

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB18-0337 (Modification of DRB16-0090)			
☐ Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision		☒ Design Review Board ☐ Design review approval ☐ Variance	
☐ Planning Board ☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		☐ Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance	
☐ Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1600-1634 Alton Road			
FOLIO NUMBER(S) 02-3234-018-0120, 0130, 0140, 0150, 0160, 0170, and 0180			
Property Owner Information			
PROPERTY OWNER NAME ARRP 1600 Alton, LLC, 1212 Lincoln, LLC, Wells Fargo Bank, N.A.			
ADDRESS c/o Crescent Heights 2200 Biscayne Blvd.		CITY Miami	STATE FL
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS rgalbut@crescentheights.com
ZIP CODE 33137			
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
ZIP CODE			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Ratification, on remand, of revised noncommercial electronic graphics as approved by Settlement Agreement. Variances for signage and approval of retail signage plan.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
Does the project include interior or exterior demolition?		☒ Yes	☐ No
Provide the total floor area of the new construction.		0 for this app. SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		0 for this app. SQ. FT.	
Party responsible for project design			
NAME Jose Gelabert-Navia Perkins and Will		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 806 Douglas Road, Suite 300		CITY Coral Gables	STATE FL ZIPCODE 33134
BUSINESS PHONE 305 569 1333	CELL PHONE	EMAIL ADDRESS jose.gelabert-navia@perkinswill.com	
Authorized Representative(s) Information (if applicable)			
NAME Graham Penn		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305 374 5300	CELL PHONE	EMAIL ADDRESS gpenn@brzoninglaw.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative

SIGNATURE

David Smith *

PRINT NAME

15 Feb 2019

DATE SIGNED

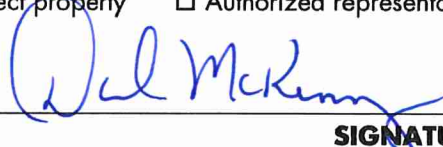
* As president of both
ARRP 1600 ALTON, LLC, AND
1212 LINCOLN, LLC

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The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative


SIGNATURE
 Darlene McKinney, Vice President

2/19/19
PRINT NAME
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF Florida

* ARRP 1600 ALTON, LLC, AND
1212 LINCOLN, LLC

COUNTY OF Miami-Dade

I, David Smith, being first duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of * ARR (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 15th day of February, 2019. The foregoing instrument was acknowledged before me by David Smith who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Jonathan L. Trestyn
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG008748
 Expires 7/5/2020

NOTARY PUBLICMy Commission Expires: 7/5/2020**PRINT NAME**

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF St. Lucie

I, Darlene McKinney, being first duly sworn, depose and certify as follows: (1) I am the Vice President (print title) of Wells Fargo Bank, N.A. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

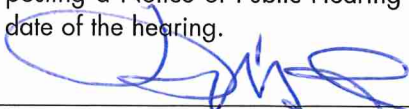
Sworn to and subscribed before me this 19 day of Feb, 2019. The foregoing instrument was acknowledged before me by Darlene McKinney, who has produced FI 11 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 6-13-20**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, David Smith, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

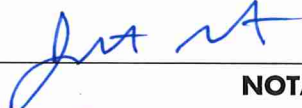
David Smith, PRESIDENT**PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 15th day of February, 2019. The foregoing instrument was acknowledged before me by David Smith, who has produced NA as identification and/or is personally known to me and who did/~~not~~ take an oath.

NOTARY SEAL OR STAMP



Jonathan L. Trestyn
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG008748
 Expires 7/5/2020

My Commission Expires: 7/5/20

NOTARY PUBLIC
Jonathan Trestyn
PRINT NAME
CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF St. Lucie

I, Darlene McKinney, Vice President, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Darlene McKinney, Vice President

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

Sworn to and subscribed before me this 19 day of Feb, 2019. The foregoing instrument was acknowledged before me by Darlene Mc Kinney, who has produced FI DI as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 6-13-20**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

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DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

See Attached

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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
Jose Gelabert-Navia	806 Douglas Road, Suite 300 Coral Gables	305 569 1333
Graham Penn	200 S. Biscayne Blvd., Suite 850 Miami	305 374 5300
Michael Larkin	200 S. Biscayne Blvd., Suite 850 Miami	305 374 5300

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

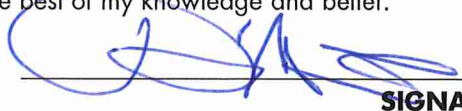
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

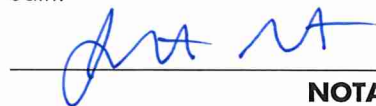

SIGNATURE

Sworn to and subscribed before me this 15th day of February, 20 19. The foregoing instrument was acknowledged before me by David Smith, who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 7/5/20


NOTARY PUBLIC
Jonathan Trestyn
PRINT NAME

COMPENSATED LOBBYIST

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF St. Lucie

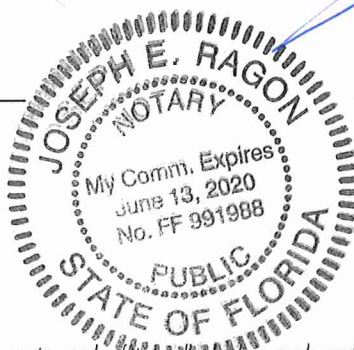
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Darlene McKinney
SIGNATURE

Sworn to and subscribed before me this 19 day of Feb, 20 19. The foregoing instrument was acknowledged before me by Darlene Mc Kenney, who has produced FI 01 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 6-13-20



Joseph Ragon
NOTARY PUBLIC
PRINT NAME

Exhibit A

LEGAL DESCRIPTION:

SURVEY OF LOT 1-9 , BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in Wells Fargo Bank, N.A.

Wells Fargo Bank, N.A. is publicly traded.

Interests in ARRP 1600 Alton, LLC and 1212 Lincoln, LLC

	Percentage of Interest
ARRP Miami Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in ARRP Miami Holdings, LLC

	Percentage of Interest
KGM Equities 2, LLC 2200 Biscayne Blvd. Miami FL 33137	95%
Beach R Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	5%

Interests in KGM Equities 2, LLC

	Percentage of Interest
Sonny Kahn 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	45%
Russell W. Galbut 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	45%
Bruce A. Menin 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	10%

Beneficiaries of Sonny Kahn 2004 Irrevocable Trust

	Percentage of Interest
Elliott Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Joshua Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Naomi Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Rachel Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Avigail Kahn 2200 Biscayne Blvd. Miami FL 33137	20%

Beneficiaries of Russell W. Galbut 2004 Irrevocable Trust

	Percentage of Interest
Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	50%

Beneficiaries of Bruce A. Menin 2004 Irrevocable Trust

	Percentage of Interest
Maxwell Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%

Mason Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
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Lucas Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
--	--------

Interests in Beach R Holdings, LLC

Percentage of Interest

Tomer Bitton 2200 Biscayne Blvd. Miami FL 33137	100%
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DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA ELECTRONIC FILING / HAND DELIVERY

April 8, 2019

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: "1212 Lincoln" Development - Ratification of Modified Electronic Noncommercial Graphics, Sign Variances, and Sign Program Approval.

Dear Tom:

This firm represents ARRP 1600 Alton, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank (collectively the "Applicant") the owners of an assemblage of land located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's letter of intent in support of an application for the Design Review Board's ratification of the City Commission's approval of a portion of the "Electronic Noncommercial Graphics and Images" elements for the building, the design approval of a unified commercial sign program, and variances for exterior signage.

The Property. The "1212 Lincoln" project spans the entire block on the west side of Alton just south of Lincoln Road: 1600, 1614, 1616, 1620, 1624, 1628, and 1634 Alton Road (hereinafter "the Property"). The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations and is located in the recently created Parking District No. 6 for the Alton Road corridor.

The subject property was historically developed with four commercial buildings of varying ages as well as a surface parking lot. All but two structures have been recently demolished to make way for the proposed development, which has been granted a phased building permit.

Approved Development. The Design Review Board approved the development of the Property with an innovative commercial building and associated structured parking. The approved plan includes commercial uses on the first and second floors, addressing both Alton Road and Lincoln Road. The northern portion of the Property, separated from the southern portion by a “grand stair” providing pedestrian access from Alton to the second floor, will be developed with the City’s first “Citizen M” hotel.

We believe that this design concept will attract pedestrian activity along Alton Road in a manner simply not seen today. The design encourages pedestrian activity through the introduction of wide openings at the street level, attractive stairs leading from the Alton Road sidewalk to the second level, and the additional setback provided along approximately 60% of the Alton Road frontage.

Electronic Noncommercial Graphics and Images. The Board approved illuminated noncommercial graphics in the project, located in two areas. The proposed electronic noncommercial graphics will be located as follows:

1. Grand Staircase. The Applicant proposes to display a screen along the northern wall of the south portion of the building – facing north. This area will be viewable from the east and northeast, along Alton Road and from the Lincoln Road pedestrian area. We believe that this noncommercial graphic will be helpful in increasing pedestrian activity along this portion of Alton Road.
2. Southern Wall. The Applicant also proposes to locate a noncommercial graphic along the southeast portion of the building facing 16th Street. This noncommercial graphic will face the commercial uses to the south and will be viewable from Alton Road. The graphic will not be viewable from the residential uses to the west along West Avenue as it will be blocked completely by the building (see attached plans).

Graphic Technology. The approved graphics will be provided by LED panels on the southern wall and within the grand staircase. The LED system is designed for outdoor applications and is rated to operate successfully in oceanfront areas. The LED panels will be utilized at all times to avoid the appearance of a “blank wall.”

This technology will allow for the innovative graphic display proposed by the Applicant and allow for any necessary adjustments required to ensure no adverse impacts from the operation of the systems once they are installed and operating. As

you know, the Applicant has already located the graphics in areas of the project not visible from residential uses and has committed to continuing to work with the Department on fine tuning the operation of the displays and projector following installation in case issues arise. Images will be switched in less than one second and the Applicant will not be employing “transitions” between images, such as fade ins or fade outs.

As noted below, the Applicant will be incorporating an automatic restriction on the system that will either turn off the system or reduce its intensity to no more than 250 nits after midnight daily. The Applicant will keep the LED system operational at all times in order to avoid a “blank wall” appearance if at all possible.

Modified Size of Southern Graphic. Following the Board’s approval of the Electronic Noncommercial Graphics for the project, the design of the Southern Graphic was appealed by the City Manager to the City Commission. The Applicant and the City thereafter agreed to a Settlement Agreement, which reduced the size of the graphic to 1,050 square feet. The Agreement required the Design Review Board to ratify the Commission’s approval of the reduced size. The Applicant has therefore filed the instant application, in part, to process that ratification. As you will note from the submittal, the Applicant has further reduced the proposed size of the graphic – to 800 square feet – and, given the reduction in size, is working on three potential locations and orientations for the graphic on the southern wall.

Garage Screening. Since the initial approvals, the Applicant has further formalized the screening design and materials for the garage levels. The proposal is reflected in the submitted plans. We believe that the screening design is an attractive, durable, and compatible choice that both enhances the building’s architecture and serves the important purpose of limiting the impact of the garage on neighboring properties.

Signage. The Applicant is seeking three related signage approvals. First, the Applicant has prepared a unified commercial signage plan. Second, the Applicant is proposing identification/wayfinding signs for the parking structure within the project. Third, the Applicant is seeking building identification approvals.

Tenant Signage. The Applicant is proposing a unified tenant plan for each commercial use. The signage will include projecting signs for each tenant in order to preserve the integrity of the design. As you know, the Phase 1 portion of the project will include two levels of commercial uses, both visible from the public right of way. Access to the second level uses will be available from an open-air walkway, which will

necessitate projecting signs at both the first and second levels. There are fifteen anticipated tenants for this portion of the development – each of which will need its own identification.

Building Directional Signs. The Applicant is proposing two projecting directional signs, to be located at two pedestrian access points along Alton Road.

Parking Wayfinding/Identification. A large element of the project since its inception has been the creation of a parking resource in this part of the City. The area surrounding Lincoln Road and Alton Road has consistently been shown, most recently through a Walker Parking study in 2014, to have one of the highest parking occupancy levels in the City. The immediate vicinity was shown to have a negative supply of available parking.

The project has been designed, in part, to provide a parking resource for the western end of Lincoln Road. As many visitors to the Lincoln Road area are tourists, including those from outside of the United States, the Applicant believes that wayfinding for the parking element of the project is essential.

In order to provide this wayfinding, the Applicant is proposing to locate projecting parking signs along Alton Road and 16th Street. These signs will serve an important role while not detracting from the architectural design of the project. The signs have been designed and oriented to avoid light spillage into the nearby residential community along West Avenue, while still being visible enough to meet the project's wayfinding needs.

Building Identification. The Applicant is proposing to locate a 173 square foot building identification just north of the grand staircase. In order to preserve the architectural integrity of the project, the Applicant is seeking to locate the sign along the garage structure running vertically from the roof.

Sign Variances. The above-described signage program will require the following variances. Because multiple tenants will require the same variance, the Applicant will add the total number of anticipated variances in each category, although it remains possible that your Department will prefer to reflect the requests in a different manner. These variances assume the development of the Phase I project with the maximum number of potential tenants. The total number of signs would decrease assuming the ultimate development includes fewer tenants.

1. Variances to permit two projecting signs totaling 23 square feet per ground floor tenant (15 square feet permitted) – (Variances 1-12).
2. Variances to permit two ground floor projecting directional signs to be 25 square feet where 15 square feet would be permitted. (Variances 13-19).
3. Variances to permit two projecting signs totaling 23 square feet per second floor tenant (15 square feet permitted) without direct street access – (Variances 20-63).
4. Variances to permit the northernmost and southernmost tenants on second floor to have a third projecting sign above first floor, be located on non-street face for the northernmost tenant, and without street access (Variances 20 and 57).
5. Variances to permit 280 square foot projecting parking wayfinding sign above first floor and without street access to be located on the southeast corner of the project (Variances 64-67).
6. Variances to permit 144 square foot projecting parking wayfinding sign above first floor and without street access to be located on the southwest corner of the project (Variances 68-71).

The Applicant will be seeking revocable permit approval for any signage extending into the right of way, which includes the two projecting parking wayfinding signs and the projecting sign for the Wells Fargo use.

Code Standards. The relevant listed standards in Section 118-353(d) are below and will be followed by a brief analysis.

- (1) special conditions exist that are peculiar to the applicant's land;

This site is uniquely burdened by location, size, existing development (including the need to retain the Wells Fargo use and portions of the 1600 Alton uses), and street frontage. The approved building design includes two levels of pedestrian accessible retail uses, which necessitates tenant signage to be located on both the first and second floors, with storefronts visible from the street for both levels. The site's unique location makes wayfinding for those looking for parking for a visit to Lincoln Road to be paramount. Providing adequate parking signage will reduce the number of miles driven by area visitors who are hunting for parking. The design of

the approved building makes the location of a building identification sign above the roofline inappropriate.

- (2) the special conditions were not created by the applicant;

The Applicant did not create the special conditions inflicted on the Property – including: size, shape, street frontage, and existing development status.

- (3) granting the requested variance would not confer upon the applicant special privileges;

The approval of the requested variances will only serve to bring the Property into parity with similarly situated sites, which have not been burdened with the size, elevation, design, and orientation issues seen here, and would allow the Applicant to directly benefit the public through the creation of a first-class commercial experience along Alton Road.

- (4) literal application of the City's standards would result in unnecessary and undue hardship;

This Property is so uniquely impacted by the above-described issues, conditions and characteristics that it would cause unnecessary hardship on the Applicant if the variance was not approved.

- (5) the variance would be the minimum necessary for a reasonable use of the land, building, or structure;

The requested variance is the minimum needed to develop a high-quality commercial use on this site while permitting for a viable project.

- (6) the variance would be in harmony with the general intent of the City's regulations; and

The approval of the requested variance would permit the development of an innovative and compatible mixed-use development on this Property. The City's regulations are intended to promote compatible development throughout the City. The instant application seeks approval of a viable project that is compatible with its surroundings and provides significant amenities open the general public.

- (7) the granting of the variance would be consistent with the City's comprehensive plan and does not reduce minimum levels of service established in the comprehensive plan.

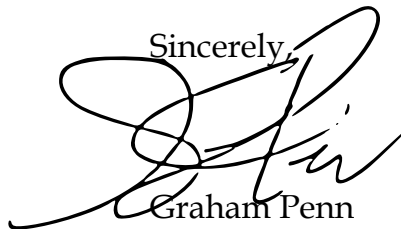
The requested variance will keep the development consistent with the Comprehensive Plan and will not intensify the development of the land in a manner inconsistent with established levels of service.

Practical Difficulty. The approved development project spans an entire City block and will include two levels of pedestrian accessible commercial uses facing Alton Road, and will feature a parking garage accessible only from 16th Street. The tenants on the second level will require adequate signage to succeed. These tenants are going to be very hard to see from the public right of way. The proposed signage plan is reasonable in light of the size and design of the building. While they require variances, the tenant signage is far from overwhelming and will complement the architectural design.

The development will also be serving a unique combination of local residents and tourists, which necessitates the additional wayfinding signage for the parking element of project. These design and use factors all represent practical difficulties inhibiting the Applicant from meeting all Code requirements. However, the Applicant's proposal satisfies the intent and purposes of the Code to provide for a compatible use that does not adversely impact the neighborhood.

Conclusion. The Applicant is excited to bring this new development to the Lincoln Road area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Penn', written over the word 'Sincerely,'.

Graham Penn

cc: Russell Galbut
Marisa Galbut

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 03, 2017

FILE NO: DRB0416-0015

PROPERTY: **1600-1634 Alton Road "1212 Lincoln Road"**

APPLICANTS: ARRP Miami LLC, 1212 Lincoln LLC, and Wells Fargo Bank

LEGAL: Lots 1 thru 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

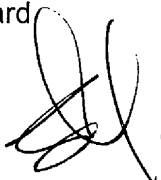
IN RE: The Application for Design Review Approval for the installation of an artistic super graphic on the north and east elevations for a new five-story commercial building with accessory parking and a hotel component with variances. Specifically, the applicants are requesting Design Review Approval for a previously requested artistic super graphic on the north and east elevations of the building. Additionally, the applicants are requesting a new variance to reduce the minimum hotel unit size.

