 WEST AVE UNIT 1404
MIAMI BEACH, FL 33139-4386

FRENCH ANGELS LLC
1200 WEST AVE # 1225
MIAMI BEACH, FL 33139

FRESH BRIX PROPERTIES LLC
2100 PONCE DE LEON BLVD 730
CORAL GABLES, FL 33143

FULWELL LLC
1200 WEST AVE 1515
MIAMI BEACH, FL 33139

GABRIEL A CELEMIN TRS
14781 MEMORIAL DR STE 1393
HOUSTON, TX 77079

GABRIELA HEMMERDE
5750 COLLINS AVE #4B
MIAMI BEACH, FL 33140

GABRIELA HEMMERDE VECCO
5750 COLLINS AVE UNIT 4B
MIAMI BEACH, FL 33140

GABRIELA I ROJAS ROSARIO
1330 WEST AVE #2909
MIAMI BEACH, FL 33139

GABRIELE GREINER
1228 WEST AVE #510
MIAMI BEACH, FL 33139-4387

GALINA G PETROVA
1200 WEST AVE #606
MIAMI BEACH, FL 33139

GALINA S CHEMYSHEVA & ALEXANDRA
KHOLINA
1250 WEST AVE #8-B
MIAMI BEACH, FL 33139-4331

GARDEN MB INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

GARFIELD KERR
1250 WEST AVE #14N
MIAMI BEACH, FL 33139-4334

GAROCHE LLC
1100 STILLWATER DR
MIAMI BEACH, FL 33141

GARRET E KEEFE
1220 NE 96TH ST
MIAMI SHORES, FL 33138-2554

GARY A AROD
1200 WEST AVE #721
MIAMI BEACH, FL 33139

GARY G BUCHER ARMINIUS H BUCHER
550 W WELLINGTON AVE 6 W
CHICAGO, IL 60657

GARY R GOLDSTEIN & J M BOGNER
1420 TUOLUMNE
VALEJO, CA 94590

GARY ROBEY
1634 OLD WESTMINSTER AVE
WESTMINSTER, MD 21157

GASPAR F PONCE
1401 BAY RD #501
MIAMI BEACH, FL 33139-3783

GASPARE ABRUZZO
1330 WEST AVE #1811
MIAMI BEACH, FL 33139-0907

GASTON GHERSI
1200 WEST AVE # 1417
MIAMI BEACH, FL 33139

GASTON GHERSI TRS GASTON GHERSI
LIVING TRUST
1200 WEST AVE # 1417
MIAMI BEACH, FL 33139

GENE R STANLEY &W FLEDA J & ROGER A
TURNELL JTRS
476 E 19 STREET
COSTA MESA, CA 92627

GENESIS YERA
2590 SW 4 ST
MIAMI, FL 33135

GEORGE BILLIS JTRS ROBERT SOMMO JTRS
35 DARINA PL
MILFORD, CT 06460

GEORGE DANRIDGE MARCOS
TYCHBROJCHER
1330 WEST AVE #2401
MIAMI BEACH, FL 33139-0909

GEORGE HASANDRAS
1250 WEST AVE #6D
MIAMI BEACH, FL 33139-4330

GEORGE J PALLADINO JERROLD ST GEORGE
JTRS
710 N COUNTY RD
PALM BEACH, FL 33480

GEORGE MARIO LOPEZ JTRS RAMON
ALBERTO LOPEZ JTRS
1236 ALTON RD #202
MIAMI BEACH, FL 33139

GEORGIA E HOLZMAN
1250 W AVE UNIT 3-W
MIAMI BEACH, FL 33139

GEORGINA SODA LE REM RONALD CALVO
REM RICHARD CALVO
1200 WEST AVE 917
MIAMI BEACH, FL 33139

GERARD C HAAS MEGAN M HAAS
1330 WEST AVE #2806
MIAMI BEACH, FL 33139

GERARDO E CASTAGNET ROSA PATRICIA
CASTAGNET
1330 WEST AVE #3106
MIAMI BEACH, FL 33139

GERMAN G JIMENEZ
1330 WEST AVE #3305
MIAMI BEACH, FL 33139-0913

GERSON DE SEPIN
1401 BAY RD #211
MIAMI BEACH, FL 33139-3716

GHASSAN M ELKHATIB
1200 WEST AVE #PH30
MIAMI BEACH, FL 33139

GIACOMO FRANCO & ANDREA FRANCO
1200 WEST AVE #927
MIAMI BEACH, FL 33139

GIANLUCA BERLOCO
1330 WEST AVE #3101
MIAMI BEACH, FL 33139

GIORGIO NERVI BARBARA MASSARA
1200 WEST AVE PH11
MIAMI BEACH, FL 33139

GISELA CANAL
1345 WEST AVE 603
MIAMI BEACH, FL 33139

GIULIANO L SPEZIANI
1250 WEST AVE #11W
MIAMI BEACH, FL 33139-4333

GLADYS LOPEZ TRS GLADYS LOPEZ
REVOCABLE TRUST
3930 NW 6 ST
MIAMI, FL 33126

GLAYOL EKBATANI JTRS JEFFREY COHEN
JTRS
58 W 58 ST # 26-C
NEW YORK, NY 10019

GLEN BORITZ SHIRLEY CHIN
36 RUSSELL ST #4
BROOKLYN, NY 11222

GLENN BASSETT
1330 WEST AVE #2213
MIAMI BEACH, FL 33139

GLENN R DILLER
116 STONEHURST DR
TENAFLY, NJ 07670

GLIOSO INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

GONZALO RAMOS GARZON SEVERINE
AURELIE MESSINES
6220 SW 84 ST
MIAMI, FL 33143

GORDON MAYBURY
1200 WEST AVE #308
MIAMI BEACH, FL 33139

GRACIELA ALICIA ROMERO JTRS PATRICK G
ROMERO JTRS
2588 41 ST 1ST FLOOR
ASTORIA, NY 11103

GREEN MANGO LLC
PO BOX 451908
MIAMI, FL 33245

GREGORY DAUGHTON
1330 ALTON RD UNIT 2-C
MIAMI BEACH, FL 33139

GT275 INVESTMENTS LTD MARISCHA
VERSTEEGH
1200 WEST AVE TS5
MIAMI BEACH, FL 33139

GUILLERMO A MARRERO
1345 WEST AVE UNIT 901
MIAMI BEACH, FL 33139

GUILLERMO G PEREZ
1250 WEST AVE UNIT 14D
MIAMI BEACH, FL 33139-4358

GUSTAVO ALBERTO MAZZUCHELLI
1250 WEST AVE APT 6-B
MIAMI BEACH, FL 33139

GUSTAVO PEREZ PALACIO
1401 BAY RD #502
MIAMI BEACH, FL 33139-3783

GWYN L TURNELL & GENE R STANLEY &
FLEDA J STANLEY JTRS
1200 WEST AVE #724
MIAMI BEACH, FL 33139-4316

HAIDER ALZUBAIDI INVEST LLC
3003 S FLORIDA AVE #101
LAKELAND, FL 33803

HALPERNFARMS LLC
150 ALHAMBRA CIRCLE STE 1100
CORAL GABLES, FL 33134

HANNAH E KIRSCH
1250 WEST AVE #4C
MIAMI BEACH, FL 33139

HANS GRUNWALD DORIS GRUNWALD
8 MARY LANE
GREENVALE, NY 11548

HAPPY FAMILY PROPERTIES LLC
7660 SW 83 CT
MIAMI, FL 33143

HARLAN B YAFFE
1200 WEST AVE #904
MIAMI BEACH, FL 33139-4318

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NEW YORK, NY 10010

HARVEY GOLDBERG MARCIA GOLDBERG
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HASHIM BURNEY
1200 WEST AVE #610
MIAMI BEACH, FL 33139-4315

HECTOR A MENDOZA &W JULIE C &Q
VANESSA MENDOZA JTRS
1330 WEST AVE #2309
MIAMI BEACH, FL 33139-0909

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10 WEST 15 ST #1414
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1228 WEST AVE #804
MIAMI BEACH, FL 33139-4385

HILDA REDNERIS
1401 BAY RD #203
MIAMI BEACH, FL 33139

HINDRIK GOMMER
1330 WEST AVENUE UNIT 2912
MIAMI BEACH, FL 33139

HITEN MEHTA HEMALI MEHTA
1330 WEST AVE #2304
MIAMI BEACH, FL 33139

HOMECREW LLC
17707 NW MIAMI COURT #101
MIAMI, FL 33169

HONEY BERNSTEIN LIVING TRUST TRU C/O
DORFMAN KNOEBEL & CONWAY LLP
9 WINNER CIRCLE LANE
GOSHEN, NY 10924

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2121 E 74 ST
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1200 WEST AVE 718
MIAMI BEACH, FL 33139

INTEGRAL BEACH LLC
17611 SW 48 ST
SOUTHWEST RANCHES, FL 33331

INVERSOIRES DEL PARAGUAY LLC
2899 COLLINS AVE #1608
MIAMI BEACH, FL 33140

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DADGAR DEHKORDI
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IRMA LLANERAS
1228 WEST AVE UNIT 609
MIAMI BEACH, FL 33139-4349

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1300 ALTON ROAD #10-D
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1300 CRYSTAL DR #PH9
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J J R VILLALOBOS & C J LAPAN TRS RASCIEL
GONZALEZ (BEN FOR LIFE)
1330 WEST AVE #1413
MIAMI BEACH, FL 33139-0906

JACIBE KARIN SOLA
1228 W AVE # 413
MIAMI BEACH, FL 33139

JACOB EKSTEIN
1330 WEST AVE #414
MIAMI BEACH, FL 33139-0901

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RUBINSON LIVING TR
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1200 WEST AVE 1102
MIAMI BEACH, FL 33139

JAMES KALPAKIS
1200 WEST AVE #203
MIAMI BEACH, FL 33139-4301

JAMES MANZELLA
1250 WEST AVE UNIT 7D
MIAMI BEACH, FL 33139-4341

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1228 WEST AVE #403
MIAMI BEACH, FL 33139

JAN GANESH DEVIN GANESH
1250 WEST AVE #3G
MIAMI BEACH, FL 33139

JANET LEVY JTRS JUSTIN LEVY JTRS
1330 WEST AVE UNIT 2014
MIAMI BEACH, FL 33139

JANICE BRADY
1200 WEST AVENUE #416
MIAMI BEACH, FL 33139

JASON BURRIS
1250 WEST AVE #11-O
MIAMI BEACH, FL 33139-4333

JASON STRAKA
1228 WEST AVE #805
MIAMI BEACH, FL 33139

JAVIER A MARTINEZ TRS JAVIER A MARTINEZ
REVOCABLE TR MICHAEL WALLACE TRS
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SUNDERLAND, MA 01375

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LOZANO AON JTRS
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PLANO, TX 75093

JDC REAL ESTATE & INVESTMENT
10685 B HAZELHURST DR #12684
HOUSTON, TX 77043

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MIAMI BEACH, FL 33139

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FAMILY REVOCABLE TRUST KRISTA R
YODER LATORTUE TRS
1242 ALTON RD 104
MIAMI BEACH, FL 33139

JEANETTE ALVAREZ
1330 WEST AVE #1910
MIAMI BEACH, FL 33139-0908

JEANNE CARPENTER
635 EUCLID AVE APT 224
MIAMI BEACH, FL 33139-8670

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MIAMI BEACH, FL 33139

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CORAL GABLES, FL 33134

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JTRS MARCELINE BRENMAN JTRS
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MIAMI BEACH, FL 33139

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VENICE, CA 90291

JEFFREY SUTTON
1330 W AVE # 1008
MIAMI BEACH, FL 33139

JEFFRY SOWMA
120 SW 22 RD
MIAMI, FL 33129-2013

JENNIFER DIAZ & INA MELCERAS JTRS
2080 NE 124 ST
MIAMI, FL 33181

JENNIFER HELLAND
114 FONTAINE DR
TAVERNIER, FL 33070

JENNIFER LISSETTE MALKI TRS JENNIFER
LISSETTE MALKI REV TRUST
1419 S SALT AIR AVE #4
LOS ANGELES, CA 90025

JENNIFER PETTIT
1345 WEST AVE #1002
MIAMI BEACH, FL 33139

JENNY PEREZ
1330 WEST AVE #503
MIAMI BEACH, FL 33139-0901

JER MULROONEY VIKTOR DE MAIO
1200 WEST AVE 406
MIAMI BEACH, FL 33139

JEREMY SHOCKEY
1330 WEST AVE #3601
MIAMI BEACH, FL 33139-0914

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3008 AMESBURY DR
PLANO, TX 75093

JERRY L CRAWFORD
16885 DALLAS PKWY
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MIAMI BEACH, FL 33139

JESSICA CONITZER
1200 WEST AVE #1231
MIAMI BEACH, FL 33139

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34 28 80TH ST #31
JACKSON HEIGHTS, NY 11372

JESSICA SACA C/O FLAMINGO TOWERS
CONDO
1250 ALTON RD UNIT 2D
MIAMI BEACH, FL 33139

JESUS A MIRANDA
1535 URBINO AVE
CORAL GABLES, FL 33146

JESUS A PICO & W HUNGRIA B GIMENEZ
1228 WEST AVE #212
MIAMI BEACH, FL 33139-4348

JESUS VILLALOBOS & W DOROTHY
10 COLUMBIA AVE
CLIFFSIDE PARK, NJ 07010

JHB HOLDINGS REAL EST SUB II LLC
100 MATSONFORD RD STE 503
RADNOR, PA 19087

JILL BONAR
1228 WEST AVE #1108
MIAMI BEACH, FL 33139-4386

JLC MSC PARTNERSHIP 1 LTD
18925 CAMPBELL RD
DALLAS, TX 75252

JOAQUIN MENENDEZ CHAPELIN & NANCY
CHAPELIN JTRS
1200 WEST AVE #905
MIAMI BEACH, FL 33139-4318

JOC 2011 INVESTMENTS LLC
12625 SW 134 CT STE 202
MIAMI, FL 33186

JODI VAN HOECK
1228 WEST AVE 810
MIAMI BEACH, FL 33139

JOE SUISKIND
1200 WEST AVE APT PH07
MIAMI BEACH, FL 33139

JOHAN KLOSTER C/O LIVE REALTY
1330 WEST AVE
MIAMI BEACH, FL 33139

JOHN ANGELINI & W PHYLLIS
14553 LOCK DR
CENTREVILLE, VA 20120

JOHN BAGDASIAN & W HOLLY
1345 WEST AVE #PH
MIAMI BEACH, FL 33139

JOHN C FRAGA
13721 SW 21 ST
MIAMI, FL 33175-1087

JOHN C REED
1225 WEST AVE #201
MIAMI BEACH, FL 33139-4353

JOHN COOK ANDREA COOK
1401 BAY RD #411
MIAMI BEACH, FL 33139

JOHN DARCONTE
12 WEST AVE
BEACH HAVEN, NJ 08008

JOHN G HICKEY &W MINA
1228 WEST AVE #1503
MIAMI BEACH, FL 33139-4350

JOHN GEE VARGHESE
1228 WEST AVE # 1504
MIAMI BEACH, FL 33139

JOHN H STALEY III
17833 CASTELLAMMARE DR
PACIFIC PALISADES, CA 90272

JOHN KLEIN
1252 14 STREET #12
MIAMI BEACH, FL 33139-3706

JOHN LAIR &W DEBRA K
1241 14 ST #14
MIAMI BEACH, FL 33139-3758

JOHN MURRAY
1330 WEST AVE #1504
MIAMI BEACH, FL 33139-0906

JOHN P KEVILLE &W PASCALE L KEVILLE
123 LUDLOW PL
WESTFIELD, NJ 07090

JOHN RISTOW
1330 WEST AVE #2610
MIAMI BEACH, FL 33139-0910

JOHN SCOTT
1250 WEST AVE #11P
MIAMI BEACH, FL 33139-4333

JOHN T & ELISE HERMES
1401 BAY RD #308
MIAMI BEACH, FL 33139-3781

JOHN TIMOTHY JANSEN
1330 WEST AVE #1006
MIAMI BEACH, FL 33139

JOHN W GOLDING &W BETSY W & MICHEAL
W GOLDING (JTRS)
110 TRENTON CIR
MCMURRAY, PA 15317

JOHNNYE VINSON
1250 WEST AVE #15H
MIAMI BEACH, FL 33139-4335

JON MOLESKY
1200 WEST AVE 209
MIAMI BEACH, FL 33139

JONA 18 LLC
1200 WEST AVE #604
MIAMI BEACH, FL 33139

JONATHAN A FINKEL TRS JONATHAN A
FINKEL
1330 WEST AVE #2104
MIAMI BEACH, FL 33139

JONATHAN WEINBERG
1330 WEST AVENUE #3405
MIAMI BEACH, FL 33139

JORGE L BETANCOURT
1250 WEST AVE UNIT 14-P
MIAMI BEACH, FL 33139-4335

JORGE VICENS
1250 WEST AVE #6K
MIAMI BEACH, FL 33139-4330

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1330 W AVE 1701
MIAMI BEACH, FL 33139

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PUERTO RICO

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1200 WEST AVE 324
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1228 WEST AVE #1103
MIAMI BEACH, FL 33139-4375

JOSE M PEREZ
1250 WEST AVE #11K
MIAMI BEACH, FL 33139-4333

JOSE MARIA PEREZ PATRICIA ANDREA
SANCHEZ
1250 WEST AVE #3 A
MIAMI BEACH, FL 33139

JOSE MARIA PINTO
1228 WEST AVE #213
MIAMI BEACH, FL 33139

JOSE MENENDEZ
1300 ALTON RD UNIT 9-A
MIAMI BEACH, FL 33139-3835

JOSE R HERRERA &W CONCHITA
1228 WEST AVE UNIT 406
MIAMI BEACH, FL 33139-4384

JOSE R PENDAS &W LILIA PENDAS
5401 COLLINS AVE #834
MIAMI BEACH, FL 33140-2534

JOSE R PEREZ & ANGELA H AGUILERA
2030 NE 52 ST
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JOSE REYNALDO-PARRA
1250 WEST AVE #11M
MIAMI BEACH, FL 33139-4333

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1236 ALTON RD #403
MIAMI BEACH, FL 33139-3851

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655 MERIDIAN AVE #19
MIAMI BEACH, FL 33139

JOSEPH CALLAHAN
1330 WEST AVE #3013
MIAMI BEACH, FL 33139

JOSEPH CERVERA
6121 LAGORCE DR
MIAMI BEACH, FL 33140-2118

JOSEPH F PENA
1401 BAY RD #408
MIAMI BEACH, FL 33139-3782

JOSEPH GUERCHET FRANCOISE GUERCHET
1345 WEST AVE #401
MIAMI BEACH, FL 33139

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1330 WEST AVE UNIT 613
MIAMI BEACH, FL 33139

JOSEPH NAVARRO &W DEBRA A
1330 WEST AVE #2503
MIAMI BEACH, FL 33139

JOSEPH R KAISER
1250 WEST AVE UNIT 12H
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JOSEPH RAVENSKI &W BISERKA
1401 BAY RD #404
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KENNETH SCHNEIDERMAN
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1200 WEST AVE # 806
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JOSHUA MICHAEL CHALOM &W KIMBERLEY
ANN DICKSON
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MIAMI BEACH, FL 33139

JOSHUA ROBBINS & HOWARD ROBBINS &W
LINDA KARDOS
1200 WEST AVE #1108
MIAMI BEACH, FL 33139-4321

JOYCE V HARRIS
1250 WEST AVE #9C
MIAMI BEACH, FL 33139-4300

JS RAIN LLC
690 LINCOLN RD 300
MIAMI BEACH, FL 33139

JSO LLC
11191 SW 60 AVE
PINECREST, FL 33156

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JTRS
1345 WEST AVE #501
MIAMI BEACH, FL 33139

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1330 WEST AVE #2101
MIAMI BEACH, FL 33139-0908

JUAN C FERNANDEZ
1250 WEST AVE #3-R
MIAMI BEACH, FL 33139-4329

JUAN C HERRERO
1250 WEST AVE #5H
MIAMI BEACH, FL 33139-4340

JUAN CARLOS CAMPS
1250 ALTON RD #5D
MIAMI BEACH, FL 33139-3867

JUAN CARLOS JIMENEZ
1228 WEST AVE #1209
MIAMI BEACH, FL 33139-4386

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1200 14 ST #7A
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1250 WEST AVE #7L
MIAMI BEACH, FL 33139-4331

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1225 WEST AVE 304
MIAMI BEACH, FL 33139-4354

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8315 NW 64 ST STE 1
MIAMI, FL 33166

JVN HOLDINGS INC
3556 FLAMINGO DRIVE
MIAMI BEACH, FL 33140

JVP 2015 LLC
478 E ALTAMONTE DR 108 390
ALTAMONTE SPRING, FL 32701

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1250 WEST AVE #60
MIAMI BEACH, FL 33139-4330

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1330 WEST AVE #CU-401
MIAMI BEACH, FL 33139-0900

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1439 W AVE 305
MIAMI BEACH, FL 33139

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1330 WEST AVE #1201
MIAMI BEACH, FL 33139

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MIAMI BEACH, FL 33139

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MIAMI BEACH, FL 33139

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LAWRENCE TRUST
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MONTCLAIR, NJ 07043

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1330 WEST AVE 1213
MIAMI BEACH, FL 33139

KENNETH DEMOTT GAYLE ATLAS
1330 WEST AVE #2703
MIAMI BEACH, FL 33139

KENNETH DILLON BRENDA MUNOZ DILLON
1330 WEST AVE #2307
MIAMI BEACH, FL 33139

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750 NE 64 STREET #B211
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KRISTOFFER NINO
2157 NE 25TH ST
WILTON MANORS, FL 33305-1529

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NAPLES, FL 34110

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MIAMI, FL 33143

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1330 WEST AVE 2607
MIAMI BEACH, FL 33139

LARRY A WEXLER
3030 NE 13TH AVE
OAKLAND PARK, FL 33334-4417

LARRY GLADSTONE
50 SOUTH POINTE DRIVE #905
MIAMI BEACH, FL 33139

LATORO LLC
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Miami Beach, FL 33139-3611

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9660 W BAY HARBOR DR # 3F
BAY HARBOR ISLANDS, FL 33154