SUPPLEMENTAL 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:

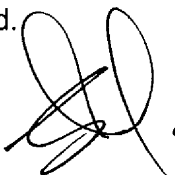
I. Design Review

- 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 an 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 9 in Section 118-251 of the Miami Beach Code.
- C. 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 Sea Level Rise Criteria 1, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order No. 2325.



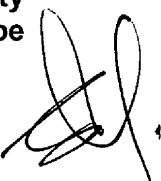
2. All of the original conditions of approval by this Board, as reflected in the Final Order dated July 05, 2016, pursuant to DRB0416-0015, and February 06, 2017 pursuant DRB16-0090, shall remain in effect except as modified and approved herein.
3. The project may take place as a phased development project in accordance with the following phasing schedule:
 - a. **Phase I** (lots 1 and 2 and lots 3 through 7 of Block 45) shall consist of all proposed development south of the surface lot of Wells Fargo Bank, except that it will exclude the first story of the existing buildings on lots 1 and 2 (1600 Alton Road site), and as defined as depicted on the submitted plans. A building permit for the Phase I improvements shall issue within eighteen (18) months of the Board's original approval; and

Phase II (lots 8 and 9 of Block 45) shall consist of all proposed development north of lot 7 of Block 45, and as defined as depicted on the submitted plans. Phase II will include the demolition of the Wells Fargo bank and construction of the new corner retail and hotel building. A building permit for the Phase II improvements shall issue within twelve (12) months following the issuance of the final certificate of occupancy for the Phase I improvements.
 - b. The final certificate of occupancy for Phase I shall not be issued until the existing structure on lot 9 has been demolished and construction of Phase II has commenced.
4. Revised elevation, site plan and image drawings for the proposed digital display artistic super graphics along locations along portions of the north and east side elevations shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. All electronic graphics and images super graphics shall comply with the Miami Dade County signage code, Section 33-96(c) *Digital Signs*.
 - b. The proposed inventory in its entirety of the imagery **shall not** be approved as proposed. The only electronic graphics and images approved shall be the Enzo Gallo mural designs, which are conceived as high quality photographs of the six tile murals representing aspects of American history that will alternate throughout the LED panels.
 - c. The proposed digital LED screens **shall not** be approved as proposed. The architect shall incorporate "Option 3" for the Sansi S/Video technology that blends moving imagery and graphics to architecture in a more refined and advanced method, as presented in the supplemental exhibit distributed at the October 03, 2017 DRB meeting.
 - d. The electronic graphics and images **shall** be approved as proposed.
 - e. The moving electronic graphics and images **shall** be approved as proposed.



- f. The size of the two electronic mural, graphics and images **shall** be approved as proposed.
- g. **OPERATIONAL CONDITIONS**
- i. The Noise and Operational Conditions below are issued to the Applicants ARRP Miami LLC, 1212 Lincoln LLC, and Wells Fargo Bank ("Operator") as tenant and operator of the proposed LED panel screens and digital display equipments on the property. Any change of the operator shall require review and approval by the Design Review Board as a modification of this approval. Subsequent operators shall be required to appear before the Board, within ninety (90) days of change of operator to affirm their understanding of the conditions listed herein. The Board reserves the right to determine the timing and need for future progress reports for the new operator.
- ii. Within ninety (60) days of the issuance of the TCO or CO for the project, the Operator shall make a progress report to the Design Review Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.
- iii. The images on the LED panels murals, graphics or images shall be reduced in illumination to a maximum of 250nits from Midnight– 7:00 a.m.
- iv. The proposed 24 hour program for the electronic murals, graphics and images **shall not** be permitted as proposed. The hours of operation for the digital display imagery to change shall be as follows:
- Sunday – Thursday:
7:00 a.m. – Midnight
- Friday - Saturday:
7:00 a.m. – 2:00 a.m.
5. Revised elevation, site plan and image drawings for the proposed hotel building located at 1600-1634 Alton Road "1212 Lincoln Road" shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
- a. 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.
- b. 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.

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.

II. Variance(s)

A. The applicants filed an application with the Planning Department for the following variance(s):

1. A variance from the minimum required hotel unit size: 15% of the hotel units shall be between 300-335 SF and 85% of units shall be 335 SF or larger, in order to permit 165 hotel units (98.2%) at less than 300 SF (the smallest at 186 SF) and 3 units (1.8%) at 421SF.

B. The applicants have submitted plans and documents with the application that do satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicants have submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby **Approves** the Variance request(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:



1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The hotel rooms' guest occupancy shall be limited to 2 guests per room.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department, in a manner to be reviewed and approved by staff.
- B. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.
- C. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- D. 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.
- E. The applicants shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the brightness, flickering, intensity and/or overall visual distraction of the new building's digital display equipments to the public right-of way.
- F. In the event Code Compliance receives complaints of unreasonably bright and intense light, bothersome light pollution, or distractions from pedestrians or motorists from the digital display super graphics equipments, 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.
- G. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- H. The Supplemental 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 Supplemental 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.

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 Finding of Fact, to which the applicant has agreed.

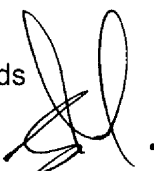
PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1212 Lincoln Road", as prepared by **Perkins + Will**, dated August 03, 2017, and the supplemental exhibit distributed at the October 03, 2017 DRB meeting, and as approved by the Design Review Board, as determined 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 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 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 shall 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.

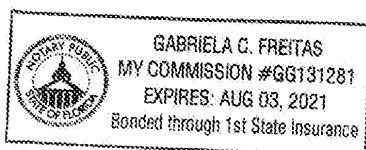
Dated this 06 day of October, 2017.

DESIGN REVIEW BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
 JAMES G. MURPHY
 CHIEF OF URBAN DESIGN
 FOR THE CHAIR

STATE OF FLORIDA)
)SS
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6 day of October, 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]
 NOTARY PUBLIC
 Miami Dade County, Florida
 My commission expires: 8-3-21

Approved As To Form:
 City Attorney's Office: [Signature] (10/6/17)

Filed with the Clerk of the Design Review Board on [Signature] (10/6/17)

[Signature]

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: February 06, 2017

FILE NO: DRB16-0090 (a.k.a. DRB0416-0015)

PROPERTY: **1600-1634 Alton Road "1212 Lincoln Road"**

APPLICANTS: ARRP Miami LLC, 1212 Lincoln LLC, and Wells Fargo Bank

LEGAL: Lots 1 thru 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

IN RE: The applicants, ARRP Miami LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting modifications to a previously approved Design Review Approval for the construction a new five-story commercial building with accessory parking and a hotel component that included multiple variances. Specifically, the applicants are requesting modifications in order to adjust the elevation to incorporate a taller first floor and variances to exceed the maximum height of a roof deck and to exceed its maximum area allowed.

ORDER

The applicant filed an application with the City of Miami Beach Planning Department for Design Review Approval and for one or more variances.

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, 3, 5, and 14 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. All of the original conditions of approval by this Board, as reflected in the Final Order dated July 5, 2016, pursuant to DRB0416-0015, shall remain in effect except as modified herein.



2. The height of the ground floor retail component shall be permitted to be increased as proposed, the first floor of the building may be measured up to twenty (20) feet.

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.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
 1. A variance to exceed by 2'-0" the maximum height allowed of 3'-0" above the main roof line for accessible roof deck to construct 8,974 sf of deck area at five feet (5'-0") above the main roof line.
 2. A variance to exceed by 50% the maximum roof deck area allowed of 50% of the enclosed floor below in order to construct an accessible roof deck with 100% of the area of the enclosed floor below.
- B. The applicants have submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicants have submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose



of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

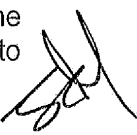
C. The Board hereby **Approves** the Variance request(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. 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.
3. 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.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. 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. If there is a roadway or right-of-way between parcels, that parcel separated from the remaining development shall not be considered a unified development site and shall not be joined into the covenant in lieu of unity of title or unity of title for the actual unified development site.
- B. The applicants shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the new building to the public right-of way.
- C. 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.
- D. 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.

- E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. 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.
- H. 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.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. 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.

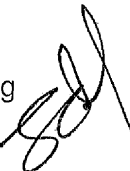
IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval 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 "1212 Lincoln Road: Design Review Board Variance Request", as prepared by **Perkins + Will** and **Urban Robot LLC** dated October 28, 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 10th day of February, 20 17.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:

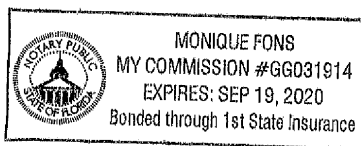
James G. Murphy
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day of February, 2017 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 9/19/2020

Approved As To Form:

City Attorney's Office: [Signature] (2/9/17)

Filed with the Clerk of the Design Review Board on [Signature] (2/10/17)



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 6, 2019

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

Re: Property Owners within 375 feet of:

SUBJECT: 1600 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0120

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOTS 1 & 2 BLK 45

SUBJECT: 1614 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0130

LEGAL DESCRIPTION: 33-34 53 42 COMMERCIAL SUB PB 6-5 LOTS 3 & 4 BLK 45

SUBJECT: 1616 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0140

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 5 BLK 45

SUBJECT: 1620 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0150

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 6 BLK 45

SUBJECT: 1624 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0160

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 7 BLK 45

SUBJECT: 1628 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0170

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 8 BLK 45

SUBJECT: 1634 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0180

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 9 BLK 45

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

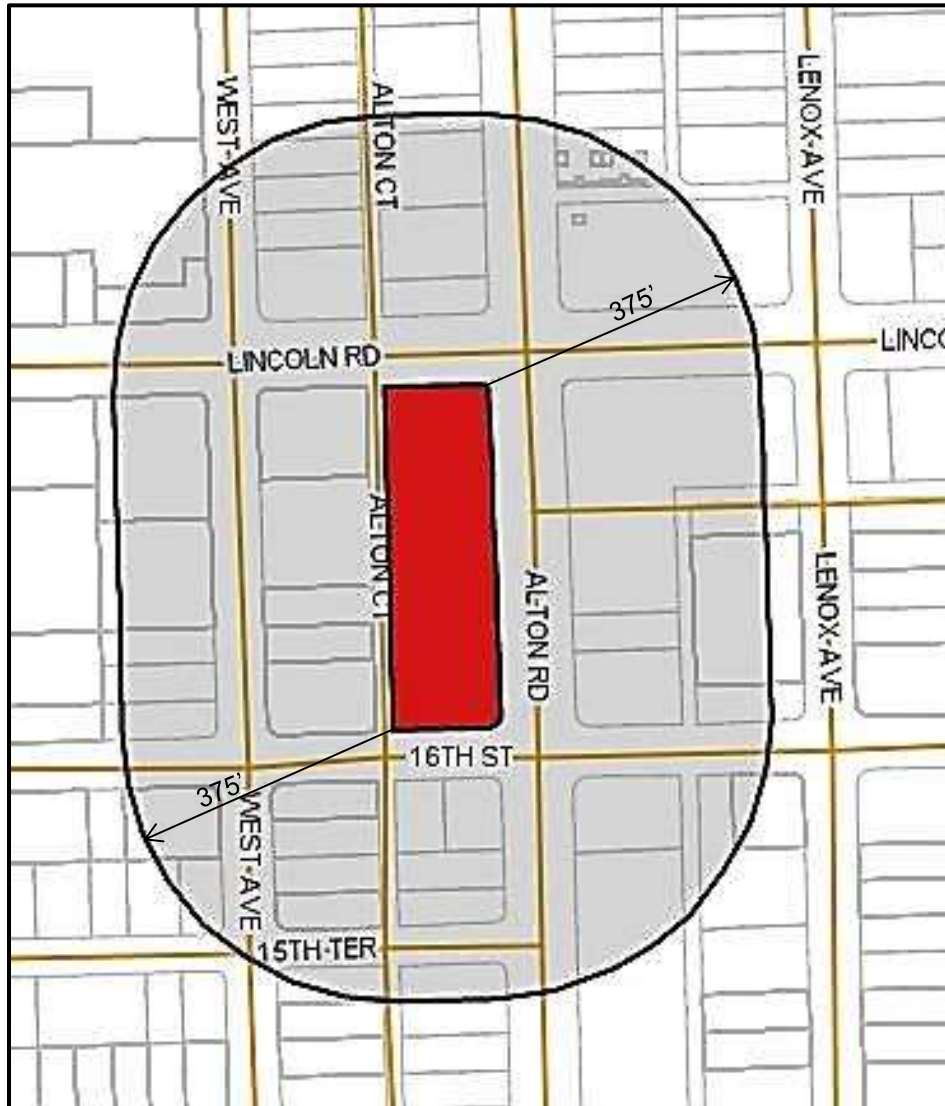
Total number of property owners without repetition: **521, including 7 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



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FOLIO NUMBER: 02-3234-018-0160
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 7 BLK 45

SUBJECT: 1628 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0170
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 8 BLK 45

SUBJECT: 1634 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0180
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 9 BLK 45

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PH5	TORONTO ON M4Y 2J3			CANADA
CYRIEL CREMERS	AMBACHTSTRAAT # 10	1251 PZ LAREN			NETHERLANDS
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEPHANE B VINCENT DESJOURS JTRS YVES PIERRE MARIE BOUJU JTRS	13 RUE DE THORIGNY	PARIS 75003			FRANCE
STEPHEN P LANCASTER THE BLACK HORSE BARLOW	VILLAGE BLAYDON	TYNE AND WEAR NE21 6JU			UNITED KINGDOM
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1111 LINCOLN LLC C/O CBRE GLOBAL INVESTORS LLC	515 SOUTH FLOWER ST 31 FL	LOS ANGELES	CA	90071	USA
1111 LINCOLN ROAD LLC	1665 ALTON ROAD 111	MIAMI BEACH	FL	33139	USA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1300 LINCOLN CORP C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
16 WEST FONTANA ROSE LLC	1127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
AARON SCHIFMAN	1665 BAY RD # 417	MIAMI BEACH	FL	33139	USA
ABELARDO SOTO &W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ACL PROPERTY GROUP LLC	73 HONOUR AVE NW	ATLANTA	GA	30305	USA
ADA MUNOZ	1620 WEST AVE #406-N	MIAMI BEACH	FL	33139-2377	USA
ADAM FERGUSON ANGELA D MOOSS	1250 LINCOLN RD # 209	MIAMI BEACH	FL	33139	USA
ADEL MANIS TRS	1331 LINCOLN RD #1003	MIAMI BEACH	FL	33139-2268	USA
ADRIANA P & GUILLERMO TRUJILLO	21789 TOWN PLACE DT	BOCA RATON	FL	33433	USA
AIMET ARILL JOSH OBERHAUSEN	1250 LINCOLN RD 305	MIAMI BEACH	FL	33139	USA
ALBERT DIAZ	1620 WEST AVE #205	MIAMI BEACH	FL	33139-2374	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	MIAMI	FL	33137	USA
ALEKSANDRA SIMANIC	1614 WEST AVE #202	MIAMI BEACH	FL	33139-2370	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALFREDO M VERGARA &W BARBRO M	1331 LINCOLN RD UNIT 1201	MIAMI BEACH	FL	33139-2229	USA
ALICIA SAXE	1620 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2374	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI	FL	33131	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI BEACH	FL	33139-2340	USA
AMERICAN S&L ASSN OF M B % THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA	92018	USA
AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA

AMPARO VALBUENA	1665 BAY RD APT 317	MIAMI BEACH	FL	33139-2156	USA
ANA ANDERS TRS & ERIC M ANDERS TRS	1218 EDGEVALE RD	SILVER SPRING	MD	20910	USA
ANA MARIE CORTEZ-MEZA	1331 LINCOLN RD #1402	MIAMI BEACH	FL	33139-2241	USA
ANDRE A MEDINA JTRS ANDRES E MEDINA JTRS OMAIDA A MEDINA JTRS	1250 LINCOLN ROAD UNIT 204	MIAMI	FL	33130	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33139	USA
ANGEL BLANCO &W LUCIA	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139-2347	USA
ANNICK D KILLIAN	1331 LINCOLN RD UNIT 1403	MIAMI BEACH	FL	33139-2241	USA
AREIA PRETA CORP	1331 LINCOLN ROAD #1104	MIAMI BEACH	FL	33139	USA
ARETE GALANIS	30-83 30 ST #1L	ASTORIA	NY	11102	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARSHAD H AMJAD &W SHAHNAZ	7890 SW 57 TER	MIAMI	FL	33143	USA
ASELEF2009 LLC	1331 LINCOLN RD # 505	MIAMI BEACH	FL	33139	USA
AVELINA VARSALONA LE REM HERNAN VARSALONA REM SANDRA VARSALONA	1331 LINCOLN RD #703	MIAMI BEACH	FL	33139	USA
AYMERIC RATEL	1331 LINCOLN RD 1305	MIAMI BEACH	FL	33139	USA
BARBARA KRAJEWSKI	34B HARBOUR VLG	BRANFORD	CT	06405-4492	USA
BB PLAZA LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
BEACH BEN LLC	759 NE 191 ST	MIAMI	FL	33179	USA
BENIGNO SERRANO ELQUIS SERRANO	1300 LINCOLN RD # B 202	MIAMI BEACH	FL	33139	USA
BENIGNO SERRANO &W ELQUIS	1300 LINCOLN RD #A201	MIAMI BEACH	FL	33139-2264	USA
BERTHA R ECHEVERRI EST OF	1620 WEST AVE UNIT 606	MIAMI BEACH	FL	33139-2379	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO	29 SW FLAGLER AVE	STUART	FL	34994	USA
BOHEMIA BUSTILLO LE REM GILBERTO A BUSTILLO	1620 WEST AVE 506	MIAMI BEACH	FL	33139	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRENDA M ROSARIO	1410 71 ST	MIAMI BEACH	FL	33141-3623	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA
BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
C M F I INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST # 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CARLOS F DRIGGS &W CARMEN J	3 MONROE AVE	DUMONT	NJ	07628	USA
CARLOS J SAINZ	1250 LINCOLN RD #508	MIAMI BEACH	FL	33139	USA
CARLOS MESBER	1620 WEST AVE #602	MIAMI BEACH	FL	33139-2323	USA