LAURA ANNE HOWIE TRS LAURA HOWIE
FAMILY TRUST CHARLES HOWIE TRS
1200 WEST AVE 1422
MIAMI BEACH, FL 33139

LAURA TANVEER
1228 WEST AVE 712
MIAMI BEACH, FL 33139

LAUREN LUCK THOMAS LUCK
1330 WEST AVE 2712
MIAMI BEACH, FL 33139

LAUREN T BOGAGE
1330 WEST AVE #1406
MIAMI BEACH, FL 33139-0905

LAURENCE ROUSSANGE
1228 WEST AVE #1010
MIAMI BEACH, FL 33139-4375

LAVILIA TOUSSAINT
PO BOX 12344
MIAMI, FL 33101

LAWRENCE R FREEDMAN MARIA G
FREEDMAN DANA FREEDMAN
1330 WEST AVE 814
MIAMI BEACH, FL 33139

LAWRENCE W BROWN JR LUCIANA DE
BENEDICTIS
1200 WEST AVE #303
MIAMI BEACH, FL 33139

LAZCAR INTERNATIONAL INC
5003 SW 127 PL
MIAMI, FL 33175-5425

LEANDRO CARVALHO
175 AVE C #7
NEW YORK, NY 10009

LEO D HOLDING LLC C/O KEVIN GROSSFIELD
200 SOUTH BISCAYNE BLVD #3600
MIAMI, FL 33131

LEO KINGSTON
PO BOX 12920
OKLAHOMA CITY, OK 73157

LEON SLOMOVIC
8738 APPIAN WAY
LOS ANGELES, CA 90046

LEONARD J DUKER
7523 SW 135 PL
MIAMI, FL 33183

LEONARDO NESPOLI
1330 WEST AVE #1506
MIAMI BEACH, FL 33139

LESMEY I FERNANDEZ
1250 WEST AVE #20
MIAMI BEACH, FL 33139-4373

LEYBA MINSTERIS SARA MINSTERIS
EVRIKHAELA MINSTERIS
63-61 A DOUGLASTON PKWY
LITTLE NECK, NY 11362

LIGIA CORTES
1228 WEST AVE UNIT 713
MIAMI BEACH, FL 33139-4385

LILIAN HERNANDEZ
1245 WEST AVE UNIT 504
MIAMI BEACH, FL 33139-4357

LILIANA ESTHER LARRALDE
1200 WEST AVE UNIT 207
MIAMI BEACH, FL 33139

LILIANA H ALVAREZ JTRS KARINNA BEATRIZ
ALVAREZ JTRS
5733 MAGGIORE ST
MIAMI, FL 33146

LILIANA RESTREPO
1200 WEST AVE #630
MIAMI BEACH, FL 33139-4316

LILIUM LLC
16113 KINGSMOOR WAY
MIAMI LAKES, FL 33014

LINDA M HOOD
1401 BAY RD #305
MIAMI BEACH, FL 33139-3781

LION C LLC
2125 BISCAYNE BLVD 580A
MIAMI, FL 33137

LISA CREWS
536 EAST RILATO AVENUE
FRESNO, CA 93704

LISA M KAO
FDR STATION PO BOX 7460
NEW YORK, NY 10150

LORENZO LLERENA
2950 SURREY LN
WESTON, FL 33331-3019

LORENZO RAMOS
1228 W AVE #1202
MIAMI BEACH, FL 33139-4386

LORNA M LOTTMAN LE REM LORNA & PAUL
LOTTMAN TRS
1300 SW 124 TER #408 P
PEMBROKE PINES, FL 33027

LOUIS GONZALEZ
1228 WEST AVE #1501
MIAMI BEACH, FL 33139-4350

LOUIS LIGATOR ABRAAN ISSAC LIGATOR
JAIME LIGATOR
1300 ALTON RD UNIT 7A
MIAMI BEACH, FL 33139

LOUISE HAMBURG
1330 W AVE #2706
MIAMI BEACH, FL 33139

LOURDES MARTINEZ ECHAZABAL TRS
253 DICKENS WAY
SANTA CRUZ, CA 95060

LUCE LLC
11402 NW 41 ST STE 202
DORAL, FL 33178

LUCI GLEASON
1505 TOLSON RD
DELAND, FL 32720

LUCILLE G ACOCELLA
1228 WEST AVE UNIT 1415
MIAMI BEACH, FL 33139-4350

LUCRECIA DIAZ HUDSON
1236 ALTON RD #303
MIAMI BEACH, FL 33139

LUCRECIA TABUSH
10104 NW 5 TER
MIAMI, FL 33172

LUIS & MARIA T RODRIGUEZ
7778 FRIENDSHIP LN
NAPLES, FL 34120

LUIS A MARTINEZ &W OLENA K
1250 WEST AVE #9L
MIAMI BEACH, FL 33139-4332

LUIS C QUINTERO & GLADYS VOGEL
1228 WEST AVE #809
MIAMI BEACH, FL 33139-4385

LUIS CANADA &W MARIA L RUIZ
1250 WEST AVE #7K
MIAMI BEACH, FL 33139-4331

LUIS CANADA &W MARIA LUISA RUIZ
1250 WEST AVE #1K
MIAMI BEACH, FL 33139-4373

LUIS CANADA MARIA LUISA RUIZ
1200 W AVE #204
MIAMI BEACH, FL 33139

LUIS E HEREDIA
1242 ALTON RD #202
MIAMI BEACH, FL 33139

LUIS FELIPE VIEIRA DE SOUZA
1330 WEST AVE 2214
MIAMI BEACH, FL 33139

LUIS FERNANDEZ
1401 BAY RD #511
MIAMI BEACH, FL 33139-3783

LUIS G PROANO &W ZOILA
1300 ALTON RD #10C
MIAMI BEACH, FL 33139-3859

LUIS H VALLES
1245 WEST AVE UNIT 403
MIAMI BEACH, FL 33139-4365

LUIS M PAILLOT ROBERT AYONA DARIN G
HELD
2952 S MIAMI AVE
MIAMI, FL 33129

LUIS VIVAS
1228 WEST AVE #1509
MIAMI BEACH, FL 33139

LUKE WEBB
526 FENTHER PALM DR
VERO BEACH, FL 32963

LYNN LABRACHE HAMILTON PETER L
HAMILTON
12487 KINGSPINE AVE
SAN DIEGO, CA 92131

M B SOUTH LLC
1250 WEST AVE # 10F
MIAMI BEACH, FL 33139

M B SOUTH LLC
1250 WEST AVE #7G
MIAMI BEACH, FL 33139-4330

M F SOUTHBEACH 413 LLC
1330 WEST AVE #413
MIAMI BEACH, FL 33139-0901

MADAY BU
1200 WEST AVE 312
MIAMI BEACH, FL 33139-4311

MAGDA T VERGARA
1225 WEST AVE #502
MIAMI BEACH, FL 33139-4356

MAK PROPERTIES INC
108 WOODCHESTER DR
NEWTON, MA 02467

MAMACOW INC
4700 NW 102 AVE #201
DORAL, FL 33178

MANDEEP SINGH NARULA & JASMINE
NARULA JTRS
1200 WEST AVE #1507
MIAMI BEACH, FL 33139-4325

MANISH PATEL LEENA M PATEL
1345 WEST AVE 502
MIAMI BEACH, FL 33139

MANJIT K SARAN MOHAN S SARAN AJAYPAL
SARAN
1330 WEST AVE # 1814
MIAMI BEACH, FL 33139

MANN MALOUF ELIAS MALOUF
1200 W AVE #613
MIAMI BEACH, FL 33139

MANUEL LAMPON &W MARIA
1200 14 ST #2D
MIAMI BEACH, FL 33139-3738

MANUEL LUIS
1228 WEST AVE #205
MIAMI BEACH, FL 33139-4348

MARCELA MAZUR
1250 W AVE #120
MIAMI BEACH, FL 33139-4351

MARCELA NICOLIE C VARGAS TRS THE NICO
TRUST
1250 W AVE #15W
MIAMI BEACH, FL 33139

MARCELO CAZENAVE & GISELLE FIUMARA
495 BRICKELL AVE #5202
MIAMI, FL 33131

MARCELO DE STEFANO JTRS FRANK SMYTH
JTRS
241 EAST 86 ST #8G
NEW YORK, NY 10028

MARCELO KOCHEN &W ADRIANA
1271 97 ST
BAY HARBOR, FL 33154

MARCELO M DE CARVALHO
1228 WEST AVE #1008
MIAMI BEACH, FL 33139-4375

MARCO A TINE
1251 14 STREET #11
MIAMI BEACH, FL 33139-3705

MARCO FLAVIO SIMOES COELHO
1330 WEST AVE #506
MIAMI BEACH, FL 33139

MARCO TINE
1241 14 ST 6
MIAMI BEACH, FL 33139

MARCUS FONSECA
642 NE 69 ST
MIAMI, FL 33138

MARCUS LEE CATSAM
1242 ALTON RD # 205
MIAMI BEACH, FL 33139

MARGARITA SALLES & RAQUEL GONZALEZ
301 - 174 ST #819
NO MIAMI, FL 33160-3232

MARIA A DE ARAUJO
1200 WEST AVE #201
MIAMI BEACH, FL 33139

MARIA CARMEN PAGE
1200 WEST AVE #1001
MIAMI BEACH, FL 33139

MARIA CAROLINA SALGADO
1228 W AVE #1111
MIAMI BEACH, FL 33139

MARIA CRISTINA GARCIA
1228 WEST AVE #615
MIAMI BEACH, FL 33139-4349

MARIA DE JESUS
918 MANZANITA ST
LOS ANGELES, CA 90029

MARIA F TORRES C/O MARY MCKEVITT
755 PROBST AVE
FAIRVIEW, NJ 07022

MARIA GABRIELA VECCO
5750 COLLINS AVE #4B
MIAMI BEACH, FL 33140-2316

MARIA GARBER
7 GARBER HILL RD
BLAUVELT, NY 10913

MARIA PABLOS
1330 WEST AVE 2911
MIAMI BEACH, FL 33139

MARIA PIA BUCCELLATI TRS MARIA PIA
BUCCELLATI REVOC TR
1000 VENETIAN WAY 303
MIAMI BEACH, FL 33139

MARIA RIVERA
1330 WEST AVE #411
MIAMI BEACH, FL 33139-0901

MARIA RODRIGUEZ
1345 WEST AVE #504
MIAMI BEACH, FL 33139

MARIA T BELLAVIA
104 GRANT PL
PARAMUS, NJ 07652

MARIANA ANDRADE LE REM JESSICA
ANDRADE MCNEILL REM ALEX M ANDRADE
1300 ALTON RD 9D
MIAMI BEACH, FL 33139

MARIATERESA DEFELICE
1330 WEST AVE #2708
MIAMI BEACH, FL 33139-0911

MARIEL BAIGORRIA
68 NW 100TH ST
MIAMI SHORES, FL 33150-1200

MARIE-LAURE MOYNET
1300 ALTON RD #5-A
MIAMI BEACH, FL 33139-3834

MARIELLA LENIS
1228 WEST AVE APT 908
MIAMI BEACH, FL 33139-4375

MARILYN ALVA
75 HENRY ST #27J
BROOKLYN, NY 11201

MARILYN S HUANG
1330 WEST AVE 1702
MIAMI BEACH, FL 33139

MARIO A PEREZ III
1251 SW 138 CT
MIAMI, FL 33184-2736

MARIO DANESE BARBARA FORESTI
1250 W AVE #8-J
MIAMI BEACH, FL 33139

MARIO DANESE BARBARA FORESTI
1250 WEST AVE #9J
MIAMI BEACH, FL 33139

MARIO E MUNOZ & JOSE R PARRA
1250 WEST AVE #11M
MIAMI BEACH, FL 33139-4333

MARIO M RODRIGUEZ
1228 WEST AVE #612
MIAMI BEACH, FL 33139-4349

MARION E VAN STEENSBURG
1228 WEST AVE APT 303
MIAMI BEACH, FL 33139

MARITZ FORERO
151 Michigan Ave Apt 544
MIAMI BEACH, FL 33139-7095

MARK AURELIO
1330 WEST AVE 1108
MIAMI BEACH, FL 33139-0905

MARK DAVID RICHARDS
1200 WEST AVE 1530
MIAMI BEACH, FL 33139-4377

MARK E BUECHELE HULYA BUECHELE
11400 SHADY LN
FORT LAUDERDALE, FL 33325

MARK FIGEL
3440 NE 192 ST #3B
AVENTURA, FL 33180-2423

MARK GARY LEE
1228 WEST AVE #911
MIAMI BEACH, FL 33139-4375

MARK GREEN