CAROL A SCOTT	1620 WEST AVE #605N	MIAMI BEACH	FL	33139-2379	USA
CAROLE MICHELLE GARDONCINI	1575 WEST AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1611 WEST AVE #9	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CELINA TORRES	1614 WEST AVE #401	MIAMI BEACH	FL	33139-2344	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLES P ANCONA	PO BOX 468	GEORGETOWN	CT	06829	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINE PERRIN	1300 LINCOLN RD A801	MIAMI BEACH	FL	33139	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDE BOUDRIAS	1300 LINCOLN RD #F706	MIAMI BEACH	FL	33139	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CLIFFORD J ALFANDRE IVAN PENA (JTRS)	1614 WEST AVE #206	MIAMI BEACH	FL	33139-2371	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 324	BROOKLYN	NY	11201	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURRENT PROPERTY OWNER	1331 LINCOLN RD #805	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE #515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #218	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #518	MIAMI BEACH	FL	33139	USA
CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DANIEL S MARTIN EST OF	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DANTE CHIABRA & NOEMI E LA HOZ	1180 NE 100 ST	MIAMI	FL	33138	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID A PROBST	1300 LINCOLN TOWERS F406	MIAMI BEACH	FL	33139	USA
DAVID PREBLE	8246 SHADOWOOD BLVD	CORAL SPRINGS	FL	33071	USA
DAVID PREBLE	1331 LINCOLN RD 1405	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VAILLANT &W TAMARA ZAMORA	1300 LINCOLN RD #A301	MIAMI BEACH	FL	33139-2264	USA
DAVIS MELE FRANCESCA MELONE	1666 WEST AVE # 506	MIAMI BEACH	FL	33139	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DELMONT REALTY LINCOLN RD LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA

DIANA RAHAGHI FRANCK RAHAGHI	3160 WILLOW LN	WESTON	FL	33331	USA
DIEGO A BARBOSA	26 E BONNEYMEAD CIR	SPRING	TX	77381-4458	USA
DILLS & ENOCH FLORIDA ESTATE LLC	1300 LINCOLN RD #D-204	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI BEACH	FL	33139-2113	USA
DUNJA PACIRSKI	1250 LINCOLN RD 210	MIAMI BEACH	FL	33139	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ &W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1666 WEST AVE 407	MIAMI BEACH	FL	33139	USA
EMIL GEORGE SHAHIRA FANOUS	9 ISLAND AVE #801	MIAMI BEACH	FL	33139	USA
EMILIO F ROMERO	1250 LINCOLN RD #303	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ERNESTO CASTILLO &W JULIA A & SANDRA CASTILLO	4310 SW 112 AVE	MIAMI	FL	33165-4744	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ESPARTANO LLC C/O MANUEL PAUCAR ET AL	5825 SUNSET DR #302	SOUTH MIAMI	FL	33143	USA
ESTA INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
ESTELA S ROMERO	1331 LINCOLN RD APT 1303	MIAMI BEACH	FL	33139-2241	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
EUSEBIO MACIAS &W XIOMARA	13735 SW 107 TER	MIAMI	FL	33186	USA
EVARISTO RODRIGUEZ	1250 LINCOLN RD #408	MIAMI BEACH	FL	33139-2254	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PITTON	1250 LINCOLN RD #410	MIAMI BEACH	FL	33139-2255	USA
FAMLPRO INC	442 S TAMiami TR	OSPREY	FL	34229	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI BEACH	FL	33139-2144	USA
FLAVIO VALDARCHI	12025 TOWNSQUARE ST 1317	RESTON	VA	20190	USA
FLORENCIA REYES	2770 SW 24 TER	MIAMI	FL	33145	USA
FOUR HUNDRED EIGHT CORPORATION LEYTE GULF INVESTMENTS INC	5420 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCA O PARADA JTRS LUIS ENRIQUE PARADA JTRS MARCOS ANTONIO PARADA JTRS	1331 LINCOLN RD UNIT 603	MIAMI BEACH	FL	33139	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCISCO JANE &W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
FRANCO VASARRI &W ANA M TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA

FRANK POLANCO	1300 LINCOLN RD UNIT F1006	MIAMI BEACH	FL	33139-2264	USA
FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
FREDDY A SANTANA	1300 LINCOLN RD #206	MIAMI BEACH	FL	33139-2223	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA
GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GAYLE CARRIE RABINS	1620 WEST AVE #206	MIAMI BEACH	FL	33139	USA
GEORGE ZEILER KIM ZEILER	11675 S MONROE ST	OLATHE	KS	66061	USA
GEORGE C MALLINCKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GEORGE L ROMAN	1250 LINCOLN RD #201	MIAMI BEACH	FL	33139-2250	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GIA FINAMORE	1331 LINCOLN RD #1301	MIAMI BEACH	FL	33139-2241	USA
GIA FINAMORE	1331 LINCOLN RD #1304	MIAMI BEACH	FL	33139-2241	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GILBERT LOPEZ MAGALIS CAPOTE	10735 SW 6 ST 1	MIAMI	FL	33174	USA
GILBERTO ROSAL &W CONCEPCION	10411 SW 41 ST	MIAMI	FL	33165-4923	USA
GIOVANNI PEZZINO	1504 BAY ROAD 2504	MIAMI BEACH	FL	33139	USA
GISELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLEN W MCWILLIAMS	1331 LINCOLN RD #705	MIAMI BEACH	FL	33139-2228	USA
GLORIA RODRIGUEZ	1331 LINCOLN RD UNIT 1005	MIAMI BEACH	FL	33139-2268	USA
GREGG G VAN RYZIN &W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
H JEFFREY CUTLER	1614 WEST AVE #404	MIAMI BEACH	FL	33139-2324	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HELEN GONZALEZ & MICHAEL TILIS	1331 LINCOLN RD #1102	MIAMI BEACH	FL	33139-2229	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY MICH TALIK	1614 WEST AVE #305	MIAMI BEACH	FL	33139-2344	USA
HILDA BALLESTEROS ANDRES SALDARRIAGA	1331 LINCOLN RD #904	MIAMI BEACH	FL	33139-2240	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HIPOLITA GONZALEZ & SONIA SCALZI	1620 WEST AVE #305	MIAMI BEACH	FL	33139-2343	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HORACIO F GUTIERREZ (SR) &W LAURA	1331 LINCOLN RD UNIT 402	MIAMI BEACH	FL	33139-2227	USA
HUB007 LLC C/O TORRES AND VADILLO LLP	11402 NW 41 ST 202	DORAL	FL	33178	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRIS BIANCO LLC	3370 MARY ST	MIAMI	FL	33133	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
IRMA ROLIN	1300 LINCOLN RD A-901	MIAMI BEACH	FL	33139-2264	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMASEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA

IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
J L C BROTHERS LLC	12948 SW 143 TER	MIAMI	FL	33186	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JACQUELINE FATOUH RODRIGO A ZINNI	1331 LINCOLN RD #903	MIAMI BEACH	FL	33139-2240	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JAIME MACIAS &W MARYANN SPADA MACIAS	1614 WEST AVE 301	MIAMI BEACH	FL	33139-2371	USA
JAMES SIKES JR JULIETTE CLARK	8935 S HIGHWAY A1A	MELBOURNE BEACH	FL	32951-4012	USA
JAMIE LEE GOFF TRS JAMIE LEE GOFF REVOCABLE TRUST	810 NE 16 CT	FORT LAUDERDALE	FL	33305	USA
JANE E HOCH RYAN E HOCH JTRS	1300 LINCOLN RD C603	MIAMI BEACH	FL	33139-2264	USA
JANET NUNEZ	1666 WEST AVE # 312	MIAMI BEACH	FL	33129	USA
JANIFA ANDOLFATTO	1614 WEST AVE #501	MIAMI BEACH	FL	33139	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEAN CLAUDE GARCIA ZAMOR TRS JEAN CLAUDE GARCIA ZAMOR REVOCABLE TRUST	6039 COLLINS AVE 717	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JENNA CALABRESE WILLIAMS MICHAEL WILLIAMS	1614 WEST AVE 506	MIAMI BEACH	FL	33139	USA
JENNIFER BETRAS	318 W 105 ST APT 2B	NEW YORK	NY	10025-0174	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE 4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JESSE V CHANYING	1620 WEST AVE #505	MIAMI BEACH	FL	33139-2323	USA
JESSICA LORENZO VARTAN AIDA LORENZO	1300 LINCOLN RD D04	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JIMMY J FECHTENBAUM	1300 LINCOLN RD #C1003	MIAMI BEACH	FL	33139-2264	USA
JOACHIM R ANDERSON &W SILVIA T	641 HOWARDS LOOP	ANNAPOLIS	MD	21401	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOEMAR JOAQUIN DOS REIS ROBERT G SCHNEIDER	1614 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOHANNES ROOIJAKKERS	1250 LINCOLN RD #505	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN GINOCCHI	1331 LINCOLN RD #701	MIAMI BEACH	FL	33139	USA
JONATHAN ARTHUR NEW TRS RHODA NEW REVOCABLE TR	1615 WEST AVE 205	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDR ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 DOVE AVE	MIAMI SPRINGS	FL	33166-3206	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE A RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE LUIS PEREZ ANA MARIA PEREZ	1666 WEST AVE # 508	MIAMI BEACH	FL	33139	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA
JOSE MARTIN	1300 LINCOLN RD #A601	MIAMI BEACH	FL	33139-2264	USA

JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE R COLON TRS JOSE R COLON	1620 WEST AVE #604	MIAMI BEACH	FL	33139	USA
JOSEFINA & FRANK LORENZO	1300 LINCOLN RD #B302	MIAMI BEACH	FL	33139-2264	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JTKS PROPERTIES LLC	12 RIPPINGALE RD	PITTSFORD	NY	14534	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN C PAJON OCHOA	1620 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUAN MIGUEL REVELLO	1865 BRICKELL AVE #A704	MIAMI BEACH	FL	33129	USA
JUDES GALLI	1250 LINCOLN RD #202	MIAMI BEACH	FL	33139-2250	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS GATTORNO IGLESIAS TRUST	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIA SALOM LE REM TOMAS SALOM REM SASHA SALOM	3847 TURTLE RUN BLVD 2412	CORAL SPRINGS	FL	33067	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE #201	MIAMI BEACH	FL	33139	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KAMEEL S ABBASI	1250 LINCOLN RD #406	MIAMI BEACH	FL	33139-2254	USA
KAREN REDONDO CEINOS	1250 LINCOLN RD #203	MIAMI BEACH	FL	33139	USA
KATHERINE L SANTANA	8840 SW 204 ST	CUTLER BAY	FL	33189-2602	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LARISA KHALUPSKY	404 BELLOWS LN	FEASTERVILLE	PA	19053	USA
LAUNGRATH PAVINA KELLY LLC	235 LINCOLN RD #311	MIAMI BEACH	FL	33139	USA
LAURENT J VISSICHELLI	1331 LINCOLN RD #704	MIAMI BEACH	FL	33139	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LE PARISIAN INC	PO BOX 398454	MIAMI BEACH	FL	33239-8454	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LEANDRO PADUA MELISSA DELAZZERI	1250 LINCOLN RD #309	MIAMI BEACH	FL	33139	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33140	USA
LINCOLN PLACE 250 LLC	5055 COLLINS AVE #4D	MIAMI BEACH	FL	33140	USA
LINCOLN RD 207 LLC	20 ISLAND AVE #410	MIAMI BEACH	FL	33139	USA
LINCOLN WEST REALTY INC	1300 LINCOLN RD #C-1A	MIAMI BEACH	FL	33139	USA
LORENZO MION &W MARIA ZOA SOTERAS	1331 LINCOLN RD #901	MIAMI BEACH	FL	33139-2240	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33134-6263	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139	USA

LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS A HURTADO	19003 NW 54 CT	CAROL CITY	FL	33055-2345	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVIVNG TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA
LUIS ZAPATA	1331 LINCOLN RD #1401	MIAMI BEACH	FL	33139	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUMINO INVESTMENTS LLC	3336 NW 83 WAY	PEMBROKE PINES	FL	33024	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
LYNDA CARLIER C/O REALTY GROUP OF MIAMI	90 ALTON ROAD # 104	MIAMI BEACH	FL	33139	USA
MADDALENA PASCUCCI	1331 LINCOLN RD #601	MIAMI BEACH	FL	33132	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAJESTY CROWN LLC	13105 IXORA CT 215	MIAMI	FL	33181	USA
MAK MGT LLC	108 WOODCHESTER AVE	CHESTNUT HILL	MA	02467	USA
MALKA ORLOWSKY EST OF	1331 LINCOLN RD APT 1105	MIAMI BEACH	FL	33139-2229	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MAMA FLORIDA LLC	2900 UNIVERSITY DR #42	CORAL SPRINGS	FL	33065	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUEL VIERA &W NOEMI & RAFAEL VIERA	1614 WEST AVE #505	MIAMI BEACH	FL	33139-2345	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA CARMELA PATANE	1620 WEST AVE #403	MIAMI BEACH	FL	33139-2343	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARIA HERNANDEZ	1614 WEST AVE #306	MIAMI BEACH	FL	33139-2344	USA
MARIA TERESA GONZALEZ LE REM ALINA RITA LARIN	1665 BAY RD 420	MIAMI BEACH	FL	33139	USA
MARIANA O LEMUS	1300 LINCOLN RD #401	MIAMI BEACH	FL	33139-2216	USA
MARIANA PENENGO	1614 WEST AVE 406	MIAMI BEACH	FL	33139-2372	USA
MARIANNA MAKRI	1300 LINCOLN RD #C803	MIAMI BEACH	FL	33139-2264	USA
MARIELA FERNANDEZ	1614 WEST AVE #502	MIAMI BEACH	FL	33139-2372	USA
MARILYN GRAN	1614 WEST AVE #205	MIAMI BEACH	FL	33139-2370	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARITZA LUMPRIS ALMA RODENAS RUANO	29 W 138 ST #1F	NEW YORK	NY	10037	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	221 DELMONT ST APT 223	CHATTANOOGA	TN	37405-4427	USA
MARLENE ARZOLA	1250 LINCOLN RD #301	MIAMI BEACH	FL	33139-2252	USA
MARTA MARTINEZ-ALEMAN	1228 WEST AVE 415	MIAMI BEACH	FL	33139-4384	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAJKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW WRIGHT TRS MATTHEW WRIGHT TR	4860 N CLARK ST 4N	CHICAGO	IL	60640	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MAURIZIO CUTARELLI	21 LUDLOW STREET APT 3C	NEW YORK	NY	10002	USA
MAURIZIO DOCA	1331 LINCOLN RD #803	MIAMI BEACH	FL	33139	USA

MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA
MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MIAMI ZEBRA LLC	20 ISLAND AVE #618	MIAMI BEACH	FL	33139	USA
MICHAEL SANTANA	20 B ROLLING RIDGE ROAD	MONTEVALE	NJ	07645	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS & W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MILTON BETANCOURT & EST OF NORMA LOYNAZ	1614 WEST AVE #203	MIAMI BEACH	FL	33139-2370	USA
MIMO1 LLC	1404 BAY ROAD	MIAMI BEACH	FL	33139	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA
MIP RE 2 LLC	1428 BRICKELL AVE 601	MIAMI	FL	33131	USA
MIRTA M CIESLICKI LE REM ANABELA C CIESLICKI	1331 LINCOLN RD #501	MIAMI BEACH	FL	33139	USA
MITCHELL PROPERTY INVESTMENTS LLC C/O JONATHAN E MITCHELL	1605 MAIN ST 905	SARASOTA	FL	34236	USA
MOLLY J PARIS	1008 JOHNSON ST	HOLLYWOOD	FL	33019	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
MURRAY A FELDER	1611 WEST AVE 1	MIAMI BEACH	FL	33139	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NATIONDOM INC	9559 COLLINS AVE STE 703	SURFSIDE	FL	33154	USA
NECLA KONAK	51-20 JUNCTION BLVD	ELMHURST	NY	11373	USA
NEOTRADE LLC	3363 NE 163 ST #502	NORTH MIAMI BEACH	FL	33160	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NEW VENTURES II LLC	44 WALL STREET # 5 FLOOR	NEW YORK	NY	10005	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS & W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NISE F BACALLAO	1614 WEST AVE # 304	MIAMI BEACH	FL	33139-2371	USA
OCTAVIO CARO YEVGENIYA KHAVINSON	1580 WEST AVE # 501	MIAMI BEACH	FL	33139	USA
OLE CABRERA MARICELA RODRIGUEZ	1614 WEST AVE #604	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORJ LLC	899 WEST AVE UNIT 8E	MIAMI BEACH	FL	33139	USA
ORLANDO J PERDOMO	1250 LINCOLN RD #504	MIAMI BEACH	FL	33139-2255	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATMA BAY CORPORATION	9 ISLAND AVE UNIT 1609	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE UNIT 501	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PAUL STEVEN KAHN TRS LEONARD REV TRUST	9 ISLAND AVE APT 2204	MIAMI BEACH	FL	33139	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	6853 WILD LAKE GTER	BRADENTON	FL	34212	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEDRO P TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA

PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PERLES 555 LLC	111 E 80 ST #3C	NEW YORK	NY	10075	USA
PHILIP C MOYA &W TERESA	902 80 ST	N BERGEN	NJ	07047	USA
PIDIEMME CO	10705 NW 33 ST # 100	DORAL	FL	33172	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PREMIUM MIAMI INVESTMENTS LLC	12000 BISCAYNE BLVD 107	NORTH MIAMI	FL	33181	USA
PRISCILLA LOPES	1250 LINCOLN ROAD #304	MIAMI BEACH	FL	33139	USA
PRO NOTEBOOK SERVICES LLC	4775 COLLINS AVE # 3504	MIAMI BEACH	FL	33140	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RANA GRACE BROWN	1300 LINCOLN RD #B1002	MIAMI BEACH	FL	33139	USA
RAQUEL B YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139-2227	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RAQUEL YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	2900 UNIVERSITY DR # 42	CORAL SPRINGS	FL	33065	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICHARD ALITO EMILIA TODOROVA ALITO	221 MOUNTAIN RD	RINGOES	NJ	08551	USA
RICHARD D GIVENS	1300 LINCOLN RD #D1004	MIAMI BEACH	FL	33139-2264	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA
RITA FRANK	1580 WEST AVE APT 306	MIAMI BEACH	FL	33139	USA
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT N TRUAX LE REM RICARDO NAHUEL CASTILLO	1300 LINCOLN RD B502	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERT S WENNETT TRS ROBERT S WENNETT MARIO CADER FRECH TRS	1111 LINCOLN RD STE 760	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO R DIAZ &W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROBERTO RIOLOBOS SANCHEZ MARIA AGUADO	1620 WEST AVE #504	MIAMI BEACH	FL	33139-2324	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
RODOLFO GUERRA & SIMON T PAINE JTRS	1300 LINCOLN RD #F806	MIAMI BEACH	FL	33139-2264	USA
RONALD J BOSWELL LE REM STEPHANE MORIN	1250 LINCOLN ROAD #206	MIAMI BEACH	FL	33139	USA
RONALD T LIBBY TRS LIBBY PEREZ TRUST MIRIAM C PEREZ TRS	7929 WEST DR	NORTH BAY VILLAGE	FL	33141	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
RUNNER LLC	650 WEST AVE #1850	MIAMI BEACH	FL	33139	USA
RYAN DODSON	1614 WEST AVE #302	MIAMI BEACH	FL	33139	USA

SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SAINT PATRICK 1962 INC	7700 NORTH KENDALL DR	MIAMI	FL	33156	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMUIL KOMISARCHIK &W INESSA K	1331 LINCOLN RD UNIT 1202	MIAMI BEACH	FL	33139-2229	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA CASTILLO & (JTRS) ERNESTO RAMON CASTILLO &W JULIA	1300 LINCOLN RD #C903	MIAMI BEACH	FL	33139	USA
SANDRA GARCIA	1300 LINCOLN RD #C503	MIAMI BEACH	FL	33139-2264	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOUR	FL	33154	USA
SERGE DOMINIQUE MICHEL TESSIER NATHALIE HENRIETTE HALIMI	1665 BAY ROAD APT 325	MIAMI BEACH	FL	33139	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SEVERIN SERAFINI	1345 WEST AVE APT 801	MIAMI BEACH	FL	33139-3730	USA
SFR 2012-1 FLORIDA LLC	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	USA
SHABELI INVESTMENTS LLC	3598 W 72 PL	HIALEAH	FL	33018	USA
SIMEON MARGARIS JR JOSE L SESMAN	1614 WEST AVE APT 606	MIAMI BEACH	FL	33139	USA
SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST 206	MIAMI BEACH	FL	33139	USA
SOFRE INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONIA C DEATON SIENA FAYE DEATON	1620 WEST AVE 502N	MIAMI BEACH	FL	33139	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SSDM BAYBREEZE LLC	138 EAST 31 ST C1	NEW YORK	NY	10016	USA
STAVROS TRIPI	15 BROAD ST 2226	NEW YORK	NY	10005	USA
STEFAN STETKIEWICZ	1620 WEST AVE #303	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND IX	1108 KANE CONCOURSE 309	BAY HARBOR ISLANDS	FL	33154	USA
STELLA REAL ESTATE INC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
STEPHANIE BALINT	11461 NW 27 CT	PLANTATION	FL	33323	USA
STEVEN SIERRA	1614 WEST AVE 405	MIAMI BEACH	FL	33139	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SUSAN BRAEUNING & CARMEN VERGARA	1331 LINCOLN RD UNIT 1404	MIAMI BEACH	FL	33139-2241	USA
SUSANNA MARODER	1250 LINCOLN RD #509	MIAMI BEACH	FL	33139-2259	USA
SUZAN REILLY LE REM PETER REILLY REM DAVID M REILY	1614 WEST AVE 602	MIAMI BEACH	FL	33139	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TAMAR EKSTEIN	640 W 237 ST 4B	BRONX	NY	10463	USA
TERESA CRUISE	1620 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2374	USA
TERRALINAJE USA LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS B TEMTE & RANDY A CLARK	1250 LINCOLN RD #502	MIAMI BEACH	FL	33139-2255	USA

THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY KERN	1250 LINCOLN RD #507	MIAMI BEACH	FL	33139-2258	USA
UDO LANDOW	1300 LINCOLN RD UNIT D904	MIAMI BEACH	FL	33139	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 BAY RD #223	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA
VICENTE PEREZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VICTOR S AYERS	1614 WEST AVE 504	MIAMI BEACH	FL	33139	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVENDI CORP	1723 EMERALD RIVER DR	KATY	TX	77494	USA
VIVIANA ALTAMIRANDA	1620 WEST AVE UNIT 404	MIAMI BEACH	FL	33139-2343	USA
VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 WEST AVE #505	MIAMI BEACH	FL	33139-2339	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WAGNER MALTAROLLO	1250 LINCOLN RD #409	MIAMI BEACH	FL	33139-2254	USA
WALTER EDUARDO MARIN	20 ISLAND AVE 418	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WELLINGTON ASSETS LLC	3363 NE 163 ST # 502	NORTH MIAMI BEACH	FL	33160	USA
WELLS FARGO BANK	1634 ALTON RD	MIAMI BEACH	FL	33139	USA
WILFREDO FERNANDEZ JR	1300 LINCOLN RD #C303	MIAMI BEACH	FL	33139-2264	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
ZENAIDA CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

AMEET NAIK
120 HOMEWOOD AVE #PH5
TORONTO ON M4Y 2J3
CANADA

CYRIEL CREMERS
AMBACHTSTRAAT # 10
1251 PZ LAREN
NETHERLANDS

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

PINK PLANET TV LTD
39 KINGSMOUNT PARK ROAD
TORONTO ONTARIO M4L 3L2
CANADA

STEPHANE B VINCENT DESJOURS JTRS
YVES PIERRE MARIE BOUJU JTRS
13 RUE DE THORIGNY
PARIS 75003
FRANCE

STEPHEN P LANCASTER
THE BLACK HORSE BARLOW
VILLAGE BLAYDON
TYNE AND WEAR NE21 6JU
UNITED KINGDOM

STEVEN SALARI
588 ANNETTE ST #503
TORONTO ONTARIO M6S 2C4
CANADA

1111 LINCOLN LLC
C/O CBRE GLOBAL INVESTORS LLC
515 SOUTH FLOWER ST 31 FL
LOS ANGELES, CA 90071

1111 LINCOLN ROAD LLC
1665 ALTON ROAD 111
MIAMI BEACH, FL 33139

1212 LINCOLN LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1300 LINCOLN CORP
C/O FINLEY & BOLOGNA INTL
150 SE 2 AVE #1010
MIAMI, FL 33131

1560 LENOX AVE LLC
1 PENN PLAZA 2615
NEW YORK, NY 10019

1560 LENOX LLC
1000 LINCOLN RD #210
MIAMI BEACH, FL 33139-2500

16 WEST FONTANA ROSE LLC
1127 MERIDIAN AVE STE 8
MIAMI BEACH, FL 33139

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

1601 WEST AVE LLC
63 HOYT STREET
NEW CANAAN, CT 06840

1609 ALTON OWNER LLC
C/O SUTTON EQUITY LLC
150 BROADWAY 2205
NEW YORK, NY 10038

1611 WEST AVE 12 LLC
16600 COLLINS AVE #1141
SUNNY ISLES BEACH, FL 33160

224 W BAY CONDO LLC
3573 SW 72ND WAY
GAINESVILLE, FL 32608

AARON SCHIFMAN
1665 BAY RD # 417
MIAMI BEACH, FL 33139

ABELARDO SOTO &W MERCEDES
7705 ABBOTT AVE APT 401
MIAMI BEACH, FL 33141-5902

ACL PROPERTY GROUP LLC
73 HONOUR AVE NW
ATLANTA, GA 30305

ADA MUNOZ
1620 WEST AVE #406-N
MIAMI BEACH, FL 33139-2377

ADAM FERGUSON
ANGELA D MOOSS
1250 LINCOLN RD # 209
MIAMI BEACH, FL 33139

ADEL MANIS TRS
1331 LINCOLN RD #1003
MIAMI BEACH, FL 33139-2268

ADRIANA P & GUILLERMO TRUJILLO
21789 TOWN PLACE DT
BOCA RATON, FL 33433

AIMET ARILL
JOSH OBERHAUSEN
1250 LINCOLN RD 305
MIAMI BEACH, FL 33139

ALBERT DIAZ
1620 WEST AVE #205
MIAMI BEACH, FL 33139-2374

ALBERT E BLAIR &W
VIKTORIA BLAIR
17840 SW 70 PL
FT LAUDERDALE, FL 33371

ALBERT WALDEN
1666 WEST AVE #311
MIAMI BEACH, FL 33139-2338

ALEIDA IBANEZ
2846 SW 132 PL
MIAMI, FL 33175-7115

ALEJANDRO TUGENDER
2775 BISCAYNE BLVD STE #1
MIAMI, FL 33137

ALEKSANDRA SIMANIC
1614 WEST AVE #202
MIAMI BEACH, FL 33139-2370

ALEXANDRA PALERMO TALUKDAR
1666 WEST AVE #306
MIAMI BEACH, FL 33139-2338

ALFREDO M VERGARA &W BARBRO M
1331 LINCOLN RD UNIT 1201
MIAMI BEACH, FL 33139-2229

ALICIA SAXE
1620 WEST AVE UNIT 204
MIAMI BEACH, FL 33139-2374

ALLAN YEAMAN
1610 LENOX AVE #208
MIAMI BEACH, FL 33139-2468

ALTER SYSTEM MANAGEMENT LLC
901 BRICKELL KEY BLVD #1706
MIAMI, FL 33131

ALTON JAL INC
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

ALTON ROAD INVEST LLC
1668 ALTON RD
MIAMI BEACH, FL 33139-2426

ALTON ROAD OWNER LLC
1691 MICHIGAN AVE 510
MIAMI BEACH, FL 33139

ALVARO M SOLIS
1580 WEST AVE APT 304
MIAMI BEACH, FL 33139-2340

AMERICAN S&L ASSN OF M B
% THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

AMPARO VALBUENA
ANDRES FELIPE VALBUENA
1665 BAY RD UNIT 414
MIAMI BEACH, FL 33139

AMPARO VALBUENA
1665 BAY RD APT 317
MIAMI BEACH, FL 33139-2156

ANA ANDERS TRS &
ERIC M ANDERS TRS
1218 EDGEVALE RD
SILVER SPRING, MD 20910

ANA MARIE CORTEZ-MEZA
1331 LINCOLN RD #1402
MIAMI BEACH, FL 33139-2241

ANDRE A MEDINA JTRS
ANDRES E MEDINA JTRS
OMaida A MEDINA JTRS
1250 LINCOLN ROAD UNIT 204
MIAMI, FL 33130

ANDREUS KAVALOS
1610 LENOX AVE 313
MIAMI BEACH, FL 33139

ANDREW CLARK
1665 ALTON RD UNIT 11
MIAMI BEACH, FL 33139

ANDREW HALLORAN &W MEGAN
804 NW 7 ST RD
MIAMI, FL 33136-3025

ANGEL A SANCHEZ
1575 WEST AVE #1
MIAMI BEACH, FL 33139

ANGEL BLANCO &W LUCIA
1688 WEST AVE #205
MIAMI BEACH, FL 33139-2366

ANGEL E MARTINEZ
1611 WEST AVE #11
MIAMI BEACH, FL 33139-2347

ANNICK D KILLIAN
1331 LINCOLN RD UNIT 1403
MIAMI BEACH, FL 33139-2241

AREIA PRETA CORP
1331 LINCOLN ROAD #1104
MIAMI BEACH, FL 33139

ARETE GALANIS
30-83 30 ST #1L
ASTORIA, NY 11102

ARRP 1600 ALTON LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARSHAD H AMJAD &W SHAHNAZ
7890 SW 57 TER
MIAMI, FL 33143

ASELEF2009 LLC
1331 LINCOLN RD # 505
MIAMI BEACH, FL 33139

AVELINA VARSALONA LE
REM HERNAN VARSALONA
REM SANDRA VARSALONA
1331 LINCOLN RD #703
MIAMI BEACH, FL 33139

AYMERIC RATEL
1331 LINCOLN RD 1305
MIAMI BEACH, FL 33139

BARBARA KRAJEWSKI
34B HARBOUR VLG
BRANFORD, CT 06405-4492

BB PLAZA LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

BEACH BEN LLC
759 NE 191 ST
MIAMI, FL 33179

BENIGNO SERRANO
ELQUIS SERRANO
1300 LINCOLN RD # B 202
MIAMI BEACH, FL 33139

BENIGNO SERRANO &W ELQUIS
1300 LINCOLN RD #A201
MIAMI BEACH, FL 33139-2264

BERTHA R ECHEVERRI EST OF
1620 WEST AVE UNIT 606
MIAMI BEACH, FL 33139-2379

BLANCA G GISPAN PINEIRO TRS
ALEXIS PINEIRO
29 SW FLAGLER AVE
STUART, FL 34994

BOHEMIA BUSTILLO LE
REM GILBERTO A BUSTILLO
1620 WEST AVE 506
MIAMI BEACH, FL 33139

BP 1600 LLC
C/O BOARDWALK PROPERTIES
1211 ALTON RD
MIAMI BEACH, FL 33139

BP 1606 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BRANKO NOVAKOVIC
GORDANA V NOVAKOVIC
2700 BROADWAY 4G
NEW YORK, NY 10025

BRENDA M ROSARIO
1410 71 ST
MIAMI BEACH, FL 33141-3623

BRIAN KIELLER
1665 BAY RD UNIT 314
MIAMI BEACH, FL 33139

BRUNVELLA LLC
7620 BAYSIDE LN
MIAMI BEACH, FL 33141

BRYAN IVAN VELAZQUEZ
1611 WEST AVE #3
MIAMI BEACH, FL 33139-2328

BUSINESS & INVEST S BEACH MIA LLC
2631 NE 165 ST
NORTH MIAMI BEACH, FL 33160

C & A 1560 LLC
7301 SW 57 CT STE 565
S MIAMI, FL 33143

C M F I INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

CALIXTO GUILLERMO GARCIA
22 LANGON HOLLOW RD
BRIDGEWATER, NJ 08807

CARINA M SAVISKI
1666 WEST AVE #305
MIAMI BEACH, FL 33139-2338

CARLOS ARREDONDO
AGOSTINA PECHI
275 GREENWICH ST # 60
NEW YORK, NY 10007

CARLOS CHACIN &W ANA MARIA
8888 COLLINS AVE AVE #115
SURFSIDE, FL 33154-3542

CARLOS F DRIGGS &W CARMEN J
3 MONROE AVE
DUMONT, NJ 07628

CARLOS J SAINZ
1250 LINCOLN RD #508
MIAMI BEACH, FL 33139

CARLOS MESBER
1620 WEST AVE #602
MIAMI BEACH, FL 33139-2323

CAROL A SCOTT
1620 WEST AVE #605N
MIAMI BEACH, FL 33139-2379

CAROLE MICHELLE GARDONCINI
1575 WEST AVE #8
MIAMI BEACH, FL 33139

CASA LIMONERA LLC
4775 COLLINS AVE UNIT 3504
MIAMI BEACH, FL 33140

CASEY ANDREW WOODS
1551 WEST AVE 1
MIAMI BEACH, FL 33139

CECILIA RODRIGUEZ
1611 WEST AVE #9
MIAMI BEACH, FL 33139

CELIA R P MCCALLUM
275 NORTH SHORE DR
MIAMI BEACH, FL 33141

CELINA TORRES
1614 WEST AVE #401
MIAMI BEACH, FL 33139-2344

CHAKU LLC
1665 BAY RD #421
MIAMI BEACH, FL 33139

CHARLES P ANCONA
PO BOX 468
GEORGETOWN, CT 06829

CHARLIE ORTIZ
1666 WEST AVE #209
MIAMI BEACH, FL 33139-2338

CHRISTINA STARR BONACOSSA
RAIMONDO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTINA STARR BONACOSSA
PIETRO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTINE PERRIN
1300 LINCOLN RD A801
MIAMI BEACH, FL 33139

CHRISTOFFER ERIKSSON
MARIA CORINA PEREZ
9937 NW 47 TER
MIAMI, FL 33178

CHRISTOPHER D RENSHAW
1560 LENOX AVE #303
MIAMI BEACH, FL 33139

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

CHRISTOPHER PEREZ
65 OLIVE DR
HIALEAH, FL 33010

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

CLAUDE BOUDRIAS
1300 LINCOLN RD #F706
MIAMI BEACH, FL 33139

CLAUDIO CIGNETTI
1601 WEST AVE #107
MIAMI BEACH, FL 33139

CLIFFORD J ALFANDRE
IVAN PENA (JTRS)
1614 WEST AVE #206
MIAMI BEACH, FL 33139-2371

COCO GROVE HOLDINGS INC
601 BRICKELL KEY DR STE 705
MIAMI, FL 33131-2649

CORY S FIGMAN
SAMUEL MEDINA
360 FURMAN ST APT 324
BROOKLYN, NY 11201

CRISTINA E FANO
1665 BAY RD #514
MIAMI BEACH, FL 33139-2188

CURRENT PROPERTY OWNER
1331 LINCOLN RD #805
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1610 LENOX AVE #515
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1665 BAY RD #218
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1665 BAY RD #518
MIAMI BEACH, FL 33139