1330 WEST AVENUE #504
MIAMI BEACH, FL 33139

MARK M FIELD
282 11 AVE APT 2807
NEW YORK, NY 10001

MARK R SENNEFF
118 STRAWBRIDGE CT
ASHEVILLE, NC 28803-1372

MARTA HERRERA
1228 WEST AVE APT 1107
MIAMI BEACH, FL 33139-4386

MARTA I TORRES
1330 WEST AVE #1601
MIAMI BEACH, FL 33139-0906

MARTA MARTINEZ-ALEMAN
1228 WEST AVE #415
MIAMI BEACH, FL 33139-4384

MARTA SARDONE
2401 COLLINS AVE #404
MIAMI BEACH, FL 33140-4742

MARTHA LOPEZ
1200 WEST AVE #309
MIAMI BEACH, FL 33139-4311

MARTIN BISTRONG &W GENEVA
ARANGUREN
1330 WEST AVE #1013
MIAMI BEACH, FL 33139-0904

MARTIN FELDMAN
101 WEST 79 ST APT 22-C
NEW YORK, NY 10024

MARTIN GOTTLIEB
1005 MERRICK AVE
N MERRICK, NY 11566

MARTINUS FREDRICK MILLER JTRS DAVID
HART SMITH JTRS
1670 OAK ST NW
WASHINGTON, DC 20010

MARWAN ELARABY
1330 WEST AVE #1613
MIAMI BEACH, FL 33139-0906

MATHIAS TREMOLIERES SANDRINE DOMINGO
1200 14 ST #3A
MIAMI BEACH, FL 33139

MATHIEU TESSIER
1200 WEST AVE #1527
MIAMI BEACH, FL 33139

MATTHEW JOSEPH EMILY MORGAN NOLAN
1330 WEST AVE 2609
MIAMI BEACH, FL 33139

MATTHEW KOSSLER ANDREA KOSSLER
2063 SANTA CRUZ AVE
MENLO PARK, CA 94025

MATTHEW REES
155 PRINCE ST 2
NEW YORK, NY 10012

MATTHEW T HAMER &W ADRIENNE P HAMER
5121 GRAND AVE
KANSAS CITY, MO 64112

MATTHEW TSAI & NAOKY CHIH SU TSAI JTRS
42-127 OLD KALANIANA'OLE RD
KAILUA, HI 96734

MAURA A COX
1250 WEST AVE #14M
MIAMI BEACH, FL 33139-4358

MAURO BEACH LLC
2450 NE MIAMI GARDENS DR 2ND FL
N MIAMI BEACH, FL 33180

MAURO BEACH LLC
17611 SW 48 ST
SOUTHWEST RANCHES, FL 33331

MAX UNLIMITED LLC
300 ARAGON AVE #303
CORAL GABLES, FL 33134

MAXIMILIANO MAGGIO
1330 WEST AVE #1813
MIAMI BEACH, FL 33139

MAXWELL PECKLER
188 FRANKLIN ST
NEWTON, MA 02458

MAYASHIR LLC
19347 KING PALM CT
BOCA RATON, FL 33498

MAYRA SOTO & ZAYRE ESPARZA
9940 SW 130 ST
MIAMI, FL 33176

MAZ ZOUHAIRI ANDRE PINTO
1330 WEST AVE 701
MIAMI BEACH, FL 33139

MB SOUTH LLC
1330 COLLINS AVE # 1
MIAMI BEACH, FL 33139

MCZ/CENTRUM FLAMINGO III LLC C/O
THOMSON PROPERTY TAX SERVICE
PO BOX 111397
CARROLLTON, TX 75011

MEDARDO MILIAN
1200 WEST AVE #1004
MIAMI BEACH, FL 33139-4320

MEHDI KHACHANI
1200 WEST AVE 622
MIAMI BEACH, FL 33139

MELIDO MARTE & W IRMA % FIRST UNION
NATL BANK
PO BOX 522614
MIAMI, FL 33152

MELISSA J SCHENK
1401 BAY RD #212
MIAMI BEACH, FL 33139-3716

MELISSA MOKHA SIMPSON
1228 WEST AVENUE #405
MIAMI BEACH, FL 33139

MENAHM SHIKHMAN
1330 WEST AVE # 1114
MIAMI BEACH, FL 33139

MENSCH APARMENTES LLC
2 GROVE ISLE DR PH3
COCONUT GROVE, FL 33133

MERAL SANCATEPE
1250 WEST AVE 8W
MIAMI BEACH, FL 33139

MERCEDES DUVERGE
1228 WEST AVE UNIT 504
MIAMI BEACH, FL 33139-4384

MERRYL SNOW ZEGAR TRS CHARLES M
ZEGAR 2006 ANNUITY TR
240 RIVERSIDE BLVD 16CA
NY, NY 10069

MIA 3401 LLC
1330 WEST AVENUE UNIT 1901
MIAMI BEACH, FL 33139

MIA12 LLC
1702 CLYDESDALE AVE
WELLINGTON, FL 33414

MIAMI ONE RE INC
8301 NW 197 ST
MIAMI, FL 33015

MICHAEL A FOREMAN JR
1401 BAY RD #204
MIAMI BEACH, FL 33139-3716

MICHAEL A SAIGER
8 CENTURY LN
MIAMI BEACH, FL 33139

MICHAEL ABITEBOL FLORIANE ABITEBOL
247 W 87 ST 16B
NEW YORK, NY 10024

MICHAEL ALBANESE & W DEBORAH M MILLER
ALBANESE
1362 MORRIS AVE
UNION, NJ 07083

MICHAEL DEAN KENNEDY JACOB MICHAEL
KENNEDY
1330 WEST AVE #3009
MIAMI BEACH, FL 33139

MICHAEL E LAMBERT
1330 W AVE #1806
MIAMI BEACH, FL 33139

MICHAEL EMANUELE
1330 WEST AVE 604
MIAMI BEACH, FL 33139

MICHAEL F PFAU
11 ISLAND AVE #1510
MIAMI BEACH, FL 33139-4355

MICHAEL G MORRISON JR CHARLES FAIGLE
1225 WEST AVE 503
MIAMI BEACH, FL 33139

MICHAEL GREENBAUM
1330 WEST AVE 907
MIAMI BEACH, FL 33139

MICHAEL KOWAL
1250 WEST AVE #4M
MIAMI BEACH, FL 33139

MICHAEL LIPSCOMB & NORMA LIPSCOMB
1841 BAILLIE GLASS LN
ORLANDO, FL 32835

MICHAEL MARTIRENA
1401 BAY RD #413
MIAMI BEACH, FL 33139-3782

MICHAEL MUSTIN HELEN SWARTZ
1330 WEST AVE UNIT 1804
MIAMI BEACH, FL 33139

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

MICHAEL RONAN &W PATRICIA GONZALEZ
RONAN
1330 WEST AVE #1513
MIAMI BEACH, FL 33139

MICHAEL SERINI SHARON SERINI
177 CHAPEL HILL RD
HIGHLAND, NY 12528-2105

MICHAEL V CAPOBIANCO
1200 WEST AVE 1028
MIAMI BEACH, FL 33139

MICHAEL W COOPER TRS MICHAEL W
COOPER REVOCABLE TRUST
365 HEARDS FERRY RD
ATLANTA, GA 30328

MICHAEL MEILER
1200 WEST AVE 517
MIAMI BEACH, FL 33139

MICHEL LANDEL MARIE YVONNE MEUNIER
LANDEL
185 ALEWIFE BROOK PKWY
CAMBRIDGE, MA 02138

MICHELA GIORELLI
1330 WEST AVE #1014
MIAMI BCH, FL 33139-0904

MICHELLE AMAT
155 E 31 ST #9C
NEW YORK, NY 10016

MICHELLE L BARRETT
21 HAMILTON CIRCLE
PHILADELPHIA, PA 19130

MICHELLE PAPPAS
325 EAST 64 ST UNIT 514
NEW YORK, NY 10021

MICKEY OUDIT BETTY OUDIT
2311 PARKSIDE DRIVE
BOWIE, MD 20721

MIGUEL E PREM
1225 WEST AVE #301
MIAMI BEACH, FL 33139-4354

MIGUEL F RAMOS &W TERESA D LE & REM
MICHELINE RAMOS
1228 WEST AVE #206
MIAMI BEACH, FL 33139-4381

MIGUEL RODRIGUEZ &W MAGALYS
1245 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-4343

MINOTAUR MUSIC LIMITED
1330 W AVE # 3014
MIAMI BEACH, FL 33139

MIRACLE RETREAT LLC
6039 COLLINS AVE # 937
MIAMI BEACH, FL 33140

MIRADOR 1200 CONDO ASSN INC
1200 WEST AVE
MIAMI BEACH, FL 33139

MIRADOR 1200 CONDO ASSN INC
2930 BISCAYNE BLVD
MIAMI, FL 33137-4122

MIRADOR 1200 CONDO ASSN INC C/O
PEYTON BOLIN PL
3343 W COMMERCIAL BLVD 100
FORT LAUDERDALE, FL 33309

MIRADOR 1200 UNIT 1412 LLC
302 KNIGHT RUN AVE 1000
TAMPA, FL 33602

MIRADOR 1200 UNIT 810 LLC
301 W PLATT ST 408
TAMPA, FL 33606

MIRADOR 1503 LLC
100 N BISCAYNE BLVD 2904
MIAMI, FL 33133

MIRADOR 301 LLC
100 SOUTH POINTE DRIVE #3103
MIAMI BEACH, FL 33139

MIRADOR 608 LLC
1200 WEST AVE #608
MIAMI BEACH, FL 33139

MIRADOR 809 LLC
1250 SW 159 TER
PEMBROKE PINES, FL 33027

MIRADOR KRIEGER LLC
100 S POINTE DR #3103
MIAMI BEACH, FL 33139

MIRELLA CASTRI
1330 WEST AVE 2202
MIAMI BEACH, FL 33139-0900

MIRIAM RUIZ
1300 ALTON RD #6D
MIAMI BEACH, FL 33139

MIRIAN MUINO
1228 WEST AVE #309
MIAMI BEACH, FL 33139

MIRJANA MILOSEVIC-KVAJIC
4101 PINE TREE DR #809
MIAMI BEACH, FL 33140

MISHPARA LLC
1200 WEST AVE #726
MIAMI BEACH, FL 33139-4328

MLLAJO LLC
848 BRICKELL AVE STE 905
MIAMI, FL 33131

MOHAMAD ELACHI
1345 WEST AVE 703
MIAMI BEACH, FL 33139

MOHAMMAD R FAZEL &W MALIHEH K
1200 WEST AVE #1104
MIAMI BEACH, FL 33139-4321

MOLLY RHEN
1228 WEST AVE #409
MIAMI BEACH, FL 33139-4384

MOMMI INC
1330 15 ST 1
MIAMI BEACH, FL 33139

MONAD TER. PROPERTY OWNER LLC C/O
MICHAEL STERN
104 FIFTH AVE 9 FLR
NEW YORK, NY 10011

MONAD TERRACE PROPERTY OWNER LLC
104 5 AVE 9FL
NEW YORK, NY 10011

MONAD TERRACE PROPERTY OWNER LLC
C/O MICHAEL STERN
104 5 AVE 9 FL
NEW YORK, NY 10011

MONICA A CHARVET
1300 ALTON RD #10A
MIAMI BEACH, FL 33139-3859

MONTI KYLE BYRD RICARDO ESTRADA
RIVERA
1228 WEST AVE 401
MIAMI BEACH, FL 33139

MONTSEERRAT REINOSO ARMESTO
4817 NW 116 CT
DORAL, FL 33178

MR7C LLC
510 SHOTGUN RD #140
SUNRISE, FL 33326

MURIEL D FARINAS (TR)
2101 SACRAMENTO ST #303
SAN FRANCISCO, CA 94109

MYLENE A MORENO
1330 WEST AVE #1911
MIAMI BEACH, FL 33139-0908

MYLENE MORENO MARLENE SCOFIELD
1330 WEST AVE #1911
MIAMI BEACH, FL 33139

MYRIAM C LATANZI
1401 BAY RD #301
MIAMI BEACH, FL 33139-3781

MYRIAN ACOSTA
1250 WEST AVENUE APT 15G
MIAMI BEACH, FL 33139-4335

NA NI 2014 LLC
1330 WEST AVE #3104
MIAMI BEACH, FL 33139

NADIA PALLAIS WALEUSKA PALLAIS
1250 ALTON RD #2B
MIAMI BEACH, FL 33139

NATALIA M SANCHEZ & DORA E VIDAL JTRS
3910 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

NATALIA P GARCIA
1250 ALTON RD 5E
MIAMI BEACH, FL 33139

NATALIS PEREZ
1250 WEST AVE #5E
MIAMI BEACH, FL 33139

NATHALIE MARIE TAIEB BUILDING
CONSULTING GROUP INC
1330 WEST AVE 2705
MIAMI BEACH, FL 33139

NATHANAEL COHEN ANNA COHEN
1200 WEST AVE TS1
MIAMI BEACH, FL 33139

NATHANIEL ALLEN CARLOS LOPEZ
1200 WEST AVE 316
MIAMI BEACH, FL 33139

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

NAVIN CHATANI
401 W 30 ST
MIAMI BEACH, FL 33140

NED MEDINA
1236 ALTON RD #402
MIAMI BEACH, FL 33139-3851

NEDIA ABADIA
1250 WEST AVE UNIT 14 K
MIAMI BEACH, FL 33139

NEIL ARTHUR CAIN
4418 CHESTNUT ST
BETHESDA, MD 20814

NEIL ROSS DAREN ROSS
100 LINCOLN RD PH 5
MIAMI BEACH, FL 33139

NEREIDA MARINA PEREZ
1245 WEST AVE #501
MIAMI BEACH, FL 33139-4357

NEREIDA P PERIU
1236 ALTON RD #404
MIAMI BEACH, FL 33139-3851

NICG LLC
7950 NW 53 ST #118
MIAMI, FL 33166

NICHOLAS A CHANCY C/O CAROLE A
CHANCY DOROTHY CHANCY
3199 COUNTRY CLUB CT NW
KENNESAW, GA 30144

NICHOLAS HADOS
PO BOX 145275
CORAL GABLES, FL 33114-5275

NICHOLAS N CANELLA
1330 WEST AVE #512
MIAMI BEACH, FL 33139-0902

NICHOLAS PATINO
1200 WEST AVE UNIT PH9
MIAMI BEACH, FL 33139

NIDAL KANAAN
1330 WEST AVE #1607
MIAMI BEACH, FL 33139

NIMA INVESTMENTS LLC
90 ALTON RD TH-SOUTH
MIAMI BEACH, FL 33139

NOEL HANO
651 W 40 PL
HIALEAH, FL 33012

NORA CARMONA & ROBERT PEDRAZA
7 COTTAGE ST EXT
MONTICELLO, NY 12701-1305

NORBERTO D KROJZL
1345 WEST AVE UNIT 803
MIAMI BEACH, FL 33139-3746

NORBERTO D KROJZL &W MARTA
1345 WEST AVE UNIT 803
MIAMI BEACH, FL 33139-3745

NUBIA F PEREZ TRS
3101 SW 132 PL
MAIMI, FL 33175

NYDIA E RIVERA
1225 WEST AVE #204
MIAMI BEACH, FL 33139-4353

O & S PROPERTY MANAGEMENT LLC
34 DIVISION AVE
MASSAPEQUA, NY 11758

OCEAN DR & W AVE LLC
1330 COLLINS AVE STE 1
MIAMI BEACH, FL 33139

OCEAN DRIVE & WEST AVE LLC
1330 COLLINS AVE
MIAMI BEACH, FL 33139

OCEAN DRIVE AND WEST AVE LLC
1330 COLLINS AVE STE 1
MIAMI BEACH, FL 33139

OCEAN DRIVE AND WEST AVENUE LLC
16885 DALLAS PARKWAY
ADDISON, TX 75001

OCEANIC DAWN LLC
3370 MARY STREET
MIAMI, FL 33133

ODILIS G ASILIS
1200 WEST AVE #1615
MIAMI BEACH, FL 33139-4377

OFELIA MARIA COLUNGA TRS
100 LINCOLN RD (1006)
MIAMI BEACH, FL 33139

OFIR DASSA
1330 WEST AVE #3504
MIAMI BEACH, FL 33139

OLEG FOMITCHEV
1125 MAXWELL LN
HOBOKEN, NJ 07030

OLIER LLC
2601 S BAYSHORE DR # 850
COCONUT GROVE, FL 33133

OLIVER CARRIQUIRY
3 ISLAND AVE 7E
MIAMI BEACH, FL 33139

OLIVIA THOMPSON
400 ALTON RD 801
MIAMI BEACH, FL 33139

OLIVIER SUREAU
1200 WEST AVE #1501
MIAMI BEACH, FL 33139-4324

OLOF T KOLMODIN & CONRADO L PELAEZ
MORAN
11 ISLAND AVE #910
MIAMI BEACH, FL 33139-1325

OMAR ANDRADE
1228 WEST AVE # 502
MIAMI BEACH, FL 33139

OMAR ARMENTEROS JR
1330 WEST AVE UNIT 2301
MIAMI BEACH, FL 33139

OMER NASIROGLU
13900 SW 107 AVE
MIAMI, FL 33176

ORALIA ROJAS
1330 WEST AVE #1705
MIAMI BEACH, FL 33139-0911

ORAMPA LLC
802 EUCLID AVE #303
MIAMI BEACH, FL 33139

OSCAR R ROCHA
1200 WEST AVE 612
MIAMI BEACH, FL 33139

OSKAR LUBOWICKI ANETA LUBOWICKA
1228 WEST AVE #1512
MIAMI BEACH, FL 33139

OSKAR LUBOWICKI ANETA LUBOWICKA
1228 WEST AVENUE UNIT 1512
MIAMI BEACH, FL 33139

OVERVIEW 1901 LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

OVIEDO INVESTMENTS LLC
90 ALTON RD 1003
MIAMI BEACH, FL 33139

PABLO CONTRISCANI & GERMAN CARMONA
HERNANDEZ
1330 WEST AVE #1512
MIAMI BEACH, FL 33139-0906

PABLO D RIVAS & W FLORENCIA RODRIGUEZ
1200 WEST AVE #423
MIAMI BEACH, FL 33139-4312

PABLO F & JUDITH WARNIER
1250 ALTON RD #2C
MIAMI BEACH, FL 33139-3838

PABLO GIODA
1200 WEST AVE #412
MIAMI BEACH, FL 33139-4312

PAJARITO REAL ESTATE INC
1390 BRICKELL AVE #200
MIAMI, FL 33131

PAMELA REYES
1228 WEST AVE #1508
MIAMI BEACH, FL 33139-4350

PAOLO RAIMONDI ELIZABETTA LAVARELLO
1330 WEST AVE #1912
MIAMI BEACH, FL 33139

PARCOURS INVEST LLC
18851 NE 29 AVE #1011
MIAMI, FL 33180

PARMO INVESTMENT
8320 WESTON PLACE AVE NW
NORTH CANTON, OH 44720

PASQUAL J DELLOMO
1401 BAY RD #508
MIAMI BEACH, FL 33139-3783

PATRICE MAURICE
1200 WEST AVE #327
MIAMI BEACH, FL 33139

PATRICIA A LAFFIN
502 WEYBRIDGE CT
ROSEVILLE, CA 95661

PATRICIA KURLAND
1250 ALTON RD UNIT 3G
MIAMI BCH, FL 33139-3866

PATRICIA L ALVAREZ
1200 WEST AVE #404
MIAMI BEACH, FL 33139

PATRICK MARC ASSALI
2955 N BAY RD
MIAMI BEACH, FL 33140

PATRICK VILLERS TRS C/O SAHR O DUMBAR
ESQ
111 NE 1 ST STE 381
MIAMI, FL 33132

PAUL E MONGER
20889 CORKSCREW SHORES BLVD
ESTERO, FL 33928

PAUL FUSARO
1250 WEST AVE 2W
MIAMI BEACH, FL 33139

PAUL J NATTER
1228 WEST AVE #313
MIAMI BEACH, FL 33139-4348

PAUL J O TOOLE
1330 WEST AVE #2906
MIAMI BEACH, FL 33139-0912

PAUL J STERENTEL TRS ELENA SALOMON
TRS SABY BEHAR TRS
1361-97 ST
BAY HARBOR, FL 33154

PAUL M LOUIS
7633 MARTINIQUE BLVD
BOCA RATON, FL 33433

PAUL MIKOS
5402 W ARDMORE AVE
CHICAGO, IL 60646

PAUL W FINDLAY YOLANDE M FINDLAY
2902 FOGARTY AVE
KEY WEST, FL 33040

PAULA B GRAYSON TR
1345 WEST AVE #402
MIAMI BEACH, FL 33139-3744

PAULA HERMAN
1345 WEST AVENUE #804
MIAMI BEACH, FL 33139

PAULA PIPPO
1646 SE 3 CT
DEERFIELD BEACH, FL 33441

PAUSA S A
1200 ANTASTASIA AVE STE 310
CORAL GABLES, FL 33134-6364

PEDRO ANDRADE
1200 14 ST 7C
MIAMI BEACH, FL 33139

PEDRO F RIVERA MARILIN HERNANDEZ
1330 WEST AVE #710
MIAMI BEACH, FL 33139-0903

PEDRO GONZALEZ
19205 SW 334 ST
HOMESTEAD, FL 33034

PEDROS M RAMOS ANA M RAMOS
1228 WEST AVE #605
MIAMI BEACH, FL 33139

PEGGY ZYSMAN GEORGE ZYSMAN
1330 WEST AVE CU-101
MIAMI BEACH, FL 33139

PEPES INVESTMENT LLC
5862 W FLAGLER ST
MIAMI, FL 33144

PER FLORIDA DEVELOPMENT LLC
8620 NE 2 AVE
MIAMI, FL 33138

PETER CHERNOFF
30 MAIN ST #6-F
BROOKLYN, NY 11201

PETER J MORALES
1228 WEST AVE #512
MIAMI BEACH, FL 33139-4387

PETER PERULF LOUISE PERULF
1330 WEST AVENUE # 2003
MIAMI BEACH, FL 33139

PETER TADDEO CHRISTINE TADDEO
1330 W AVE 3605
MIAMI BEACH, FL 33139

PETER TIMMONY
1250 WEST AVE UNIT 3N
MIAMI BEACH, FL 33139-4329

PHILIPPE JACOBERT LAURENT BOURGOIN
1200 WEST AVE #TS4
MIAMI BEACH, FL 33139

PHILLIP D KOSTIS &W STACEY B
1330 WEST AVE #2504
MIAMI BEACH, FL 33139-0910

PHILIP C KEMPISTY
99 JOHN ST #1902
NEW YORK, NY 10038

PHOENIX ZEN LLC
3054 52 ST SW
NAPLES, FL 34116

PHUONG THAO D DUONG
13564 RUSSET LEAF LANE
SAN DIEGO, CA 92129

PHYLLIS DIDOMENICA
1200 W AVE #1021
MIAMI BEACH, FL 33140

PIER L CARMASSI
1250 WEST AVE #5W
MIAMI BEACH, FL 33139-4330

PILAR SOLER
1250 WEST AVE #9E
MIAMI BEACH, FL 33139-4300

PILLAR MIRADOR NORTH 1 LLC
300 SOUTH POINTE DRIVE #1004
MIAMI BEACH, FL 33139

PLATINUM REALTY HOLDINGS LLC
1000 ISLAND BLVD #2907
AVENTURA, FL 33160

PLAYASOL PROPERTIES LLC
325 S BISCAYNE BLVD STE 523
MIAMI, FL 33131

POLLY STEIN TRS
969 ABERDEEN RD
BAY SHORE, NY 11706

POROTA LLC
14250 NE 4 AVE
MIAMI, FL 33161

PORTFIRIO PINO JTRS ROSA CHANG JTRS
1200 14 ST 6A
MIAMI BEACH, FL 33139

PREDRAG VUJIN & TRACIE L DICKERSON
1200 WEST AVE 824
MIAMI BEACH, FL 33139-4317

PROF 2013 M4 REO I LLC C/O OF FAY
SERVICING LLC
440 S LASALLE ST STE 2000
CHICAGO, IL 60605

R MICHAEL DORSCH III
1330 WEST AVE # 2408
MIAMI BEACH, FL 33139

RACHIDA HASNAOUI CHAOUI
8101 BRIGHT MEADOWS LANE
DUNN LORING, VA 22027

RADOVAN V JOVIC & OLIVERA JOVIC
1200 WEST AVE #314
MIAMI BEACH, FL 33139-4311

RAE YAMALI TRS
1228 WEST AVE #302
MIAMI BEACH, FL 33139

RAFAEL A MARTINEZ BARBARA MARTINEZ
9339 LAKE SERENA DR
BOCA RATON, FL 33496

RAFAEL E MOJICA RAFAEL MOJICA-DUARTE
1200 WEST AVE #1617
MIAMI BEACH, FL 33139-4377

RAFAEL M LOPEZ
1245 WEST AVE #201
MIAMI BEACH, FL 33139-4343

RAFAEL MARTINEZ-CAYERE
SANTA MARIA 10 JARDINES DE VEDRUNA
SAN JUAN, PR 00927-6604

RAFFAELE APE
1200 WEST AVE #208
MIAMI BEACH, FL 33139

RAFFAELE RIZZELLO
1300 ALTON RD #8A
MIAMI BEACH, FL 33139

RAGHURAM SELVARAJU
1 SECOND ST #2403
JERSEY CITY, NY 07302

RALLY GROUP LLC
PO BOX 1245
BELLMORE, NY 11710

RALPH CARLOS & VIRGINIA A COLLAZO
1228 WEST AVE UNIT 1113
MIAMI BEACH, FL 33139-4386

RALPH ORTEGA &W LIGIA
1330 WEST AVE #2405
MIAMI BEACH, FL 33139-0910

RAMON SASTRE
1200 W AVENUE #620
MIAMI BEACH, FL 33139

RAMON SASTRE
1205 THRUSH AVE
MIAMI SPRINGS, FL 33166-3152

RAN Z GOLANI
1228 WEST AVE #503
MIAMI BEACH, FL 33139-4384

RANDY A FIFIELD TRS RANDY A FIFIELD LIV
TR
1432 N STATE ST
CHICAGO, IL 60610

RANEEM INVESTMENTS LLC
1216 N UNIVERSITY DR
FORT LAUDERDALE, FL 33322

RAPH APPADOO
1330 WEST AVENUE #2501
MIAMI BEACH, FL 33139

RASHELLA ROZNITSKY MOSHE ROZNITSKY
1200 WEST AVE #702
MIAMI BEACH, FL 33139

RAUL E VALDES PEREZ CARMEN B ARENAS
1110 S NEGLEY AVE
PITTSBURGH, PA 15217

RAUL E VILLANUEVA JAVIER HERNANDEZ
JTRS
1330 WEST AVE #1703
MIAMI BEACH, FL 33139-0907

RAUL ENRIQUE STOREY ROJAS
13060 US HWY 1 A
SEBASTIAN, FL 32958

RAUL J RODRIGUEZ &W VALERIE A
20507 SAUSALITO DR
BOCA RATON, FL 33498

RAUL SUAREZ &W MARINA
1245 WEST AVE UNIT 503
MIAMI BEACH, FL 33139-4357

RAYMOND FERRARA MARY ELLIS
1330 WEST AVE #1414
MIAMI BEACH, FL 33139

RAYMOND ORTEGA
747 MICHIGAN AVE APT 104
MIAMI BEACH, FL 33139

REEF PROPERTIES LLC
1820 N CORPORATE LAKES BLVD # 208
FT LAUDERDALE, FL 33326

REFC REAL ESTATE CORP
1331 LINCOLN RD #601
MIAMI BEACH, FL 33139

REID S HEIDENRY
1401 BAY RD #306
MIAMI BEACH, FL 33139

REINHARD BRANDNER III
1801 SOUTH FLAGLER DR # 1407
WEST PALM BEACH, FL 33401

REM ANA M RAMOS
8231 NW 7 ST
MIAMI, FL 33126

RENATO GUIMARAES
1200 WEST AVE #1405
MIAMI BEACH, FL 33139-4324

RENE GOMEZ
1250 WEST AVE #11D
MIAMI BEACH, FL 33139-4333

REYNALDO F RAMIREZ
1250 WEST AVE #70
MIAMI BEACH, FL 33139-4351

RICARDO ARIAS
1250 ALTON RD UNIT 4D
MIAMI BEACH, FL 33139

RICARDO ESTRADA
759 NE 75 ST
MIAMI, FL 33138

RICARDO JEAN TOMB LETICIA DE BARROS
TOMB CHRISTIANE TOMB
1401 BAY RD 205
MIAMI BEACH, FL 33139

RICARDO MARCANO
1300 ALTON RD 4A
MIAMI BEACH, FL 33139

RICCARDO BOSCOLO
4600 REGENT BLVD STE 200
IRVING, TX 75063

RICHARD C EWAN III INA K EWAN
1330 WEST AVENUE APT 2313
MIAMI BEACH, FL 33139

RICHARD DOGGART
217 N ALTADENA AVE
ROYAL OAK, MI 48067

RICHARD DOTSON
1330 WEST AVE #1908
MIAMI BEACH, FL 33139-0908

RICHARD F GOINS MARY E GOINS GRADY L
GOINS JR
1250 WEST AVE UNIT 4H
MIAMI BEACH, FL 33139

RICHARD F TRAINOR TRS
1840 CLEVELAND RD
MIAMI BEACH, FL 33141

RICHARD FRAINE
1200 WEST AVE #1031
MIAMI BEACH, FL 33139

RICHARD GACCIONE & VICTORIA & DOUGLAS
GACCIONE JTRS
1200 WEST AVE APT 326
MIAMI BEACH, FL 33139

RICHARD GOLDSTEIN ANDREA BOSSAK
20 FITHIAN LN
EAST HAMPTON, NY 11937

RICHARD P MORRIS LUCY R MORRIS
3071 VIRGINIA ST
MIAMI, FL 33133-4534

RICHARD RAMOS
2555 N CLARK ST APT 1209
CHICAGO, IL 60614-1757

RICHARD TREVISANI &W LINDA
1228 WEST AVE APT 602
MIAMI BEACH, FL 33139-4387

RIMA A GERHARD IOANNIS SUAREZ ZAFRA
1345 WEST AVE #1004
MIAMI BEACH, FL 33139

RJT HOLDINGS INC
20531 SW 50 PL
FT LAUDERDALE, FL 33332

ROBERT A NOVELLINE
55 GRAY STREET
BOSTON, MA 02116

ROBERT COLES
120 GREENWICH ST #9G
NEW YORK, NY 10006

ROBERT D HORVATH JR TRS PATRICK
JOSEPH LYDEN TRS
2422 TRACY PL NW
WASHINGTON, DC 20000

ROBERT DIXON
1330 WEST AVE #2410
MIAMI BEACH, FL 33139

ROBERT H STEELE
1200 WEST AVE PH27
MIAMI BEACH, FL 33139

ROBERT M WISEMAN &W LINDA S WISEMAN
995 STONEWOOD LANE
MAITLAND, FL 32751

ROBERT PETRERA
1228 WEST AVE 903
MIAMI BEACH, FL 33139

ROBERT ROSS PIVEC
PO BOX 555
NEW YORK, NY 10276-0555

ROBERT SILCHER
1250 WEST AVE #9P
MIAMI BEACH, FL 33139-4332

ROBERT STEELE
1200 WEST AVE #PH27
MIAMI BEACH, FL 33139

ROBERT T FOURNIER
1330 WEST AVE #714
MIAMI BEACH, FL 33139

ROBERT V GAILLIOT
536 E RIALTO AVE
FRESNO, CA 93704

ROBERT VALINS
6326 FT KING RD
ZEPHYRHILLS, FL 33542

ROBERT VICTOR CAPELLAN JTRS STEVEN
RICHARD CAPELLAN JTRS
4511 SHERIDAN AVENUE
MIAMI BEACH, FL 33140

ROBERTO BONETTI PAULO A DE OLIVEIRA
CARVALHO
1985 SW 33 AVE
CORAL GABLES, FL 33145

ROBERTO DIAZ ROHENA TRS ROBERTO DIAZ
ROHENA 2013 TRUST
1200 WEST AVE #1521
MIAMI BEACH, FL 33139

ROBERTO FUSCO
1228 WEST AVE 215
MIAMI BEACH, FL 33139

ROBERTO SANTIAGO RHODA SANTIAGO
1330 WEST AVE #1809
MIAMI BEACH, FL 33139

ROBIN N SHEAR
1228 WEST AVE #913
MIAMI BEACH, FL 33139-4375

ROBYN EVE SACHS
1250 WEST AVENUE #8-P
MIAMI BEACH, FL 33139

ROCCO R CARULLI
5701 BISCAYNE BLVD APT 601
MIAMI, FL 33137-2696

RODOLFO CARDONA MARIA E CARDONA
903 N SANBORN DR
PALINTINE, IL 60074

RODOLFO NOVARINI
19348 STONEBROOK ST
WESTON, FL 33332

ROHAN SINANAN PAMELA SINANAN
1228 WEST AVE #1502
MIAMI BEACH, FL 33139

ROLANDO PEREZ
1236 ALTON RD 201
MIAMI BEACH, FL 33139

RON PLUDE
1228 WEST AVE UNIT 1006
MIAMI BEACH, FL 33139-4375

RONALD DANIEL SHELDON STIVELMAN
1200 WEST AVE #908
MIAMI BEACH, FL 33139

RONALD E ROSENBAUM TRS C/O MICHAEL
ROSENBAUM ESQ
755 41 ST
MIAMI BEACH, FL 33140

RONALD G & MAUREEN A ADAMS LLC
2 BAY ST
MYSTIC, CT 06355

RONAN T SWORDS
1330 WEST AVE APT 2302
MIAMI BEACH, FL 33139

RONI MENASHE &W SHARON
1330 WEST AVE #1110
MIAMI BEACH, FL 33139-0905

RONRUSS MIRADOR HOLDINGS LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ROSA M GONZALEZ
1225 WEST AVENUE APT 403
MIAMI BEACH, FL 33139-4355

ROSANNE SHORE TR
2532 REGATTA AVE
MIAMI BEACH, FL 33140-4235

ROSS BERGER
1228 WEST AVE #1101
MIAMI BEACH, FL 33139-4375

ROY H MEDINA
1228 WEST AVE APT 1115
MIAMI BEACH, FL 33139

RUBEN CONITZER
1200 WEST AVE #831
MIAMI BEACH, FL 33139

RUBEN DANIEL HELBLING GLORIA
SANTUCCIONE
9 ISLAND AVE APT 510
MIAMI BEACH, FL 33139-1356

RUBEN SUAREZ & MICHELLE DEL TORAL
1228 WEST AVE #812
MIAMI BEACH, FL 33139-4385

RUDOLPH L CRESPO &W DELIA
1250 WEST AVE UNIT 6E
MIAMI BEACH, FL 33139

RUSSELL G MEDDERS
323 W JONES ST STE 1145
RALEIGH, NC 27603

RUTH ENID OTERO FERNANDEZ LORENZA
ORTIZ GARCIA
CONDO MONTEBELLO #0 529
TRUJILLO ALTO 00976
PUERTO RICO

RUTH VAN MALDEGEM
1200 14 ST #7B
MIAMI BEACH, FL 33139

SABRA GRIMBERG TRS LAND TRUST
AGREEMENT SSS M1 SCOTT GRIMBERG TRS
1300 ALTON RD 4B
MIAMI BEACH, FL 33139

SACCAR CORP
5840 LA GORCE DR
MIAMI BEACH, FL 33140-2113

SAFET MURATOVIC FAHRIJE MURATOVIC
73-17 JUNIPER VALLEY RD
MIDDLE VILLAGE, NY 11379

SAMER G KANAAN
1330 WEST AVE #2512
MIAMI BEACH, FL 33139-0910

SAMUEL PLUT LE REM BERTHA POSSE REM
JOHN POSSE
1790 S TREASURE DR #3A
N. BAY VILLAGE, FL 33141

SAMUEL R CRATIS
1225 WEST AVE #404
MIAMI BEACH, FL 33139

SANBERRY LLC
1011 EUCLID AVE APT 7
MIAMI BEACH, FL 33139-4911

SANDER B ROSS CAROL ROSS
1330 W AVE # 1514
MIAMI BEACH, FL 33139

SANDER ROSS CAROL F ROSS
1330 WEST AVE #2007
MIAMI BEACH, FL 33139

SANDRA FINE
1228 WEST AVE #1009
MIAMI BEACH, FL 33139

SANDRA UPEGUI TRS SANDRA UPEGUI
DECLARATION OF TRUST
1228 WEST AVE #1106
MIAMI BEACH, FL 33139

SANDRO FORMICA
2899 COLLINS AVE PH B
MIAMI, FL 33410

SANJAN DHODY
1330 WEST AVE #1207
MIAMI BEACH, FL 33139

SANTIAGO PARLADE FONTECHA
1228 WEST AVE #614
MIAMI BEACH, FL 33139-4349

SANTIAGO RUIZ &W OLGA
1200-14 STREET APT 6-D
MIAMI BEACH, FL 33139

SARA GARRIDO GOMEZ
1200 WEST AVE #1418
MIAMI BEACH, FL 33139

SATYAJIT RAY
1200 WEST AVE 1410
MIAMI BEACH, FL 33139

SAVOIE BEACH LLC
100 N BISCAYNE BLVD #2904
MIAMI, FL 33132

SCOTT B GORETZKA LEILA SEDJAT
GORETZKA
1200 14 STREET UNIT 3C
MIAMI BEACH, FL 33140

SCOTT M DALTON
PO BOX 398282
MIAMI BEACH, FL 33239

SCOTT M MISHKIN &W ORLY
1330 WEST AVE #2612
MIAMI BEACH, FL 33139-0911

SCOTT SILL
28350 CAMBRIDGE LN
CLEVELAND, OH 44124

SCOTT WOLF
19 JESSICA WAY
WAYNE NEW, NJ 07470

SEAN OSPINA
1200 WEST AVE #1009
MIAMI BEACH, FL 33139-4320

SENEN A ANTONIO
1330 WEST AVE #1704
MIAMI BEACH, FL 33139-0907

SEQUOIA PROPERTIES
1200 W AVE # PH14
MIAMI BEACH, FL 33139

SERAFINI SEVERIN
1200 14 ST # 4E
MIAMI BEACH, FL 33139

SEREFIN SERAFINI
1345 WEST AVE 801
MIAMI BEACH, FL 33139

SERGIO A CHOQUE
1200 WEST AVE #322
MIAMI BEACH, FL 33139-4312

SERGIO ALGUACIL MALLO
1200 WEST AVE 1110
MIAMI BEACH, FL 33139

SERGIO DE OLIVERA CARDOSO
1300 ALTON RD #3D
MIAMI BEACH, FL 33139-3857

SERIN PHILIP
79 NICOLE LOOP
STATEN ISLAND, NY 10310

SETAREH SEDGH
1250 WEST AVE #4N
MIAMI BEACH, FL 33139

SETH A FEUER
1330 WEST AVE #804
MIAMI BEACH, FL 33139

SETH FEUER
1228 WEST AVE#204
MIAMI BEACH, FL 33139-4348

SFL PROPERTY HOLDING LLC
1000 5 STREET #200
MIAMI BEACH, FL 33139

SHAKA R S JAGGI SARTAJ ALAG
5161 COLLINS AVE #708
MIAMI BEACH, FL 33140

SHAKYRA ADORNO
2649 SW 23RD AVE
MIAMI, FL 33133-2341

SHALVA MORRIS
1200 WEST AVE 1010
MIAMI BEACH, FL 33139

SHARON A LISTZKY
1330 WEST AVE #904
MIAMI BEACH, FL 33139-0904

SHAWN BRYANT
1330 WEST AVE #2810
MIAMI BEACH, FL 33139-0912

SHAY DORI
1200 WEST AVE #918
MIAMI BEACH, FL 33139-4319

SHEENA A LAJOIE
1200 WEST AVE 820
MIAMI BEACH, FL 33139

SHERWOOD E NEISS
1688 WEST AVE APT 802
MIAMI BEACH, FL 33139-2382

SILVERLAKE VENTURES LLC
2100 NW 88 COURT
MIAMI, FL 33172

SILVIA ELENA ROJAS
540 BRICKELL KEY DR 1125
MIAMI, FL 33131-2642

SILVIA GLASER
1708 NW GOLDEN OAK TRAIL
JENSEN BEACH, FL 34957

SILVIA T ARZALLUZ
1250 WEST AVE #7M
MIAMI BEACH, FL 33139-4331

SIMON R KENNERLEY
1200 WEST AVE #1510
MIAMI BEACH, FL 33139-4325

SIMONE CATTANEO
1200 WEST AVE #509
MIAMI BEACH, FL 33139-4313

SIMONE DE FREITAS MARTINS
1200 WEST AVE #1002
MIAMI BEACH, FL 33139-4320

SING KIT KEITH CHAN
1200 WEST AVE 1520
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 ST #206
MIAMI BEACH, FL 33139

SOBE 1204 LLC
40 EAST 84 ST APT 9 D
NEW YORK, NY 10028

SOBE 1505 LLC
40 E 84 ST #9D
NEW YORK, NY 10028

SOBE1421 LLC
1525 PENNSYLVANIA AVE #9
MIAMI BEACH, FL 33139

SOL SHERESHEWSKY
1228 WEST AVE UNIT 404
MIAMI BEACH, FL 33139-4384

SOLES GROUP LLC
201 S BISCAYNE BLVD STE 1500
MIAMI, FL 33131

SOLES GRP LLC
201 S BISCAYNE BLVD STE 1500
MIAMI, FL 33131

SOLRAC REAL ESTATE FLA CORP
1330 WEST AVE #2713
MIAMI BEACH, FL 33139

SONIA L AMITRANO
1020 CORAL WAY
CORAL GABLES, FL 33134

SONIA V DESOUZA & H JOAO C
1200 WEST AVE #920
MIAMI BEACH, FL 33139-4319

SORALIM LLC
5 ISLAND AVE #16 A
MIAMI BEACH, FL 33139

SOUTH BEACH WEST LLC
1330 COLLINS AVE
MIAMI BEACH, FL 33139

SOUTH BEACH WEST LLC
1330 COLLINS AVE STE 1
MIAMI BEACH, FL 33139

SOUTH BEACH WEST LLC
800 WEST AVE #C1
MIAMI BEACH, FL 33139

SOUTHBEACH APARTMENTS LLC
2111 LUCERNA AVE
MIAMI BEACH, FL 33140-4541

STACEY GORMEZANO
1200 WEST AVE # 1107
MIAMI BEACH, FL 33139

STANLEY O CHAMAN NICOLE M PARKER
CHAMAN
2840 N OCEAN BLVD
FT LAUDERDALE, FL 33308

STAR ONE BUSINESS CORP
1000 WEST AVE #430
MIAMI BEACH, FL 33139-4718

STEPHANE OTMEZGUINE
1330 WEST AVE #2602
MIAMI BEACH, FL 33139-0910

STEPHANIE ESCHENBACHER
13924 PANAY WAY #304
MARINA DEL REY, CA 90292

STEPHEN A SAULS
720 NE 62nd St Apt 313
Miami, FL 33138-6336

STEPHEN DUNCAN &W MARTHA
5057 BUKNALL RD
SAN JOSE, CA 95130

STEPHEN ESRY LANCE KING
1330 WEST AVE #607
MIAMI BEACH, FL 33139

STERLING TRU CO CUSTODIAN FBO BIBB B
ALLEN SR 083921
1031 SUNSWEPT RD
PALM BAY, FL 32905

STEVE STOWE
PO BOX 011723
MIAMI, FL 33101-1723

STEVEN ATLAS
1228 WEST AVE UNIT 813
MIAMI BEACH, FL 33139

STEVEN KELLY TRS STEVEN KELLY
REVOCABLE TRUST
1200 WEST AVE #616
MIAMI BEACH, FL 33139

STEVEN RODGERS
1228 WEST AVE #1012
MIAMI BEACH, FL 33139

STEVEN RODGERS
1228 WEST AVE #1002
MIAMI BEACH, FL 33139-4375

STEVEN SOSKIN
1330 WEST AVE #3004
MIAMI BEACH, FL 33139

SUNWIND GROUP LLC
550 11 ST STE 207
MIAMI BEACH, FL 33139

SUSAN KAMENO
144 MULBERRY ROAD
RAMSEY, NJ 07446

SUSANA LEVINE & ORIETA MIRABITO
1345 WEST AVE UNIT 604
MIAMI BEACH, FL 33139-3730

SUSANNE A PURUCKER
601 NE 36 ST # 2404
MIAMI, FL 33137

SVEN TEICHMANN
PO BOX 190262
MIAMI BEACH, FL 33119

TAGIR SAYDKHUZHIN
495 BRICKELL AVE # 1501
MIAMI, FL 33131

TAISHA L BERRY
21 ASTOR PLACE #4A
NEW YORK, NY 10003

TAMIN LLC
3201 GRIFFIN RD STE 100
FORT LAUDERDALE, FL 33312

TAMIR GOTFRIED
527 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

TATIANA ALESSANDRINI
1200 WEST AVE #624
MIAMI BEACH, FL 33139-4315

TERESA CUSTIN GUIS
3259 SW 108 AVE
MIAMI, FL 33165

TERRY AND MARTIN INVESTMENTS LLC
4101 PINE TREE DR 1725
MIAMI BEACH, FL 33140

THE WAVERLY UNIT 1812 LLC
1800 PURDY AVE UNIT 1603
MIAMI BEACH, FL 33139

THOMAS BURLIN &W CHRISTINE BURLIN
9763 HAWKINS CREAMERY RD
LAYTONSVILLE, MD 20882

THOMAS C SAMUEL HAMMACK HENDRIK
WILLEM KUIPER
1330 WEST AVENUE UNIT 1904
MIAMI BEACH, FL 33139

THOMAS G VOGT TRS THOMAS G VOGT
TRUST ROBERT T LAYCOCK TRS
3258 O ST NW
WASHINGTON, DC 20007

THOMAS J DONALL
1330 WEST AVE 808
MIAMI BEACH, FL 33139

THONYA DORSANINVIL
1330 COLLINS AVE
MIAMI BEACH, FL 33139

TIMOTHY BOLLINGER
1401 BAY RD 409
MIAMI BEACH, FL 33139

TIMOTHY M MACIVOR
1401 BAY ROAD UNIT 310
MIAMI BEACH, FL 33139

TIMOTHY NOLAN JTRS RUDY B VILLAMAR
JTRS
1228 WEST AVE UNIT 204
MIAMI BEACH, FL 33139

TIMOTHY RICHARD BOYENS
1330 WEST AVE #2606
MIAMI BEACH, FL 33139

TODD DAVIS JTRS ROBERT W DAVIS JTRS
ANNETTE DAVIS JTRS
1330 WEST AVE 2702
MIAMI BEACH, FL 33139

TODD MILLER
200 W 60 ST #14A
NEW YORK, NY 10023

TOLGAHAN SAYISMAN
1250 WEST AVE 8 O
MIAMI BEACH, FL 33139

TOMAS GARCIA &W YAXENI ORIQUN
1245 WEST AVE #204
MIAMI BEACH, FL 33139-4343

TORI 7 LLC
14 EAST 33 ST #10 S
NEW YORK, NY 10016

TRACEY HAGEN RISHTY
119 E 2 CT
MIAMI BEACH, FL 33139

TRI STATE HERITAGE GROUP INC
10601 SHADOW LANE
FAIRFAX STATION, VA 22039

TUCAN RESIDENCES LLC
1573 PENNSYLVANIA AVE #5N
MIAMI BEACH, FL 33139

TWINS REALTY LLC
275 COMMERCIAL BLVD STE 260
LAUDERDALE BY THE SEA, FL 33308

TY M FORKNER
1200 WEST AVE 910
MIAMI BEACH, FL 33139

U S BANK TRUST N A TRS LSF8 MASTER
PARTICIPATION TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

UFFE S KRISTIANSEN
1200 WEST AVE #PH-06
MIAMI BEACH, FL 33139

ULISSES LOPEZ
1330 WEST AVE APT 1009
MIAMI BEACH, FL 33139-0904

US BANK NA TRS BANC OF AMERICA
FUNDING CORP
1615 S CONGRESS AVE STE 200
DELRAY BEACH, FL 33445

US BANK NATIONAL ASSOCIATION TRS C/O
JULIANA GAITA PA RMAC TRUST
2701 NW 2 AVE 107
BOCA RATON, FL 33431

UV CITE LLC
3332 NE 190 ST #1010
AVENTURA, FL 33180

VAC HOLDING LLC
7950 NW 53 ST #118
MIAMI, FL 33166

VADDI M REDDY & JASON A MAGNIFICO
1228 WEST AVE #907
MIAMI BEACH, FL 33139-4388

VAITY LLC
1330 WEST AVE # 1802
MIAMI BEACH, FL 33139

VALENTINO GROUP LLC C/O CRISTIAN
SANTUCHO
345 OCEAN DR 1102
MIAMI BEACH, FL 33139

VALERIE JACKSON
1330 WEST AVE 2109
MIAMI BEACH, FL 33139-0908

VALERIO QUADRI
1330 WEST AVE #501
MIAMI BEACH, FL 33139-0901

VALERIU PINCIU
1200 WEST AVE #311
MIAMI BEACH, FL 33139

VENEZUELA 2015 INC
1829 NW 31 AVE
MIAMI, FL 33125

VERONICA GOLD
1249 14 ST # 9
MIAMI BEACH, FL 33139-3705

VEZ LLC
1311 BRIGHTWATER AVE #8E
BROOKLYN, NY 11235

VIBRICOLL HOLDINGS LLC
8585 SUBSET DR 105
MIAMI, FL 33143

VICKEN BAKLAYAN ZOZETE BAKLAYAN
300 S AUSTRALIAN AVE # 1610
WEST PALM BEACH, FL 33401

VICTOR ALVAREZ
1200 WEST AVE #816
MIAMI BEACH, FL 33139-4317

VICTOR DYACHUK
1245 WEST AVE #303
MIAMI BEACH, FL 33139-4364

VICTOR LA PUMA
1330 WEST AVE #3302
MIAMI BEACH, FL 33139

VICTORIA PAULA GORZIO
1228 WEST AVE #1406
MIAMI BEACH, FL 33139

VIDALMA VASQUEZ
1250 WEST AVE UNIT 12-I
MIAMI BEACH, FL 33139-4334

VIEUX MIAMI LLC
1900 SUNSET HARBOUR DR #808
MIAMI BEACH, FL 33140

VIEW BAY LLC C/O SERBER & ASSOCIATES P
A
2875 NE 191 ST #801
AVENTURA, FL 33180

VIKTOR ALFREDO DE MAIO JTRS JER
MULROONEY JTRS
1200 WEST AVE # 1525
MIAMI BEACH, FL 33139

VIKTOR DE MAIO JTRS JER MULROONEY
JTRS
1200 WEST AVE APT 1525
MIAMI BEACH, FL 33139

VIKTORIA ELDRIDGE
50 S POINTE DR LOFT 5
MIAMI BEACH, FL 33139

VINCENT DIXON
1228 WEST AVE #306
MIAMI BEACH, FL 33139-4348

VINCENT J ROMVIEL JOY R WHITE
1330 WEST AVE #511
MIAMI BEACH, FL 33139-0902

VINH HUY NGUYEN
1225 W AVE #402
MIAMI BEACH, FL 33139

VIOLUSHI LLC
7950 NW 53 ST STE 118
DORAL, FL 33166

VIVASLAVA LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

VIVIANA GONZALEZ
1300 ALTON RD #2A
MIAMI BEACH, FL 33139-3833

VWOMAN LLC
1401 BAY RD #410
MIAMI BEACH, FL 33139

WALTER GRADY
1200 W AVE # 1226
MIAMI BEACH, FL 33139

WALTER O ELMORE JTRS ISA WARD JTRS
12234 COUNTY RD
MERKEL, TX 79536

WAVERLY 1111 LLC
1330 WEST AVE #2707
MIAMI BEACH, FL 33139

WAVERLY 1330 OFC LLC
1330 W AVE #CU101
MIAMI BEACH, FL 33139

WAVERLY 1330 OFFICES LLC & WAVERLY
SOBE 402 LLC
1330 WEST AVE #CU-402
MIAMI BEACH, FL 33139

WAVERLY 1606 LLC
650 WEST AVE PENTHOUSE 3
MIAMI BEACH, FL 33139

WAVERLY 2901 LLC
1330 WEST AVE APT 2901
MIAMI BEACH, FL 33139

WAVERLY AT S BCH CONDO ASSN INC
1330 WEST AVE #CU-102
MIAMI BEACH, FL 33139-0900

WAVERLY AT S BCH CONDO ASSOC INC C/O
BECKER & POLIAKOFF PA
121 ALHAMBRA PLAZA 10TH FLR
CORAL GABLES, FL 33134

WAVERLY TRUST W CRAIG TRS
12601 MASTIQUE BEACH BLVD #804
FT MYERS, FL 33908

WELLS FARGO BANK N A C/O WELLS FARGO
HOME MORTGAGE
3476 STATEVIEW BLVD
FORT MILL, SC 29715

WELLS FARGO BANK NA TRS
500 ENTERPRISE ROAD STE 150
HORSHAM, PA 19044

WEST BAY 1250 LLC
1110 BRICKELL AVE 310
MIAMI, FL 33131

WESTMOUNT INVESTMENT LLC
3172 DONA CHRISTINA PL
STUDIO CITY, CA 91604

WHAM 6A LLC
1300 ALTON RD 6A
MIAMI BEACH, FL 33139

WHITBOURNE INVESTMENTS CORP
9700 SOUTH DIXIE HIGHWAY #600
MIAMI, FL 33146

WILLIAM A BONN RUBEN A CEBALLOS
1330 WEST AVENUE #2508
MIAMI BEACH, FL 33139

WILLIAM CHARYK &W CHOON
1242 ALTON RD #105
MIAMI BEACH, FL 33139-3840

WILLIAM M RICHARDSON JR
1200 14 ST APT 7D
MIAMI BEACH, FL 33139-3785

WILLIAM MINDLIN
64 W 89 ST
NEW YORK, NY 10024

WILLIAM MORGAN RICHARDSON
1200 14 ST #5B
MIAMI BEACH, FL 33139-3739

WILLIAM P BAKER
777 N ASHLEY DR
TAMPA, FL 33602

WILLIAM T BEAUCHAMP TRS WILLIAM T
BEAUCHAMP TRUST
201 E 25 ST #18B
NEW YORK, NY 10010

WINTERFELL INC
175 SW 7 ST #2020
MIAMI, FL 33130

WYNSLEY MARK KUO
1330 WEST AVE #2711
MIAMI BEACH, FL 33139

X MAS INC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

YAROMA LLC
1200 WEST AVE #1116
MIAMI BEACH, FL 33139

YEFIM TASHLITSKY &W FAINA & SVETLANA
TASHLITSKY
4302 OCEAN AVE
BROOKLYN, NY 11235

YELINNE RODRIGUEZ
1228 WEST AVE #414
MIAMI BEACH, FL 33139-4384

YELLOW DRAGONFLY LLC
13936 BALD CYPRESS CIR
FORT MYERS, FL 33907

YOHANAN BERLINERBLAW SIGALIT
BERLINERBLAW
11540 KENSINGTON CT
BOCA RATON, FL 33428

YUAN CHENG LIAO
15843 SW 14 CT
PEMBROKE PINES, FL 33027

YVETTE T REMY
1330 WEST AVE #509
MIAMI BEACH, FL 33139

ZACHARY COHEN
1330 WEST AVE 1107
MIAMI BEACH, FL 33139

ZACHARY S SACHS &W RUTH L
25 MIDDLEBROOK FARM RD
WILTON, CT 06897

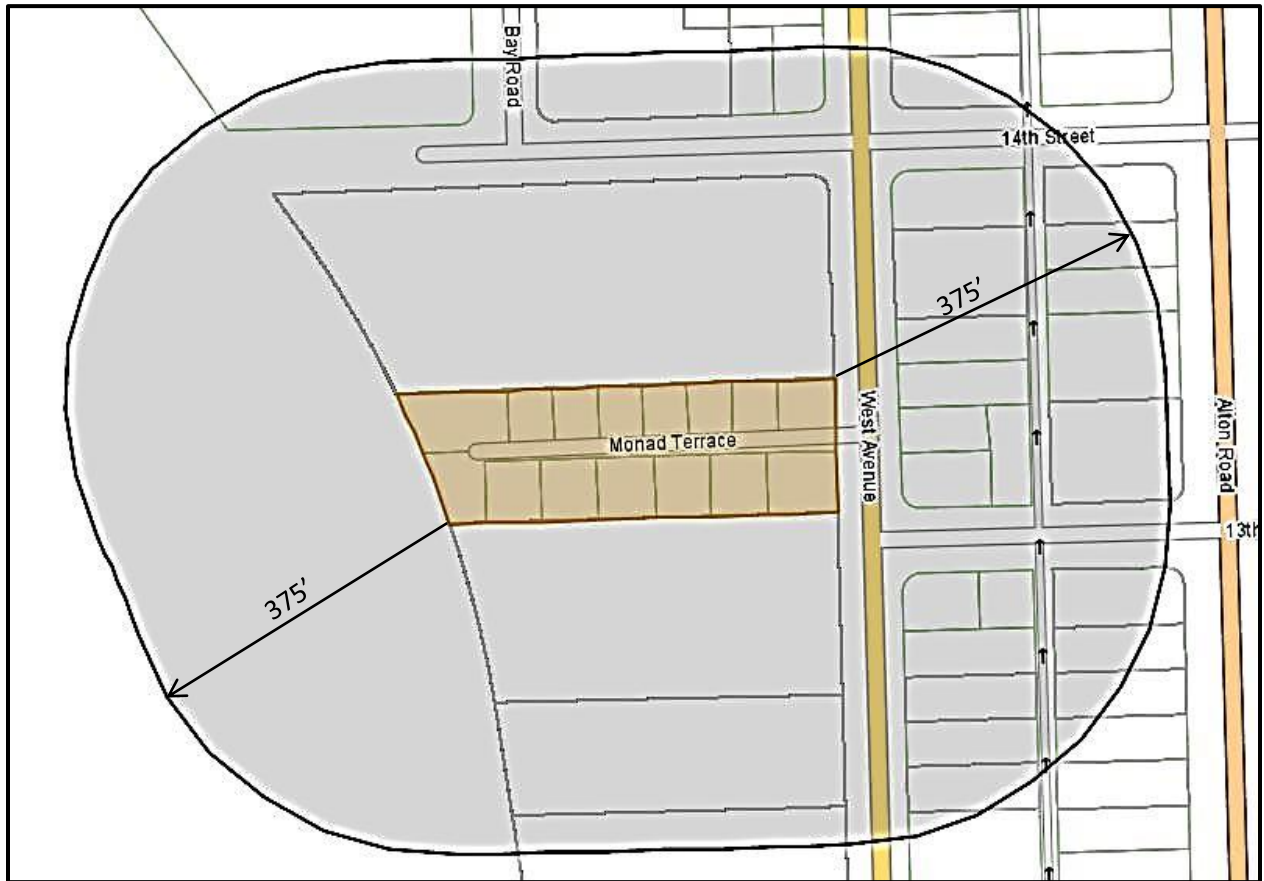
ZEEV WOOLFSON
1250 WEST AVE 4A
MIAMI BEACH, FL 33139

ZERMATT DEVELOPMENT LLC
5900 NW 99 AVE 4
DORAL, FL 33178

ZINA BOULAHIA
20095 NE 3 CT
MIAMI, FL 33179

ZORAN NIKOLIC
3915 BOUNTIFUL CREST LN
SUGAR LAND, TX 77479

375' RADIUS MAP



SUBJECT: 1300 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0090

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 E79FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1310 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0100

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E143FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1320 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0110

LEGAL DESCRIPTION: 33-34 53 42 W64FT OF E207FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1340 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0120

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E271FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1360 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0130

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E335FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1370 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0140

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W64FT OF E399FT LOT 2 & 1/6TH UNDIV INT IN LOT 2 LESS E399FT BLK 80

SUBJECT: 1305 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0060

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 E65FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1315 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0040

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E115FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1325 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0050

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E165FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1335 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0030

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E215FT OF S70FT OF LOT 1 BLK 80

SUBJECT: 1345 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0080

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E265FT OF S70FT OF LOT 1 /LESS S14FT/ BLK 80

SUBJECT: 1355 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0010

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E315FT OF S70FT LOT 1 BLK 80

SUBJECT: 1365 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0020

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W50FT OF E365FT OF S70FT LOT 1 /LESS S14FT/ BLK 80

SUBJECT: 1375 Monad Terrace, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-010-0070

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 W135.04FT OF S70FT OF LOT 1 BLK 80

FOLIO NUMBER: 02-3233-010-0150 (Reference)

LEGAL DESCRIPTION: ALTON BEACH REALTY CO PB 6-12 LOT 2 LESS E399FT BLK 80 N/A AS COMMON AREA TO LOT 2 LYG & ADJ FOLIOS 02 3233 10 0090 0100 0110 0120 0130 0140