CURTIS R BLAKELY
1665 BAY RD #320
MIAMI BEACH, FL 33139-2156

DANIEL S MARTIN EST OF
PO BOX 398711
MIAMI BEACH, FL 33239-8711

DANIELLE GATTORNO
1575 WEST AVE #7
MIAMI BEACH, FL 33139-2387

DANTE CHIABRA &
NOEMI E LA HOZ
1180 NE 100 ST
MIAMI, FL 33138

DARA KITTANI
1560 LENOX AVE #202
MIAMI BEACH, FL 33139

DAVID A DESORBO
1610 LENOX AVE #507
MIAMI BEACH, FL 33139-2475

DAVID A PROBST
1300 LINCOLN TOWERS F406
MIAMI BEACH, FL 33139

DAVID PREBLE
8246 SHADOWOOD BLVD
CORAL SPRINGS, FL 33071

DAVID PREBLE
1331 LINCOLN RD 1405
MIAMI BEACH, FL 33139

DAVID SASSON GLUCKSMAN
9231 SW 92 CT
MIAMI, FL 33176-2076

DAVID SKOKNA
9 PIERREPONT ST
BROOKLYN, NY 11201

DAVID SZEKELY
2 INTERNATIONAL PLACE
BOSTON, MA 02110

DAVID VAILLANT &W TAMARA ZAMORA
1300 LINCOLN RD #A301
MIAMI BEACH, FL 33139-2264

DAVIS MELE
FRANCESCA MELONE
1666 WEST AVE # 506
MIAMI BEACH, FL 33139

DELIA NUNEZ
CARLOS M NUNEZ
1666 WEST AVE #203
MIAMI BEACH, FL 33139

DELMONT REALTY LINCOLN RD LLC
179 CANTERBURY GATE
LYNBROOK, NY 11563

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DIANA RAHAGHI
FRANCK RAHAGHI
3160 WILLOW LN
WESTON, FL 33331

DIEGO A BARBOSA
26 E BONNEYMEAD CIR
SPRING, TX 77381-4458

DILLS & ENOCH FLORIDA ESTATE LLC
1300 LINCOLN RD #D-204
MIAMI BEACH, FL 33139

DOMINGO AZEVEDO
KARLA DE ABREU MARQUES
1666 WEST AVE APT 207
MIAMI BEACH, FL 33139

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

DOUGLAS GODFREY
1665 BAY RD #517
MIAMI BEACH, FL 33139-2113

DUNJA PACIRSKI
1250 LINCOLN RD 210
MIAMI BEACH, FL 33139

E & R JUNIORS INC
5285 SW 64 AVE
MIAMI, FL 33155

EDGAR ENRIQUEZ &W CARMELINA
1580 WEST AVE #307
MIAMI BEACH, FL 33139-2340

EDUARDO ZATYRKO
% KARIM AMIM
1830 JEFFERSON AVE
MIAMI BEACH, FL 33139-2446

EDWIN MAYENS TRS
DALIA MANZANO TRUST
1222 16 STREET
FORT LEE, NJ 07024

ELI J BENARIEH & JOSEPH LEON
1150 AUSTIN GLEN DRIVE
DUNWOODY, GA 30338

ELISSA LITHMAN TRS
ELISSA ALEXANDRA LITHMAN REV TR
1666 WEST AVE 407
MIAMI BEACH, FL 33139

EMIL GEORGE
SHAHIRA FANOUS
9 ISLAND AVE #801
MIAMI BEACH, FL 33139

EMILIO F ROMERO
1250 LINCOLN RD #303
MIAMI BEACH, FL 33139

ENCARNACION C SANCHEZ LE
REM CHRISTOPHER MARTINEZ
1665 BAY RD 324
MIAMI BEACH, FL 33139

EQUITY TRUST COMPANY CUSTDN
MAURICE E FARINAS
MURIEL D FARINAS
2101 SACRAMENTO ST #303
SAN FRANCISCO, CA 94109

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

ERIC M FIESEL TRS
ERIC M FIESEL REV LIVING TRUST
PO BOX 1422
COSTA MESA, CA 92628

ERNESTO CASTILLO &W JULIA A &
SANDRA CASTILLO
4310 SW 112 AVE
MIAMI, FL 33165-4744

ESCAPE VELOCITY LLC
1560 LENOX AVE 205
MIAMI BEACH, FL 33139

ESPARTANO LLC
C/O MANUEL PAUCAR ET AL
5825 SUNSET DR #302
SOUTH MIAMI, FL 33143

ESTA INVESTMENTS LLC
12000 BISCAYNE BLVD STE 107
NORTH MIAMI, FL 33181

ESTELA S ROMERO
1331 LINCOLN RD APT 1303
MIAMI BEACH, FL 33139-2241

EUGENIA LUISA ALBANESI
1666 WEST AVE 510
MIAMI BEACH, FL 33139

EUSEBIO MACIAS &W XIOMARA
13735 SW 107 TER
MIAMI, FL 33186

EVARISTO RODRIGUEZ
1250 LINCOLN RD #408
MIAMI BEACH, FL 33139-2254

EVELYN F CARRERO
1610 LENOX AVE #316
MIAMI BEACH, FL 33139-2479

FABIO PITTON
1250 LINCOLN RD #410
MIAMI BEACH, FL 33139-2255

FAMLPRO INC
442 S TAMIAMI TR
OSPREY, FL 34229

FASSA PROPERTIES LLC
108 6TH DI LIDO TER
MIAMI BEACH, FL 33139

FATIMA HAYROGLA ROJAS DA ROCHA
6428 RALEIGH ST #3301
ORLANDO, FL 32835

FAY TAUBENFELD
1666 WEST AVE APT 304
MIAMI BEACH, FL 33139-2338

FELOS ASSOCIATES LLC
7928 EAST DR APT 1008
NORTH BAY VILLAGE, FL 33141-5683

FIRST MTG EQUITIES INC
1605 BAY RD #401
MIAMI BEACH, FL 33139-2144

FLAVIO VALDARCHI
12025 TOWNSQUARE ST 1317
RESTON, VA 20190

FLORENCIA REYES
2770 SW 24 TER
MIAMI, FL 33145

FOUR HUNDRED EIGHT CORPORATION
LEYTE GULF INVESTMENTS INC
5420 NORTH BAY RD
MIAMI BEACH, FL 33140

FRANCESCO A OMANA
8115 NW 74 AVE
MEDLEY, FL 33166

FRANCISCA O PARADA JTRS
LUIS ENRIQUE PARADA JTRS
MARCOS ANTONIO PARADA JTRS
1331 LINCOLN RD UNIT 603
MIAMI BEACH, FL 33139

FRANCISCO J CUESTA
AV LAS PILAS
PO BOX 025233
MIAMI, FL 33102-5233

FRANCISCO JANE &W ISABEL
1615 WEST AVE UNIT 501
MIAMI BEACH, FL 33139-2348

FRANCO VASARRI &W ANA M TRELLES
1250 LINCOLN RD #407
MIAMI BEACH, FL 33139-2254

FRANCOIS LECHNER
FRANCISCO GOIRE
16666 WEST AVE #505
MIAMI BEACH, FL 33139

FRANK A BLANCO TRS
BLANCO FAMILY REV TR
MARIA S BLANCO TRS
9535 BISCAYNE BLVD
MIAMI, FL 33138

FRANK POLANCO
1300 LINCOLN RD UNIT F1006
MIAMI BEACH, FL 33139-2264

FRANKLIN DANIEL GONZALEZ
ANDREA DE MARTINO GONZALEZ
1665 BAY RD 225
MIAMI BEACH, FL 33139

FREDDY A SANTANA
1300 LINCOLN RD #206
MIAMI BEACH, FL 33139-2223

GARY M O'HALLORAN
CARIDAD O'HALLORAN
339 WILD RICE WAY
WILMINGTON, NC 28412

GAVIN DAVIS
1665 BAY RD #323
MIAMI BEACH, FL 33139

GAYLE CARRIE RABINS
1620 WEST AVE #206
MIAMI BEACH, FL 33139

GEORGE ZEILER
KIM ZEILER
11675 S MONROE ST
OLATHE, KS 66061

GEORGE C MALLINCKRODT
1615 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-2329

GEORGE L ROMAN
1250 LINCOLN RD #201
MIAMI BEACH, FL 33139-2250

GERALDINE S GHERON
1610 LENOX AVE #401
MIAMI BEACH, FL 33139

GIA FINAMORE
1331 LINCOLN RD #1301
MIAMI BEACH, FL 33139-2241

GIA FINAMORE
1331 LINCOLN RD #1304
MIAMI BEACH, FL 33139-2241

GILBERT BOCH
ROLAND FELDER
1610 LENOX AVE 201
MIAMI BEACH, FL 33139

GILBERT LOPEZ
MAGALIS CAPOTE
10735 SW 6 ST 1
MIAMI, FL 33174

GILBERTO ROSAL &W CONCEPCION
10411 SW 41 ST
MIAMI, FL 33165-4923

GIOVANNI PEZZINO
1504 BAY ROAD 2504
MIAMI BEACH, FL 33139

GISELA VANNAY
1643 BRICKELL AVE #2805
MIAMI, FL 33129

GLEN W MCWILLIAMS
1331 LINCOLN RD #705
MIAMI BEACH, FL 33139-2228

GLORIA RODRIGUEZ
1331 LINCOLN RD UNIT 1005
MIAMI BEACH, FL 33139-2268

GREGG G VAN RYZIN &W ADA F
2 WASHINGTON SQUARE VLG #15F
NEW YORK, NY 10012

GREGORY D MELVIN
PAOLO AMBU
1127 MERIDIAN AVE 8
MIAMI BEACH, FL 33139

GULIA LEONE
1601 WEST AVE #108
MIAMI BEACH, FL 33139

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

H JEFFREY CUTLER
1614 WEST AVE #404
MIAMI BEACH, FL 33139-2324

HAYDEE PINEIRO
1665 BAY RD #322
MIAMI BEACH, FL 33139-2156

HELEN GONZALEZ & MICHAEL TILIS
1331 LINCOLN RD #1102
MIAMI BEACH, FL 33139-2229

HENRY M FEIEREISEN TRS
340 E 64 ST #21G
NEW YORK, NY 10065

HENRY MICHTALIK
1614 WEST AVE #305
MIAMI BEACH, FL 33139-2344

HILDA BALLESTEROS
ANDRES SALDARRIAGA
1331 LINCOLN RD #904
MIAMI BEACH, FL 33139-2240

HILDA H AGUERREBERE JTRS
VIVIAN AGUERREBERE JTRS
GILDA MOLINA JTRS
1666 WEST AVE #511
MIAMI BEACH, FL 33139

HIPOLITA GONZALEZ &
SONIA SCALZI
1620 WEST AVE #305
MIAMI BEACH, FL 33139-2343

HOLALIAM LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

HOPE BUILDINGS LLC
705 NE 94 ST
MIAMI SHORES, FL 33138

HORACIO AUGUSTO GENOLET
CATALINA FLAVIA ALVAREZ WATSON
1610 LENOX AVE 306
MIAMI BEACH, FL 33139

HORACIO F GUTIERREZ (SR) &W LAURA
1331 LINCOLN RD UNIT 402
MIAMI BEACH, FL 33139-2227

HUB007 LLC
C/O TORRES AND VADILLO LLP
11402 NW 41 ST 202
DORAL, FL 33178

ILARIA CANNAVACCIUOLO
1601 WEST AVE 204
MIAMI BEACH, FL 33139

INES L NIESLOSS
1666 WEST AVE 309
MIAMI BEACH, FL 33199

IRENE M MIX
1666 WEST AVE UNIT 307
MIAMI BEACH, FL 33139-2338

IRIS BIANCO LLC
3370 MARY ST
MIAMI, FL 33133

IRMA COLLAZO
1580 WEST AVE #404
MIAMI BEACH, FL 33139

IRMA ROLIN
1300 LINCOLN RD A-901
MIAMI BEACH, FL 33139-2264

IRSE NODAL &W EDNA
7260 SW 14 ST
MIAMI, FL 33144-5314

ISIDRO F BALMASEDA
1666 WEST AVE #402
MIAMI BEACH, FL 33139-2399

IVAN ABRAMS
15300 SW 83RD AVE
PALMETTO BAY, FL 33157-2260

IVAN J IRIZARRY QUINTANA EST OF
372 CENTRAL PARK WEST # 2-T
NEW YORK, NY 10025

J L C BROTHERS LLC
12948 SW 143 TER
MIAMI, FL 33186

JACK SNIDER
1666 WEST AVE UNIT 210
MIAMI BEACH, FL 33139-2338

JACOB KAGAN TRS
JACOB KAGAN FAMILY TR
EDITH KAGAN TRS
108 MOSSMAN RD
SUDBURY, MA 01776

JACQUELINE FATOUH
RODRIGO A ZINNI
1331 LINCOLN RD #903
MIAMI BEACH, FL 33139-2240

JAIME BEHMOIRAS JTRS
FANNY BEHMOIRAS JTRS
ALAN BEHMOIRAS JTRS
7501 CENTER BAY DR
NORTH BAY VILLAGE, FL 33139

JAIME MACIAS &W
MARYANN SPADA MACIAS
1614 WEST AVE 301
MIAMI BEACH, FL 33139-2371

JAMES SIKES JR
JULIETTE CLARK
8935 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951-4012

JAMIE LEE GOFF TRS
JAMIE LEE GOFF REVOCABLE TRUST
810 NE 16 CT
FORT LAUDERDALE, FL 33305

JANE E HOCH
RYAN E HOCH JTRS
1300 LINCOLN RD C603
MIAMI BEACH, FL 33139-2264

JANET NUNEZ
1666 WEST AVE # 312
MIAMI BEACH, FL 33129

JANIFA ANDOLFATTO
1614 WEST AVE #501
MIAMI BEACH, FL 33139

JAVIER & JULIAN ARIAS(JTRS)
1610 LENOX AVE 304
MIAMI BEACH, FL 33139

JEAN CLAUDE GARCIA ZAMOR TRS
JEAN CLAUDE GARCIA ZAMOR
REVOCABLE TRUST
6039 COLLINS AVE 717
MIAMI BEACH, FL 33140

JEFFREY LUSKY
607 JERONIMO DR
CORAL GABLES, FL 33146

JENISSE A LOPEZ & MARIA J PEREZ
1665 BAY RD #422
MIAMI BEACH, FL 33139

JENNA CALABRESE WILLIAMS
MICHAEL WILLIAMS
1614 WEST AVE 506
MIAMI BEACH, FL 33139

JENNIFER BETRAS
318 W 105 ST APT 2B
NEW YORK, NY 10025-0174

JENNIFER DONYA LITOWITZ
1551 WEST AVE 4
MIAMI BEACH, FL 33139

JENNIFER FEIL
1610 LENOX AVE #508
MIAMI BEACH, FL 33139-2475

JESSE V CHANYING
1620 WEST AVE #505
MIAMI BEACH, FL 33139-2323

JESSICA LORENZO VARTAN
AIDA LORENZO
1300 LINCOLN RD D04
MIAMI BEACH, FL 33139

JESUS E TORRES
1665 BAY ROAD UNIT #522
MIAMI BEACH, FL 33139-2188

JIMMY J FECHTENBAUM
1300 LINCOLN RD #C1003
MIAMI BEACH, FL 33139-2264

JOACHIM R ANDERSON &W SILVIA T
641 HOWARDS LOOP
ANNAPOLIS, MD 21401

JOAN Z MOHAMMED
1000 VENETIAN WAY #1202
MIAMI BEACH, FL 33139

JOEMAR JOAQUIN DOS REIS
ROBERT G SCHNEIDER
1614 WEST AVE 503
MIAMI BEACH, FL 33139

JOHANNES ROOIJAKKERS
1250 LINCOLN RD #505
MIAMI BEACH, FL 33139

JOHANSON PROPERTIES IX LLC
1446 LENOX AVE 2
MIAMI BEACH, FL 33139

JOHN GINOCCHI
1331 LINCOLN RD #701
MIAMI BEACH, FL 33139

JONATHAN ARTHUR NEW TRS
RHODA NEW REVOCABLE TR
1615 WEST AVE 205
MIAMI BEACH, FL 33139

JORAIN NONA PATRONIE
SONDRA ALEXA TORRES
BRENDA LYNN DIPILATO
1650 SE MINORCA AVE
PORT SAINT LUCIE, FL 34952

JORDAN GIMELSTEIN
1615 WEST AVE #203
MIAMI BEACH, FL 33139

JORGE D CASTELLANOS &W MARIA
1666 WEST AVE #302
MIAMI BEACH, FL 33139-2338

JORGE L CALIL
1015 DOVE AVE
MIAMI SPRINGS, FL 33166-3206

JORGE LEISECA
1610 LENOX AVE #504
MIAMI BEACH, FL 33139-2475

JORGE SALCEDO
MARIA DEL PILAR COMPTE DE YCAZA
1666 WEST AVE 503
MIAMI BEACH, FL 33139

JOSE A RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

JOSE ANTONIO RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

JOSE CAMPA LE
REM CARLOS MANUEL NUNEZ
REM MARIA I NUNEZ
1666 WEST AVE #204
MIAMI BEACH, FL 33139

JOSE E CERNADAS &W NANCY
1665 BAY RD APT 321
MIAMI BEACH, FL 33139-2156

JOSE LUIS PEREZ
ANA MARIA PEREZ
1666 WEST AVE # 508
MIAMI BEACH, FL 33139

JOSE M FERNANDEZ
1666 WEST AVE #310
MIAMI BEACH, FL 33139-2338

JOSE M ROIG
MIKE S ROIG
3923 NE 171 ST
MIAMI, FL 33160

JOSE MARTIN
1300 LINCOLN RD #A601
MIAMI BEACH, FL 33139-2264

JOSE OMAR VIZCAINO
1665 BAY RD UNIT 222
MIAMI BEACH, FL 33139

JOSE R COLON TRS
JOSE R COLON
1620 WEST AVE #604
MIAMI BEACH, FL 33139

JOSEFINA & FRANK LORENZO
1300 LINCOLN RD #B302
MIAMI BEACH, FL 33139-2264

JOSEPH FRANTIN
5100 SW 72ND AVE
MIAMI, FL 33155

JTKS PROPERTIES LLC
12 RIPPINGALE RD
PITTSFORD, NY 14534

JUAN C AMUNDARAY
1580 WEST AVE #401
MIAMI BEACH, FL 33139-2332

JUAN C PAJON OCHOA
1620 WEST AVE #203
MIAMI BEACH, FL 33139

JUAN F HERNANDEZ LE
REM DEBORAH HERNANDEZ
REM EDUARDO HERNANDEZ
1666 WEST AVE 208
MIAMI BEACH, FL 33139

JUAN LUIS GEARA
1610 LENOX AVE # 312
MIAMI BEACH, FL 33139

JUAN M FERNANDEZ
1666 WEST AVE #308
MIAMI BEACH, FL 33139-2338

JUAN MARCELO FRIAS JTRS
ANDREW ROSS COHAN JTRS
PO BOX 402767
MIAMI BEACH, FL 33140

JUAN MIGUEL REVELLO
1865 BRICKELL AVE #A704
MIAMI BEACH, FL 33129

JUDES GALLI
1250 LINCOLN RD #202
MIAMI BEACH, FL 33139-2250

JUDITH DEUTSCH
1610 LENOX AVE #314
MIAMI BEACH, FL 33139-2479

JULIA GATTORNO TRS
GATTORNO IGLESIAS TRUST
1575 WEST AVE #4
MIAMI BEACH, FL 33139

JULIA SALOM LE
REM TOMAS SALOM
REM SASHA SALOM
3847 TURTLE RUN BLVD 2412
CORAL SPRINGS, FL 33067

JULIAN A HADDAD
AGNES L HADDAD
1610 LENOX AVE APT 303
MIAMI BEACH, FL 33139-2472

JUPITER VENUS GROUP LLC
1840 JEFFERSON AVE #201
MIAMI BEACH, FL 33139

JUSTO VARELA &W FRANCISCA
1666 WEST AVE UNIT 201
MIAMI BEACH, FL 33139-2338

KAMEEL S ABBASI
1250 LINCOLN RD #406
MIAMI BEACH, FL 33139-2254

KAREN REDONDO CEINOS
1250 LINCOLN RD #203
MIAMI BEACH, FL 33139

KATHERINE L SANTANA
8840 SW 204 ST
CUTLER BAY, FL 33189-2602

KENETH MALCOLM
FIONA HENDERSON
1611 WEST AVE #4
MIAMI BEACH, FL 33139

KIMBERLY VAN HORN
2151 SW 112TH AVE
DAVIE, FL 33325-4809

L & A ALTON CORP
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

LARISA KHALUPSKY
404 BELLOWS LN
FEASTERVILLE, PA 19053

LAUNGRATH PAVINA KELLY LLC
235 LINCOLN RD #311
MIAMI BEACH, FL 33139

LAURENT J VISSICHELLI
1331 LINCOLN RD #704
MIAMI BEACH, FL 33139

LAZARO ARMANDO SUAREZ
1615 WEST AVE 404
MIAMI BEACH, FL 33139

LE PARISIAN INC
PO BOX 398454
MIAMI BEACH, FL 33239-8454

LEAH M DEVON
1610 LENOX AVE #202
MIAMI BEACH, FL 33139-2432

LEANDRO PADUA
MELISSA DELAZZERI
1250 LINCOLN RD #309
MIAMI BEACH, FL 33139

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LENOX 102 LLC
930 JEFFERSON ST
HOLLYWOOD, FL 33019

LEO KINGSTON
1575 WEST AVE #9
MIAMI BEACH, FL 33139

LEO KINGSTON
1610 LENOX AVE APT 311
MIAMI BEACH, FL 33139

LEO KINGSTON JR
PO BOX 12920
OKLAHOMA CITY, OK 73157

LILIANA ROJAS
1610 LENOX AVE #403
MIAMI BEACH, FL 33139-2433

LIMON AND MIGLIORE LLC
4775 COLLINS AVE 3504
MIAMI BEACH, FL 33140

LINCOLN PLACE 250 LLC
5055 COLLINS AVE #4D
MIAMI BEACH, FL 33140

LINCOLN RD 207 LLC
20 ISLAND AVE #410
MIAMI BEACH, FL 33139

LINCOLN WEST REALTY INC
1300 LINCOLN RD #C-1A
MIAMI BEACH, FL 33139

LORENZO MION &W MARIA ZOA SOTERAS
1331 LINCOLN RD #901
MIAMI BEACH, FL 33139-2240

LOURDES VALDES
1235 MARIOLA CT
CORAL GABLES, FL 33134-6263

LUCA TOSOLINI
1611 WEST AVE #16
MIAMI BEACH, FL 33139

LUCIA MODICA
ROSARIA ANGELICA
JOSEFINA ANGELICA
7512 HISPANOLA AVE
NORTH BAY VILLAGE, FL 33141

LUIS A HURTADO
19003 NW 54 CT
CAROL CITY, FL 33055-2345

LUIS E SERRANO TRS
LUIS E SERRANO AND ANA M SERRANO
REVOCABLE LIVVING TRUST
1646 S POINT VIEW ST
LOS ANGELES, CA 90035

LUIS ZAPATA
1331 LINCOLN RD #1401
MIAMI BEACH, FL 33139

LUISA ALE LLC
1172 S DIXIE HWY #275
CORAL GABLES, FL 33146

LUMINO INVESTMENTS LLC
3336 NW 83 WAY
PEMBROKE PINES, FL 33024

LUZ NELLY NOGUEROLES TRS
THE NOGUEROLES FAMILY TRUST
PO BOX 863656
RIDGEWOOD, NY 11386

LYNDA CARLIER
C/O REALTY GROUP OF MIAMI
90 ALTON ROAD # 104
MIAMI BEACH, FL 33139

MADDALENA PASCUCCI
1331 LINCOLN RD #601
MIAMI BEACH, FL 33132

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

MAJESTY CROWN LLC
13105 IXORA CT 215
MIAMI, FL 33181

MAK MGT LLC
108 WOODCHESTER AVE
CHESTNUT HILL, MA 02467

MALKA ORLOWSKY EST OF
1331 LINCOLN RD APT 1105
MIAMI BEACH, FL 33139-2229

MALO REAL ESTATE INC
C/O YH&S ACCOUNTING & FINANCIAL
2875 NE 191 ST #302
AVENTURA, FL 33180

MAMA FLORIDA LLC
2900 UNIVERSITY DR #42
CORAL SPRINGS, FL 33065

MANNY ROMEO TRS
MONTAGUE LIVING TRUST
ALESANDRO ROMERO TRS
333 W 55 ST 1C
NEW YORK, NY 10019

MANUEL ARTIME
16 W 16 ST #9-LS
NEW YORK, NY 10011

MANUEL VIERA &W NOEMI &
RAFAEL VIERA
1614 WEST AVE #505
MIAMI BEACH, FL 33139-2345

MARHTA M BLANCO &
FRANK A BLANCO(JTRS)
1665 BAY RD #220
MIAMI BEACH, FL 33139

MARIA B ORTIZ
1665 BAY RD #315
MIAMI BEACH, FL 33139-2156

MARIA C NERI
1611 WEST AVE #10
MIAMI BEACH, FL 33139-2347

MARIA CARMELA PATANE
1620 WEST AVE #403
MIAMI BEACH, FL 33139-2343

MARIA DEL CARMEN ROBERTO
1580 WEST AVE #305
MIAMI BEACH, FL 33139-2340

MARIA HERNANDEZ
1614 WEST AVE #306
MIAMI BEACH, FL 33139-2344

MARIA TERESA GONZALEZ LE
REM ALINA RITA LARIN
1665 BAY RD 420
MIAMI BEACH, FL 33139

MARIANA O LEMUS
1300 LINCOLN RD #401
MIAMI BEACH, FL 33139-2216

MARIANA PENENGO
1614 WEST AVE 406
MIAMI BEACH, FL 33139-2372

MARIANNA MAKRI
1300 LINCOLN RD #C803
MIAMI BEACH, FL 33139-2264

MARIELA FERNANDEZ
1614 WEST AVE #502
MIAMI BEACH, FL 33139-2372

MARILYN GRAN
1614 WEST AVE #205
MIAMI BEACH, FL 33139-2370

MARIO CADER FRECH TRS
1665 ALTON RD #1111
MIAMI BEACH, FL 33139

MARITZA LUMPRIS
ALMA RODENAS RUANO
29 W 138 ST #1F
NEW YORK, NY 10037

MARK A HOCH
1666 WEST AVE #409
MIAMI BEACH, FL 33139

MARK LACERDA
1615 WEST AVE #504
MIAMI BEACH, FL 33139

MARK MCNAIR
1601 WEST AVE #209
MIAMI BEACH, FL 33139-2473

MARK STOUTENBERG
221 DELMONT ST APT 223
CHATTANOOGA, TN 37405-4427

MARLENE ARZOLA
1250 LINCOLN RD #301
MIAMI BEACH, FL 33139-2252

MARTA MARTINEZ-ALEMAN
1228 WEST AVE 415
MIAMI BEACH, FL 33139-4384

MARTHA LOFFELL
1580 WEST AVE APT #503
MIAMI BEACH, FL 33139-2341

MARTINA HAJKOVA &
DAVID FORMANEK
1601 WEST AVE #203
MIAMI BEACH, FL 33139-2473

MASSIMILIANO VOTO
BRUMAVELO LLC
12 WILLIAMS TER
CLIFFSIDE PARK, NJ 07010-2911

MATTHEW WRIGHT TRS
MATTHEW WRIGHT TR
4860 N CLARK ST 4N
CHICAGO, IL 60640

MAURIZIO ACQUAVELLA PESANTES
1610 LENOX AVE #204
MIAMI BEACH, FL 33139

MAURIZIO CUTARELLI
21 LUDLOW STREET APT 3C
NEW YORK, NY 10002

MAURIZIO DOCA
1331 LINCOLN RD #803
MIAMI BEACH, FL 33139

MCDONALD'S CORPORATION
% E C MANAGEMENT CORP
PO BOX 432720
SO MIAMI, FL 33243-2720

MELISSA SIGLER
1610 LENOX AVE 510
MIAMI BEACH, FL 33139

MERCEDES BINNINGER
1665 BAY RD #524
MIAMI BEACH, FL 33139-2188

MIAMI BROTHERS INVESTMENTS INC
1575 WEST AVE 6
MIAMI BEACH, FL 33139

MIAMI ZEBRA LLC
20 ISLAND AVE #618
MIAMI BEACH, FL 33139

MICHAEL SANTANA
20 B ROLLING RIDGE ROAD
MONTEVALE, NJ 07645

MICHELLE D HERNANDEZ
1575 WEST AVE #2
MIAMI BEACH, FL 33139-2335

MICHELLE T O NEILL
1610 LENOX AVE #516
MIAMI BEACH, FL 33139-2476

MIGUEL R CARDENAS &W ELIZABETH R
1610 LENOX AVE UNIT 511
MIAMI BEACH, FL 33139-2476

MILTON BETANCOURT &
EST OF NORMA LOYNAZ
1614 WEST AVE #203
MIAMI BEACH, FL 33139-2370

MIMO1 LLC
1404 BAY ROAD
MIAMI BEACH, FL 33139

MIO DANILOVIC
1311 15 TER 1
MIAMI BEACH, FL 33139

MIP RE 2 LLC
1428 BRICKELL AVE 601
MIAMI, FL 33131

MIRTA M CIESLICKI LE
REM ANABELA C CIESLICKI
1331 LINCOLN RD #501
MIAMI BEACH, FL 33139

MITCHELL PROPERTY INVESTMENTS LLC
C/O JONATHAN E MITCHELL
1605 MAIN ST 905
SARASOTA, FL 34236

MOLLY J PARIS
1008 JOHNSON ST
HOLLYWOOD, FL 33019

MOUSSAULT LLC
9513 HARDING AVE
SURFSIDE, FL 33154

MURRAY A FELDER
1611 WEST AVE 1
MIAMI BEACH, FL 33139

NABOLEX LLC
5600 COLLINS AVE #11M
MIAMI BEACH, FL 33140

NATIONDOM INC
9559 COLLINS AVE STE 703
SURFSIDE, FL 33154

NECLA KONAK
51-20 JUNCTION BLVD
ELMHURST, NY 11373

NEOTRADE LLC
3363 NE 163 ST #502
NORTH MIAMI BEACH, FL 33160

NEW HOUSE FLORIDA INC
1521 ALTON ROAD APT #732
MIAMI BEACH, FL 33139

NEW VENTURES II LLC
44 WALL STREET # 5 FLOOR
NEW YORK, NY 10005

NICOLAS LAGOMARSINO
DANIEL COBAUGH
1530 E STREET SE
WASHINGTON, DC 20003

NICOLAS PITSILOS &W
ELAINE PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

NIKOLAS G PITSILOS
ELENI PITSILOS
13 BLACK WALNUT TRAIL
PALOS PARK, IL 60464

NISE F BACALLAO
1614 WEST AVE # 304
MIAMI BEACH, FL 33139-2371

OCTAVIO CARO
YEVGENIYA KHAVINSON
1580 WEST AVE # 501
MIAMI BEACH, FL 33139

OLE CABRERA
MARICELA RODRIGUEZ
1614 WEST AVE #604
MIAMI BEACH, FL 33139

OLIVER STEINHAUS
1601 WEST AVE #210
MIAMI BEACH, FL 33139-2473

OMG INVESTMENTS LC
1666 WEST AVE #303
MIAMI BEACH, FL 33139-2338

ORJ LLC
899 WEST AVE UNIT 8E
MIAMI BEACH, FL 33139

ORLANDO J PERDOMO
1250 LINCOLN RD #504
MIAMI BEACH, FL 33139-2255

ORLANDO MARRERO
1840 JAMES AVE #26
MIAMI BEACH, FL 33139-7472

PABLO GIL
1666 WEST AVE #401
MIAMI BEACH, FL 33139

PALM AVENUE HIALEAH LLC
1900 SUNSET HARBOUR DR 2 FLR
MIAMI BEACH, FL 33139

PATMA BAY CORPORATION
9 ISLAND AVE UNIT 1609
MIAMI BEACH, FL 33139

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JTRS
JENNIFER FEIL JTRS
1610 LENOX AVE UNIT 501
MIAMI BEACH, FL 33139

PATRICIA HIDALGO
1575 WEST AVE #5
MIAMI BEACH, FL 33139-2335

PAUL STEVEN KAHN TRS
LEONARD REV TRUST
9 ISLAND AVE APT 2204
MIAMI BEACH, FL 33139

PEDRO A CHALCO TRS
CHALCO LIVING TRUST
PATRICIA SERRANO CHALCO TRS
6853 WILD LAKE GTER
BRADENTON, FL 34212

PEDRO ARANCIBIA &
TERESA FIGUEROA
1666 WEST AVE #507
MIAMI BEACH, FL 33139-2399

PEDRO P TRELLES
1250 LINCOLN RD #407
MIAMI BEACH, FL 33139-2254

PER FLORIDA DEVELOPMENT LLC
8620 NE 2 AVE
EL PORTAL, FL 33138

PERLES 555 LLC
111 E 80 ST #3C
NEW YORK, NY 10075

PHILIP C MOYA &W TERESA
902 80 ST
N BERGEN, NJ 07047

PIDIEMME CO
10705 NW 33 ST # 100
DORAL, FL 33172

PIETRO BONACOSSA
1610 LENOX AVE UNIT 211
MIAMI BEACH, FL 33139

PREMIUM MIAMI INVESTMENTS LLC
12000 BISCAYNE BLVD 107
NORTH MIAMI, FL 33181

PRISCILLA LOPES
1250 LINCOLN ROAD #304
MIAMI BEACH, FL 33139

PRO NOTEBOOK SERVICES LLC
4775 COLLINS AVE # 3504
MIAMI BEACH, FL 33140

RAFAIL NEYTMAN &W LUDMILA
1666 WEST AVE UNIT 406
MIAMI BEACH, FL 33139-2399

RANA GRACE BROWN
1300 LINCOLN RD #B1002
MIAMI BEACH, FL 33139

RAQUEL B YUCHIMCZUK
1331 LINCOLN RD #403
MIAMI BEACH, FL 33139-2227

RAQUEL GAMBACH &
ROBERTO & DAVID GAMBACH TRS
1200 STILLWATER DR
MIAMI BEACH, FL 33141-1028

RAQUEL YUCHIMCZUK
1331 LINCOLN RD #403
MIAMI BEACH, FL 33139

REBMAN OF FLA INC
% MANUEL PERELOS
PO BOX 527948
MIAMI, FL 33152-7948

REFC REAL ESTATE CORP
2900 UNIVERSITY DR # 42
CORAL SPRINGS, FL 33065

REFC REAL ESTATE CORP
1331 LINCOLN RD #601
MIAMI BEACH, FL 33139

REINALDO FRAYLE
1666 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-2338

RICARDO ALVAREZ
1665 BAY RD APT 515
MIAMI BEACH, FL 33139

RICHARD ALITO
EMILIA TODOROVA ALITO
221 MOUNTAIN RD
RINGOES, NJ 08551

RICHARD D GIVENS
1300 LINCOLN RD #D1004
MIAMI BEACH, FL 33139-2264

RICHARD T MCCORMICK
1580 WEST AVE #402
MIAMI BEACH, FL 33139-2332

RITA FRANK
1580 WEST AVE APT 306
MIAMI BEACH, FL 33139

ROBERT BROWN
WENDY MERCER
CHARLES DAVID MERCER
1665 ALTON RD 1
MIAMI BEACH, FL 33139

ROBERT ELLINS
1615 WEST AVE UNIT 303
MIAMI BEACH, FL 33139

ROBERT G MOURRY
1610 LENOX AVE 506
MIAMI BEACH, FL 33139

ROBERT LAUDER
1601 WEST AVE #105
MIAMI BEACH, FL 33139-2327

ROBERT N TRUAX LE
REM RICARDO NAHUEL CASTILLO
1300 LINCOLN RD B502
MIAMI BEACH, FL 33139

ROBERT P QUINN
MICHAEL J RILEY
1450 LINCOLN RD #905
MIAMI BEACH, FL 33139

ROBERT S WENNETT TRS
ROBERT S WENNETT
MARIO CADER FRECH TRS
1111 LINCOLN RD STE 760
MIAMI BEACH, FL 33139

ROBERTO PARIENTE LE
REM ALEXANDER PARIENTE
REM JEAN MARCH PARIENTE WALLENTIN
1560 LENOX AVE 302
MIAMI BEACH, FL 33139

ROBERTO R AGOSTA &W AMERICA &
ANGELICA M AGOSTA
1665 BAY RD #219
MIAMI BEACH, FL 33139-2156

ROBERTO R DIAZ &W OFELIA
1580 WEST AVE UNIT 204
MIAMI BEACH, FL 33139-2331

ROBERTO RIOLOBOS SANCHEZ
MARIA AGUADO
1620 WEST AVE #504
MIAMI BEACH, FL 33139-2324

ROBERTO TOMELIN KNIBEL
TEREZINHA RIBEIRO DOURADO
JOYCE DE ALMEIDA RUIZ
6039 COLLINS AVE 1402
MIAMI BEACH, FL 33140

RODOLFO GUERRA &
SIMON T PAINE JTRS
1300 LINCOLN RD #F806
MIAMI BEACH, FL 33139-2264

RONALD J BOSWELL LE
REM STEPHANE MORIN
1250 LINCOLN ROAD #206
MIAMI BEACH, FL 33139

RONALD T LIBBY TRS
LIBBY PEREZ TRUST
MIRIAM C PEREZ TRS
7929 WEST DR
NORTH BAY VILLAGE, FL 33141

ROSA SOBRIN
CARIDAD VALDES MIRANDA
1615 WEST AVE UNIT 403
MIAMI BEACH, FL 33139

ROSALIA PEREZ-TRUJILLO
10934 SW 139TH CT
MIAMI, FL 33186-3247

ROSALINDA BORRELL
1615 WEST AVE UNIT 401
MIAMI BEACH, FL 33139

ROSANE FATIMA KASENG
1665 BAY RD APT 523
MIAMI BEACH, FL 33139

ROSSELLA ANSALDI JTRS
DINA SCATIGNO JTRS
1000 VENETIAN WAY #401
MIAMI BEACH, FL 33139

RUGGERO MENEGHETTI
1601 WEST AVE #213
MIAMI BEACH, FL 33139-2473

RUNNER LLC
650 WEST AVE #1850
MIAMI BEACH, FL 33139

RYAN DODSON
1614 WEST AVE #302
MIAMI BEACH, FL 33139

SABINO RODRIGUEZ &W HERMELINDA
1665 BAY RD UNIT 316
MIAMI BEACH, FL 33139-2156

SAINT PATRICK 1962 INC
7700 NORTH KENDALL DR
MIAMI, FL 33156

SALO & ELLEN KOZOLCHYK
1666 WEST AVE #411
MIAMI BEACH, FL 33139-2399

SAMUIL KOMISARCHIK &W INESSA K
1331 LINCOLN RD UNIT 1202
MIAMI BEACH, FL 33139-2229

SANBER CITY LLC
1610 LENOX AVE #203
MIAMI BEACH, FL 33139

SANBER CITY LLC
1610 LENOX AVE #408
MIAMI BEACH, FL 33139

SANBER CITY LLC
19707 TURNBERRY WAY #6-L
MIAMI, FL 33180

SANDRA A MARROQUIN
1610 LENOX AVE 411
MIAMI BEACH, FL 33139

SANDRA CASTILLO & (JTRS)
ERNESTO RAMON CASTILLO &W JULIA
1300 LINCOLN RD #C903
MIAMI BEACH, FL 33139

SANDRA GARCIA
1300 LINCOLN RD #C503
MIAMI BEACH, FL 33139-2264

SANDRA OVIEDO
1615 WEST AVE #304
MIAMI BEACH, FL 33139-2329

SANFORD SLOANE
1665 BAY RD #216
MIAMI BEACH, FL 33139-2156

SARA J DE FRIDZON
JACOBO FRIDZON JACUBOWISZ ETAL
1666 WEST AVE #404
MIAMI BEACH, FL 33139-2399

SARA SHAMES
177 BAL CROSS DR
BAL HARBOUR, FL 33154

SERGE DOMINIQUE MICHEL TESSIER
NATHALIE HENRIETTE HALIMI
1665 BAY ROAD APT 325
MIAMI BEACH, FL 33139

SERGIO LEYMARIE MENDEZ
261 NAVARRE AVE #305
CORAL GABLES, FL 33134

SEVERIN SERAFINI
1345 WEST AVE APT 801
MIAMI BEACH, FL 33139-3730

SFR 2012-1 FLORIDA LLC
1775 HANCOCK ST #200
SAN DIEGO, CA 92110

SHABELI INVESTMENTS LLC
3598 W 72 PL
HIALEAH, FL 33018

SIMEON MARGARIS JR
JOSE L SESMAN
1614 WEST AVE APT 606
MIAMI BEACH, FL 33139

SIMON JAGSZ
1601 WEST AVE #111
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 ST 206
MIAMI BEACH, FL 33139

SOFRE INVESTMENTS LLC
12000 BISCAYNE BLVD STE 107
NORTH MIAMI, FL 33181

SOL 1 LLC
2080 SOUTH OCEAN DR #1711
HALLANDALE, FL 33009

SONIA C DEATON
SIENA FAYE DEATON
1620 WEST AVE 502N
MIAMI BEACH, FL 33139

SONJA BOGENSPERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

SOUTHERN BELL TEL & TEL CO
TAX ADM OFFICE
PO BOX 7207
BEDMINSTER, NJ 07921

SSDM BAYBREEZE LLC
138 EAST 31 ST C1
NEW YORK, NY 10016

STAVROS TRIPI
15 BROAD ST 2226
NEW YORK, NY 10005

STEFAN STETKIEWICZ
1620 WEST AVE #303
MIAMI BEACH, FL 33139

STEINMAUER FUND IX
1108 KANE CONCOURSE 309
BAY HARBOR ISLANDS, FL 33154

STELLA REAL ESTATE INC
8740 NE 2 AVE
EL PORTAL, FL 33138

STEPHANIE BALINT
11461 NW 27 CT
PLANTATION, FL 33323

STEVEN SIERRA
1614 WEST AVE 405
MIAMI BEACH, FL 33139

STW REAL ESTATE LLC
1560 LENOX AVE # 304
MIAMI BEACH, FL 33139

SUNTRUST BNK
200 S ORANGE AVE
ORLANDO, FL 32801

SUSAN BRAEUNING & CARMEN VERGARA
1331 LINCOLN RD UNIT 1404
MIAMI BEACH, FL 33139-2241

SUSANNA MARODER
1250 LINCOLN RD #509
MIAMI BEACH, FL 33139-2259

SUZAN REILLY LE
REM PETER REILLY
REM DAVID M REILY
1614 WEST AVE 602
MIAMI BEACH, FL 33139

SYLVAIN CREUZEVAULT &
JACQUES CREUZEVAULT JTRS
1665 BAY RD #318
MIAMI BEACH, FL 33139-2156

TAMAR EKSTEIN
640 W 237 ST 4B
BRONX, NY 10463

TERESA CRUISE
1620 WEST AVE UNIT 201
MIAMI BEACH, FL 33139-2374

TERRALINAJE USA LLC
465 OCEAN DR #722
MIAMI BEACH, FL 33139

THE STERLING BUILDING INC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139-2606

THOMAS B TEMTE & RANDY A CLARK
1250 LINCOLN RD #502
MIAMI BEACH, FL 33139-2255

THOMAS H PALOMBO JTRS &
BRANKO BUCAR JTRS
3034 KINGSTON CIR
SILVER LAKE, OH 44224

TIMOTHY KERN
1250 LINCOLN RD #507
MIAMI BEACH, FL 33139-2258

UDO LANDOW
1300 LINCOLN RD UNIT D904
MIAMI BEACH, FL 33139

URRACAS HOLDINGS LLC
6422 COLLINS AVE # 1610
MIAMI BEACH, FL 33144

VALERIA QUAGLIATA
FRANCO SPILABOTTE
1665 BAY RD #223
MIAMI BEACH, FL 33139

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

VCP LINCOLN ROAD LLC
C/O VORNADO REALTY TRUST
888 SEVENTH AVE
NEW YORK, NY 10106

VERONICA VERGARA
10190 SW 137 CT
MIAMI, FL 33186-6828

VICENTE PEREZ
1615 WEST AVE UNIT 505
MIAMI BEACH, FL 33139-2348

VICTOR ORTIZ-VELEZ
1615 WEST AVE #301
MIAMI BEACH, FL 33139-2329

VICTOR S AYERS
1614 WEST AVE 504
MIAMI BEACH, FL 33139

VINCENZO GRAMUGLIA
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139-2346

VINCENZO GRAMUGLIA JTRS
ROSARIO BORDALLO JTRS
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139

VIVENDI CORP
1723 EMERALD RIVER DR
KATY, TX 77494

VIVIANA ALTAMIRANDA
1620 WEST AVE UNIT 404
MIAMI BEACH, FL 33139-2343

VIVIANA MABEL FERNANDEZ LE
REM JOEY SUAREZ
1580 WEST AVE #505
MIAMI BEACH, FL 33139-2339

VLAD PROPERTIES L C
C/O GALINA GOROKHOVSKY
16850 COLLINS AVE 112550
SUNNY ISLES BEACH, FL 33160

WAGNER MALTAROLLO
1250 LINCOLN RD #409
MIAMI BEACH, FL 33139-2254

WALTER EDUARDO MARIN
20 ISLAND AVE 418
MIAMI BEACH, FL 33139

WATERCUP INVESTMENTS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

WELLINGTON ASSETS LLC
3363 NE 163 ST # 502
NORTH MIAMI BEACH, FL 33160

WELLS FARGO BANK
1634 ALTON RD
MIAMI BEACH, FL 33139

WILFREDO FERNANDEZ JR
1300 LINCOLN RD #C303
MIAMI BEACH, FL 33139-2264

WILLIAM ROMAGUERA
1615 WEST AVE #204
MIAMI BEACH, FL 33139

WILLIAM STITES
SARA STITES
1561 WEST AVE
MIAMI BEACH, FL 33139

ZENaida CASAS JTRS
MARTA R CUTARELO JTRS
JOSE MANUEL ESQUIJAROSA JTRS
1665 BAY RD #424
MIAMI BEACH, FL 33139

ZUDY OFFICE LLC
303 E DILIDO DR
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PH5	TORONTO ON M4Y 2J3			CANADA
CYRIEL CREMERS	AMBACHTSTRAAT # 10	1251 PZ LAREN			NETHERLANDS
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEPHANE B VINCENT DESJOURS JTRS YVES PIERRE MARIE BOUJU JTRS	13 RUE DE THORIGNY	PARIS 75003			FRANCE
STEPHEN P LANCASTER THE BLACK HORSE BARLOW	VILLAGE BLAYDON	TYNE AND WEAR NE21 6JU			UNITED KINGDOM
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1111 LINCOLN LLC C/O CBRE GLOBAL INVESTORS LLC	515 SOUTH FLOWER ST 31 FL	LOS ANGELES	CA	90071	USA
1111 LINCOLN ROAD LLC	1665 ALTON ROAD 111	MIAMI BEACH	FL	33139	USA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1300 LINCOLN CORP C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
16 WEST FONTANA ROSE LLC	1127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
AARON SCHIFMAN	1665 BAY RD # 417	MIAMI BEACH	FL	33139	USA
ABELARDO SOTO &W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ACL PROPERTY GROUP LLC	73 HONOUR AVE NW	ATLANTA	GA	30305	USA
ADA MUNOZ	1620 WEST AVE #406-N	MIAMI BEACH	FL	33139-2377	USA
ADAM FERGUSON ANGELA D MOOSS	1250 LINCOLN RD # 209	MIAMI BEACH	FL	33139	USA
ADEL MANIS TRS	1331 LINCOLN RD #1003	MIAMI BEACH	FL	33139-2268	USA
ADRIANA P & GUILLERMO TRUJILLO	21789 TOWN PLACE DT	BOCA RATON	FL	33433	USA
AIMET ARILL JOSH OBERHAUSEN	1250 LINCOLN RD 305	MIAMI BEACH	FL	33139	USA
ALBERT DIAZ	1620 WEST AVE #205	MIAMI BEACH	FL	33139-2374	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	MIAMI	FL	33137	USA
ALEKSANDRA SIMANIC	1614 WEST AVE #202	MIAMI BEACH	FL	33139-2370	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALFREDO M VERGARA &W BARBRO M	1331 LINCOLN RD UNIT 1201	MIAMI BEACH	FL	33139-2229	USA
ALICIA SAXE	1620 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2374	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI	FL	33131	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI BEACH	FL	33139-2340	USA
AMERICAN S&L ASSN OF M B % THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA	92018	USA
AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA

AMPARO VALBUENA	1665 BAY RD APT 317	MIAMI BEACH	FL	33139-2156	USA
ANA ANDERS TRS & ERIC M ANDERS TRS	1218 EDGEVALE RD	SILVER SPRING	MD	20910	USA
ANA MARIE CORTEZ-MEZA	1331 LINCOLN RD #1402	MIAMI BEACH	FL	33139-2241	USA
ANDRE A MEDINA JTRS ANDRES E MEDINA JTRS OMAIDA A MEDINA JTRS	1250 LINCOLN ROAD UNIT 204	MIAMI	FL	33130	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33139	USA
ANGEL BLANCO &W LUCIA	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139-2347	USA
ANNICK D KILLIAN	1331 LINCOLN RD UNIT 1403	MIAMI BEACH	FL	33139-2241	USA
AREIA PRETA CORP	1331 LINCOLN ROAD #1104	MIAMI BEACH	FL	33139	USA
ARETE GALANIS	30-83 30 ST #1L	ASTORIA	NY	11102	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARSHAD H AMJAD &W SHAHNAZ	7890 SW 57 TER	MIAMI	FL	33143	USA
ASELEF2009 LLC	1331 LINCOLN RD # 505	MIAMI BEACH	FL	33139	USA
AVELINA VARSALONA LE REM HERNAN VARSALONA REM SANDRA VARSALONA	1331 LINCOLN RD #703	MIAMI BEACH	FL	33139	USA
AYMERIC RATEL	1331 LINCOLN RD 1305	MIAMI BEACH	FL	33139	USA
BARBARA KRAJEWSKI	34B HARBOUR VLG	BRANFORD	CT	06405-4492	USA
BB PLAZA LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
BEACH BEN LLC	759 NE 191 ST	MIAMI	FL	33179	USA
BENIGNO SERRANO ELQUIS SERRANO	1300 LINCOLN RD # B 202	MIAMI BEACH	FL	33139	USA
BENIGNO SERRANO &W ELQUIS	1300 LINCOLN RD #A201	MIAMI BEACH	FL	33139-2264	USA
BERTHA R ECHEVERRI EST OF	1620 WEST AVE UNIT 606	MIAMI BEACH	FL	33139-2379	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO	29 SW FLAGLER AVE	STUART	FL	34994	USA
BOHEMIA BUSTILLO LE REM GILBERTO A BUSTILLO	1620 WEST AVE 506	MIAMI BEACH	FL	33139	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRENDA M ROSARIO	1410 71 ST	MIAMI BEACH	FL	33141-3623	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA
BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
C M F I INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST # 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CARLOS F DRIGGS &W CARMEN J	3 MONROE AVE	DUMONT	NJ	07628	USA
CARLOS J SAINZ	1250 LINCOLN RD #508	MIAMI BEACH	FL	33139	USA
CARLOS MESBER	1620 WEST AVE #602	MIAMI BEACH	FL	33139-2323	USA

CAROL A SCOTT	1620 WEST AVE #605N	MIAMI BEACH	FL	33139-2379	USA
CAROLE MICHELLE GARDONCINI	1575 WEST AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1611 WEST AVE #9	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CELINA TORRES	1614 WEST AVE #401	MIAMI BEACH	FL	33139-2344	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLES P ANCONA	PO BOX 468	GEORGETOWN	CT	06829	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINE PERRIN	1300 LINCOLN RD A801	MIAMI BEACH	FL	33139	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDE BOUDRIAS	1300 LINCOLN RD #F706	MIAMI BEACH	FL	33139	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CLIFFORD J ALFANDRE IVAN PENA (JTRS)	1614 WEST AVE #206	MIAMI BEACH	FL	33139-2371	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 324	BROOKLYN	NY	11201	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURRENT PROPERTY OWNER	1331 LINCOLN RD #805	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE #515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #218	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #518	MIAMI BEACH	FL	33139	USA
CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DANIEL S MARTIN EST OF	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DANTE CHIABRA & NOEMI E LA HOZ	1180 NE 100 ST	MIAMI	FL	33138	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID A PROBST	1300 LINCOLN TOWERS F406	MIAMI BEACH	FL	33139	USA
DAVID PREBLE	8246 SHADOWOOD BLVD	CORAL SPRINGS	FL	33071	USA
DAVID PREBLE	1331 LINCOLN RD 1405	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VAILLANT &W TAMARA ZAMORA	1300 LINCOLN RD #A301	MIAMI BEACH	FL	33139-2264	USA
DAVIS MELE FRANCESCA MELONE	1666 WEST AVE # 506	MIAMI BEACH	FL	33139	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DELMONT REALTY LINCOLN RD LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA

DIANA RAHAGHI FRANCK RAHAGHI	3160 WILLOW LN	WESTON	FL	33331	USA
DIEGO A BARBOSA	26 E BONNEYMEAD CIR	SPRING	TX	77381-4458	USA
DILLS & ENOCH FLORIDA ESTATE LLC	1300 LINCOLN RD #D-204	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI BEACH	FL	33139-2113	USA
DUNJA PACIRSKI	1250 LINCOLN RD 210	MIAMI BEACH	FL	33139	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ &W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1666 WEST AVE 407	MIAMI BEACH	FL	33139	USA
EMIL GEORGE SHAHIRA FANOUS	9 ISLAND AVE #801	MIAMI BEACH	FL	33139	USA
EMILIO F ROMERO	1250 LINCOLN RD #303	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ERNESTO CASTILLO &W JULIA A & SANDRA CASTILLO	4310 SW 112 AVE	MIAMI	FL	33165-4744	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ESPARTANO LLC C/O MANUEL PAUCAR ET AL	5825 SUNSET DR #302	SOUTH MIAMI	FL	33143	USA
ESTA INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
ESTELA S ROMERO	1331 LINCOLN RD APT 1303	MIAMI BEACH	FL	33139-2241	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
EUSEBIO MACIAS &W XIOMARA	13735 SW 107 TER	MIAMI	FL	33186	USA
EVARISTO RODRIGUEZ	1250 LINCOLN RD #408	MIAMI BEACH	FL	33139-2254	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PITTON	1250 LINCOLN RD #410	MIAMI BEACH	FL	33139-2255	USA
FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI BEACH	FL	33139-2144	USA
FLAVIO VALDARCHI	12025 TOWNSQUARE ST 1317	RESTON	VA	20190	USA
FLORENCIA REYES	2770 SW 24 TER	MIAMI	FL	33145	USA
FOUR HUNDRED EIGHT CORPORATION LEYTE GULF INVESTMENTS INC	5420 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCA O PARADA JTRS LUIS ENRIQUE PARADA JTRS MARCOS ANTONIO PARADA JTRS	1331 LINCOLN RD UNIT 603	MIAMI BEACH	FL	33139	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCISCO JANE &W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
FRANCO VASARRI &W ANA M TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA

FRANK POLANCO	1300 LINCOLN RD UNIT F1006	MIAMI BEACH	FL	33139-2264	USA
FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
FREDDY A SANTANA	1300 LINCOLN RD #206	MIAMI BEACH	FL	33139-2223	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA
GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GAYLE CARRIE RABINS	1620 WEST AVE #206	MIAMI BEACH	FL	33139	USA
GEORGE ZEILER KIM ZEILER	11675 S MONROE ST	OLATHE	KS	66061	USA
GEORGE C MALLINCKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GEORGE L ROMAN	1250 LINCOLN RD #201	MIAMI BEACH	FL	33139-2250	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GIA FINAMORE	1331 LINCOLN RD #1301	MIAMI BEACH	FL	33139-2241	USA
GIA FINAMORE	1331 LINCOLN RD #1304	MIAMI BEACH	FL	33139-2241	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GILBERT LOPEZ MAGALIS CAPOTE	10735 SW 6 ST 1	MIAMI	FL	33174	USA
GILBERTO ROSAL &W CONCEPCION	10411 SW 41 ST	MIAMI	FL	33165-4923	USA
GIOVANNI PEZZINO	1504 BAY ROAD 2504	MIAMI BEACH	FL	33139	USA
GISELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLEN W MCWILLIAMS	1331 LINCOLN RD #705	MIAMI BEACH	FL	33139-2228	USA
GLORIA RODRIGUEZ	1331 LINCOLN RD UNIT 1005	MIAMI BEACH	FL	33139-2268	USA
GREGG G VAN RYZIN &W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
H JEFFREY CUTLER	1614 WEST AVE #404	MIAMI BEACH	FL	33139-2324	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HELEN GONZALEZ & MICHAEL TILIS	1331 LINCOLN RD #1102	MIAMI BEACH	FL	33139-2229	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY MICH TALIK	1614 WEST AVE #305	MIAMI BEACH	FL	33139-2344	USA
HILDA BALLESTEROS ANDRES SALDARRIAGA	1331 LINCOLN RD #904	MIAMI BEACH	FL	33139-2240	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HIPOLITA GONZALEZ & SONIA SCALZI	1620 WEST AVE #305	MIAMI BEACH	FL	33139-2343	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HORACIO F GUTIERREZ (SR) &W LAURA	1331 LINCOLN RD UNIT 402	MIAMI BEACH	FL	33139-2227	USA
HUB007 LLC C/O TORRES AND VADILLO LLP	11402 NW 41 ST 202	DORAL	FL	33178	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRIS BIANCO LLC	3370 MARY ST	MIAMI	FL	33133	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
IRMA ROLIN	1300 LINCOLN RD A-901	MIAMI BEACH	FL	33139-2264	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMASEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA

IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
J L C BROTHERS LLC	12948 SW 143 TER	MIAMI	FL	33186	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JACQUELINE FATOUH RODRIGO A ZINNI	1331 LINCOLN RD #903	MIAMI BEACH	FL	33139-2240	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JAIME MACIAS &W MARYANN SPADA MACIAS	1614 WEST AVE 301	MIAMI BEACH	FL	33139-2371	USA
JAMES SIKES JR JULIETTE CLARK	8935 S HIGHWAY A1A	MELBOURNE BEACH	FL	32951-4012	USA
JAMIE LEE GOFF TRS JAMIE LEE GOFF REVOCABLE TRUST	810 NE 16 CT	FORT LAUDERDALE	FL	33305	USA
JANE E HOCH RYAN E HOCH JTRS	1300 LINCOLN RD C603	MIAMI BEACH	FL	33139-2264	USA
JANET NUNEZ	1666 WEST AVE # 312	MIAMI BEACH	FL	33129	USA
JANIFA ANDOLFATTO	1614 WEST AVE #501	MIAMI BEACH	FL	33139	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEAN CLAUDE GARCIA ZAMOR TRS JEAN CLAUDE GARCIA ZAMOR REVOCABLE TRUST	6039 COLLINS AVE 717	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JENNA CALABRESE WILLIAMS MICHAEL WILLIAMS	1614 WEST AVE 506	MIAMI BEACH	FL	33139	USA
JENNIFER BETRAS	318 W 105 ST APT 2B	NEW YORK	NY	10025-0174	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE 4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JESSE V CHANYING	1620 WEST AVE #505	MIAMI BEACH	FL	33139-2323	USA
JESSICA LORENZO VARTAN AIDA LORENZO	1300 LINCOLN RD D04	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JIMMY J FECHTENBAUM	1300 LINCOLN RD #C1003	MIAMI BEACH	FL	33139-2264	USA
JOACHIM R ANDERSON &W SILVIA T	641 HOWARDS LOOP	ANNAPOLIS	MD	21401	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOEMAR JOAQUIN DOS REIS ROBERT G SCHNEIDER	1614 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOHANNES ROOIJAKKERS	1250 LINCOLN RD #505	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN GINOCCHI	1331 LINCOLN RD #701	MIAMI BEACH	FL	33139	USA
JONATHAN ARTHUR NEW TRS RHODA NEW REVOCABLE TR	1615 WEST AVE 205	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDR ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 DOVE AVE	MIAMI SPRINGS	FL	33166-3206	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE A RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE LUIS PEREZ ANA MARIA PEREZ	1666 WEST AVE # 508	MIAMI BEACH	FL	33139	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA
JOSE MARTIN	1300 LINCOLN RD #A601	MIAMI BEACH	FL	33139-2264	USA

JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE R COLON TRS JOSE R COLON	1620 WEST AVE #604	MIAMI BEACH	FL	33139	USA
JOSEFINA & FRANK LORENZO	1300 LINCOLN RD #B302	MIAMI BEACH	FL	33139-2264	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JTKS PROPERTIES LLC	12 RIPPINGALE RD	PITTSFORD	NY	14534	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN C PAJON OCHOA	1620 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUAN MIGUEL REVELLO	1865 BRICKELL AVE #A704	MIAMI BEACH	FL	33129	USA
JUDES GALLI	1250 LINCOLN RD #202	MIAMI BEACH	FL	33139-2250	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS GATTORNO IGLESIAS TRUST	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIA SALOM LE REM TOMAS SALOM REM SASHA SALOM	3847 TURTLE RUN BLVD 2412	CORAL SPRINGS	FL	33067	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE #201	MIAMI BEACH	FL	33139	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KAMEEL S ABBASI	1250 LINCOLN RD #406	MIAMI BEACH	FL	33139-2254	USA
KAREN REDONDO CEINOS	1250 LINCOLN RD #203	MIAMI BEACH	FL	33139	USA
KATHERINE L SANTANA	8840 SW 204 ST	CUTLER BAY	FL	33189-2602	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LARISA KHALUPSKY	404 BELLOWS LN	FEASTERVILLE	PA	19053	USA
LAUNGRATH PAVINA KELLY LLC	235 LINCOLN RD #311	MIAMI BEACH	FL	33139	USA
LAURENT J VISSICHELLI	1331 LINCOLN RD #704	MIAMI BEACH	FL	33139	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LE PARISIAN INC	PO BOX 398454	MIAMI BEACH	FL	33239-8454	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LEANDRO PADUA MELISSA DELAZZERI	1250 LINCOLN RD #309	MIAMI BEACH	FL	33139	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33140	USA
LINCOLN PLACE 250 LLC	5055 COLLINS AVE #4D	MIAMI BEACH	FL	33140	USA
LINCOLN RD 207 LLC	20 ISLAND AVE #410	MIAMI BEACH	FL	33139	USA
LINCOLN WEST REALTY INC	1300 LINCOLN RD #C-1A	MIAMI BEACH	FL	33139	USA
LORENZO MION &W MARIA ZOA SOTERAS	1331 LINCOLN RD #901	MIAMI BEACH	FL	33139-2240	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33134-6263	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139	USA

LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS A HURTADO	19003 NW 54 CT	CAROL CITY	FL	33055-2345	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVIVNG TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA
LUIS ZAPATA	1331 LINCOLN RD #1401	MIAMI BEACH	FL	33139	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUMINO INVESTMENTS LLC	3336 NW 83 WAY	PEMBROKE PINES	FL	33024	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
LYNDA CARLIER C/O REALTY GROUP OF MIAMI	90 ALTON ROAD # 104	MIAMI BEACH	FL	33139	USA
MADDALENA PASCUCCI	1331 LINCOLN RD #601	MIAMI BEACH	FL	33132	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAJESTY CROWN LLC	13105 IXORA CT 215	MIAMI	FL	33181	USA
MAK MGT LLC	108 WOODCHESTER AVE	CHESTNUT HILL	MA	02467	USA
MALKA ORLOWSKY EST OF	1331 LINCOLN RD APT 1105	MIAMI BEACH	FL	33139-2229	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MAMA FLORIDA LLC	2900 UNIVERSITY DR #42	CORAL SPRINGS	FL	33065	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUEL VIERA &W NOEMI & RAFAEL VIERA	1614 WEST AVE #505	MIAMI BEACH	FL	33139-2345	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA CARMELA PATANE	1620 WEST AVE #403	MIAMI BEACH	FL	33139-2343	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARIA HERNANDEZ	1614 WEST AVE #306	MIAMI BEACH	FL	33139-2344	USA
MARIA TERESA GONZALEZ LE REM ALINA RITA LARIN	1665 BAY RD 420	MIAMI BEACH	FL	33139	USA
MARIANA O LEMUS	1300 LINCOLN RD #401	MIAMI BEACH	FL	33139-2216	USA
MARIANA PENENGO	1614 WEST AVE 406	MIAMI BEACH	FL	33139-2372	USA
MARIANNA MAKRI	1300 LINCOLN RD #C803	MIAMI BEACH	FL	33139-2264	USA
MARIELA FERNANDEZ	1614 WEST AVE #502	MIAMI BEACH	FL	33139-2372	USA
MARILYN GRAN	1614 WEST AVE #205	MIAMI BEACH	FL	33139-2370	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARITZA LUMPRIS ALMA RODENAS RUANO	29 W 138 ST #1F	NEW YORK	NY	10037	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	221 DELMONT ST APT 223	CHATTANOOGA	TN	37405-4427	USA
MARLENE ARZOLA	1250 LINCOLN RD #301	MIAMI BEACH	FL	33139-2252	USA
MARTA MARTINEZ-ALEMAN	1228 WEST AVE 415	MIAMI BEACH	FL	33139-4384	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAJKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW WRIGHT TRS MATTHEW WRIGHT TR	4860 N CLARK ST 4N	CHICAGO	IL	60640	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MAURIZIO CUTARELLI	21 LUDLOW STREET APT 3C	NEW YORK	NY	10002	USA
MAURIZIO DOCA	1331 LINCOLN RD #803	MIAMI BEACH	FL	33139	USA

MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA
MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MIAMI ZEBRA LLC	20 ISLAND AVE #618	MIAMI BEACH	FL	33139	USA
MICHAEL SANTANA	20 B ROLLING RIDGE ROAD	MONTEVALE	NJ	07645	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MILTON BETANCOURT & EST OF NORMA LOYNAZ	1614 WEST AVE #203	MIAMI BEACH	FL	33139-2370	USA
MIMO1 LLC	1404 BAY ROAD	MIAMI BEACH	FL	33139	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA
MIP RE 2 LLC	1428 BRICKELL AVE 601	MIAMI	FL	33131	USA
MIRTA M CIESLICKI LE REM ANABELA C CIESLICKI	1331 LINCOLN RD #501	MIAMI BEACH	FL	33139	USA
MITCHELL PROPERTY INVESTMENTS LLC C/O JONATHAN E MITCHELL	1605 MAIN ST 905	SARASOTA	FL	34236	USA
MOLLY J PARIS	1008 JOHNSON ST	HOLLYWOOD	FL	33019	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
MURRAY A FELDER	1611 WEST AVE 1	MIAMI BEACH	FL	33139	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NATIONDOM INC	9559 COLLINS AVE STE 703	SURFSIDE	FL	33154	USA
NECLA KONAK	51-20 JUNCTION BLVD	ELMHURST	NY	11373	USA
NEOTRADE LLC	3363 NE 163 ST #502	NORTH MIAMI BEACH	FL	33160	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NEW VENTURES II LLC	44 WALL STREET # 5 FLOOR	NEW YORK	NY	10005	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NISE F BACALLAO	1614 WEST AVE # 304	MIAMI BEACH	FL	33139-2371	USA
OCTAVIO CARO YEVGENIYA KHAVINSON	1580 WEST AVE # 501	MIAMI BEACH	FL	33139	USA
OLE CABRERA MARICELA RODRIGUEZ	1614 WEST AVE #604	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORJ LLC	899 WEST AVE UNIT 8E	MIAMI BEACH	FL	33139	USA
ORLANDO J PERDOMO	1250 LINCOLN RD #504	MIAMI BEACH	FL	33139-2255	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATMA BAY CORPORATION	9 ISLAND AVE UNIT 1609	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE UNIT 501	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PAUL STEVEN KAHN TRS LEONARD REV TRUST	9 ISLAND AVE APT 2204	MIAMI BEACH	FL	33139	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	6853 WILD LAKE GTER	BRADENTON	FL	34212	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEDRO P TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA

PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PERLES 555 LLC	111 E 80 ST #3C	NEW YORK	NY	10075	USA
PHILIP C MOYA &W TERESA	902 80 ST	N BERGEN	NJ	07047	USA
PIDIEMME CO	10705 NW 33 ST # 100	DORAL	FL	33172	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PREMIUM MIAMI INVESTMENTS LLC	12000 BISCAYNE BLVD 107	NORTH MIAMI	FL	33181	USA
PRISCILLA LOPES	1250 LINCOLN ROAD #304	MIAMI BEACH	FL	33139	USA
PRO NOTEBOOK SERVICES LLC	4775 COLLINS AVE # 3504	MIAMI BEACH	FL	33140	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RANA GRACE BROWN	1300 LINCOLN RD #B1002	MIAMI BEACH	FL	33139	USA
RAQUEL B YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139-2227	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RAQUEL YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	2900 UNIVERSITY DR # 42	CORAL SPRINGS	FL	33065	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICHARD ALITO EMILIA TODOROVA ALITO	221 MOUNTAIN RD	RINGOES	NJ	08551	USA
RICHARD D GIVENS	1300 LINCOLN RD #D1004	MIAMI BEACH	FL	33139-2264	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA
RITA FRANK	1580 WEST AVE APT 306	MIAMI BEACH	FL	33139	USA
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT N TRUAX LE REM RICARDO NAHUEL CASTILLO	1300 LINCOLN RD B502	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERT S WENNETT TRS ROBERT S WENNETT MARIO CADER FRECH TRS	1111 LINCOLN RD STE 760	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO R DIAZ &W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROBERTO RIOLOBOS SANCHEZ MARIA AGUADO	1620 WEST AVE #504	MIAMI BEACH	FL	33139-2324	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
RODOLFO GUERRA & SIMON T PAINE JTRS	1300 LINCOLN RD #F806	MIAMI BEACH	FL	33139-2264	USA
RONALD J BOSWELL LE REM STEPHANE MORIN	1250 LINCOLN ROAD #206	MIAMI BEACH	FL	33139	USA
RONALD T LIBBY TRS LIBBY PEREZ TRUST MIRIAM C PEREZ TRS	7929 WEST DR	NORTH BAY VILLAGE	FL	33141	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
RUNNER LLC	650 WEST AVE #1850	MIAMI BEACH	FL	33139	USA
RYAN DODSON	1614 WEST AVE #302	MIAMI BEACH	FL	33139	USA

SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SAINT PATRICK 1962 INC	7700 NORTH KENDALL DR	MIAMI	FL	33156	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMUIL KOMISARCHIK &W INESSA K	1331 LINCOLN RD UNIT 1202	MIAMI BEACH	FL	33139-2229	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA CASTILLO & (JTRS) ERNESTO RAMON CASTILLO &W JULIA	1300 LINCOLN RD #C903	MIAMI BEACH	FL	33139	USA
SANDRA GARCIA	1300 LINCOLN RD #C503	MIAMI BEACH	FL	33139-2264	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOUR	FL	33154	USA
SERGE DOMINIQUE MICHEL TESSIER NATHALIE HENRIETTE HALIMI	1665 BAY ROAD APT 325	MIAMI BEACH	FL	33139	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SEVERIN SERAFINI	1345 WEST AVE APT 801	MIAMI BEACH	FL	33139-3730	USA
SFR 2012-1 FLORIDA LLC	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	USA
SHABELI INVESTMENTS LLC	3598 W 72 PL	HIALEAH	FL	33018	USA
SIMEON MARGARIS JR JOSE L SESMAN	1614 WEST AVE APT 606	MIAMI BEACH	FL	33139	USA
SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST 206	MIAMI BEACH	FL	33139	USA
SOFRE INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONIA C DEATON SIENA FAYE DEATON	1620 WEST AVE 502N	MIAMI BEACH	FL	33139	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SSDM BAYBREEZE LLC	138 EAST 31 ST C1	NEW YORK	NY	10016	USA
STAVROS TRIPI	15 BROAD ST 2226	NEW YORK	NY	10005	USA
STEFAN STETKIEWICZ	1620 WEST AVE #303	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND IX	1108 KANE CONCOURSE 309	BAY HARBOR ISLANDS	FL	33154	USA
STELLA REAL ESTATE INC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
STEPHANIE BALINT	11461 NW 27 CT	PLANTATION	FL	33323	USA
STEVEN SIERRA	1614 WEST AVE 405	MIAMI BEACH	FL	33139	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SUSAN BRAEUNING & CARMEN VERGARA	1331 LINCOLN RD UNIT 1404	MIAMI BEACH	FL	33139-2241	USA
SUSANNA MARODER	1250 LINCOLN RD #509	MIAMI BEACH	FL	33139-2259	USA
SUZAN REILLY LE REM PETER REILLY REM DAVID M REILY	1614 WEST AVE 602	MIAMI BEACH	FL	33139	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TAMAR EKSTEIN	640 W 237 ST 4B	BRONX	NY	10463	USA
TERESA CRUISE	1620 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2374	USA
TERRALINAJE USA LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS B TEMTE & RANDY A CLARK	1250 LINCOLN RD #502	MIAMI BEACH	FL	33139-2255	USA

THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY KERN	1250 LINCOLN RD #507	MIAMI BEACH	FL	33139-2258	USA
UDO LANDOW	1300 LINCOLN RD UNIT D904	MIAMI BEACH	FL	33139	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 BAY RD #223	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA
VICENTE PEREZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VICTOR S AYERS	1614 WEST AVE 504	MIAMI BEACH	FL	33139	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVENDI CORP	1723 EMERALD RIVER DR	KATY	TX	77494	USA
VIVIANA ALTAMIRANDA	1620 WEST AVE UNIT 404	MIAMI BEACH	FL	33139-2343	USA
VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 WEST AVE #505	MIAMI BEACH	FL	33139-2339	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WAGNER MALTAROLLO	1250 LINCOLN RD #409	MIAMI BEACH	FL	33139-2254	USA
WALTER EDUARDO MARIN	20 ISLAND AVE 418	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WELLINGTON ASSETS LLC	3363 NE 163 ST # 502	NORTH MIAMI BEACH	FL	33160	USA
WELLS FARGO BANK	1634 ALTON RD	MIAMI BEACH	FL	33139	USA
WILFREDO FERNANDEZ JR	1300 LINCOLN RD #C303	MIAMI BEACH	FL	33139-2264	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
ZENAIDA CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA