

Property address: 901 Alton Rd Board: _____ Date: 4/6/21

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46).	X
6	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
7	Copies of all current or previously active Business Tax Receipts if applicable.	X
8	Copies of previous recorded final Orders if applicable.	
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. (plus a distance separation survey).	X
11	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	

*** 30 day lead time from first submittal for projects requiring traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
12	Landscape Plans and Exhibits (must be 11"x 17")	
a	Tree Survey	
b	Tree Disposition Plan	
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	
d	Hardscape Plan, i.e. paving materials, pattern, etc.	
e	Landscape lighting	
13	Copy of original Building Permit Card, & Microfilm, if available.	
14	Copy of previously approved building permits. (provide building permit number).	
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	
16	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
17	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property).	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	
25	Required yards section drawings.	
26	Variance and/or Waiver Diagram.	
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	
31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

Indicate N/A If Not Applicable

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34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
40	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
41	Sound Study report (Hard copy) with 1 CD.	
42	Site Plan (Identify streets and alleys) (showing the location of the space in the building)	X
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____	
b	# parking spaces & dimensions ____ X ____ Loading spaces locations & dimensions ____ X ____	X
c	# of bicycle parking spaces ____	X
d	Interior and loading area location & dimensions ____	
e	Street level trash room location and dimensions ____	X
f	Delivery route ____ Sanitation operation ____ Valet drop-off & pick-up ____ Valet route in and out ____	
g	Valet route to and from ____ auto-turn analysis for delivery and sanitation vehicles ____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
43	Floor Plan (dimensioned)	X
a	Total floor area	
b	Identify # seats indoors ____ outdoors ____ seating in public right of way ____ Total ____	
c	Occupancy load indoors and outdoors per venue ____ Total when applicable ____	
44	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
45	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
46	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see Item # 47	
47	Lot Splits	
a	Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Indicate N/A If Not Applicable

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Notes: The applicant is responsible for checking above referenced sections of the Code.

ITEM #	FINAL SUBMITTAL (via CSS & PAPER)	Required
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
48	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
54	Traffic Study (Hard copy)	
55	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. **** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**
- F. **Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)**

Adrienne Noto, Esq.

Applicant's or designee's Name

/s/ Adrienne Noto, Esq.

Applicant's or designee's signature

05.10.2021

Date

Indicate N/A If Not Applicable

Initials: AG

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 PB21-0444		Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☒ No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision ☐ Modification of existing Board Order		Design Review Board ☐ Design review approval ☐ Variance ☐ Modification of existing Board Order	
Planning Board ☒ Conditional Use Permit ☐ Lot Split ☐ Amendment to the Land Development Regulations or Zoning Map ☐ Amendment to the Comprehensive Plan or Future Land Use Map ☐ Modification of existing Board Order		Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic District/Site Designation ☐ Variance ☐ Modification of existing Board Order	
☐ Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 901 ALTON ROAD, MIAMI BEACH, FLORIDA 33139			
FOLIO NUMBER(S) 02-4203-014-0500			
Property Owner Information			
PROPERTY OWNER NAME 901 ALTON ROAD INC.			
ADDRESS 1200 BRICKELL AVENUE #1470		CITY MIAMI	STATE FLORIDA
ZIP CODE 33131			
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Applicant Information (if different than owner)			
APPLICANT NAME J&C LIQUOR INCORPORATED			
ADDRESS 814 ALTON ROAD		CITY MIAMI BEACH	STATE FLORIDA
ZIP CODE 33139			
BUSINESS PHONE N/A	CELL PHONE N/A	EMAIL ADDRESS N/A	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for a Conditional Use Permit for a Retail Store Primarily Selling Alcoholic Beverages for Consumption Off the Premises Pursuant to City Code Section 6-4(a)(3). Please also see Letter of Intent.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		☐ Yes	☒ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME NORBERTO ROSENSTEIN		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 126 SOUTH FEDERAL HIGHWAY, SUITE 202		CITY DANIA BEACH	STATE FLORIDA ZIPCODE 33004
BUSINESS PHONE (954) 922-6551	CELL PHONE N/A	EMAIL ADDRESS NROSENSTEIN@ROSENSTEINARCHITECT.COM	
Authorized Representative(s) Information (if applicable)			
NAME JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 600 BRICKELL AVENUE, SUITE 3600		CITY MIAMI	STATE FLORIDA ZIPCODE 33131
BUSINESS PHONE (305) 789-2732	CELL PHONE N/A	EMAIL ADDRESS JAMES.RAUH@GMLAW.COM	
NAME ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 600 BRICKELL AVENUE, SUITE 3600		CITY MIAMI	STATE FLORIDA ZIPCODE 33131
BUSINESS PHONE (305)789-2733	CELL PHONE N/A	EMAIL ADDRESS ADRIENNE.NOTO@GMLAW.COM	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

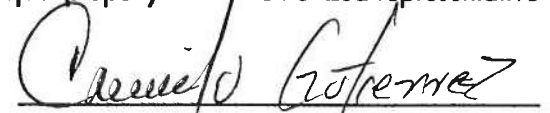
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative



SIGNATURE
CAMILO GUTIERREZ, PRESIDENT OF J & C
LIQUOR INCORPORATED

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, 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: _____

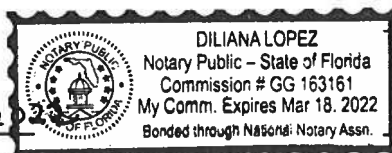
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, CAMILO GUTIERREZ, being first duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of J&C LIQUOR INCORPORATED (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 24th day of APRIL, 2021. The foregoing instrument was acknowledged before me by CAMILO GUTIERREZ, who has produced DL # 262-105-59-378 as identification and/or is personally known to me and who did/did not take an oath.

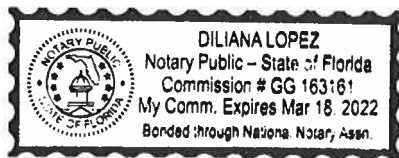
NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: MARCH 18, 2022DILIANA LOPEZ**PRINT NAME**

Alternate Owner Affidavit for Corporation, Partnership or Limited Liability Company – Camilo Gutierrez

STATE OF Florida)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 24th day of April, 2021, by **CAMILO GUTIERREZ, PRESIDENT of J & C LIQUOR INCORPORATED**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced DL # 6362-105-59-378-0 as identification.





NOTARY PUBLIC, State of Florida at Large

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, NOT APPLICABLE, 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 FloridaCOUNTY OF Miami-Dade

I, DANIEL STONE, being first duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of 901 ALTON ROAD INC. (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 27th day of April, 2021. The foregoing instrument was acknowledged before me by DANIEL STONE, 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 – Daniel Stone

STATE OF Florida)
COUNTY OF Miami-Dade ^{SS}

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 27th day of April, 2021, by **DANIEL STONE, PRESIDENT of 901 ALTON ROAD INC.**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is ☒ personally known to me or who has produced _____ as identification.



Manuel J. Vadillo
NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, CAMILO GUTIERREZ, being first duly sworn, depose and certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize GREENSPOON MARDER LLP to be my representative before the PLANNING 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.

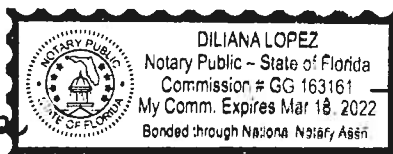
CAMILO GUTIERREZ, PRESIDENT OF J & C LIQUOR INCORPORATED

PRINT NAME (and Title, if applicable)

Sworn to and subscribed before me this 24th day of APRIL, 2021. The foregoing instrument was acknowledged before me by CAMILO GUTIERREZ, who has produced DL # 262-105-578 as identification and/or is personally known to me and who did/did not take an oath.

Camillo Gutierrez
SIGNATURE

NOTARY SEAL OR STAMP



Diliana Lopez
NOTARY PUBLIC

My Commission Expires: MARCH 18, 2022

DILIANA LOPEZ
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.

NOT APPLICABLE

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

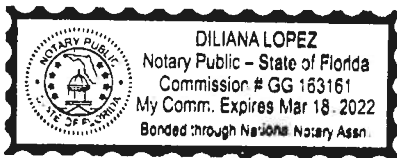
% OF STOCK

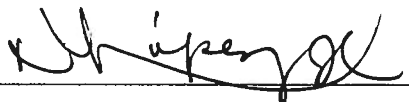
In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

Power of Attorney Affidavit – Camilo Gutierrez

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

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 24th day of April, 2021, by **CAMILO GUTIERREZ, PRESIDENT** of **J & C LIQUOR INCORPORATED**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced DL # G 362-105-59-378-0 as identification.





NOTARY PUBLIC, State of Florida at Large

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-DadeI, **DANIEL STONE**

, 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 J&C LIQUOR INCORPORATED & GREENSPOON MARDER LLP to be my representative before the PLANNING 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.

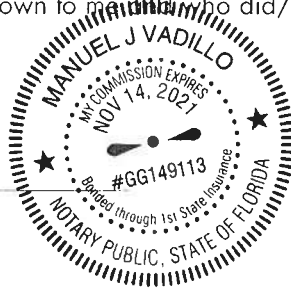
DANIEL STONE, PRESIDENT OF 901 ALTON ROAD, INC.

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

Sworn to and subscribed before me this 27th day of April, 2021. The foregoing instrument was acknowledged before me by DANIEL STONE, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____



Manuel J. Vadillo
NOTARY PUBLIC
Manuel J. Vadillo
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.

NOT APPLICABLE**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 Affidavit – Daniel Stone

STATE OF Florida)
COUNTY OF Miami-Dade) ss

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 27th day of April, 2021, by **DANIEL STONE, PRESIDENT of 901 ALTON ROAD INC.**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is ☒ personally known to me or who has produced _____ as identification.



Manuel J. Vadillo
NOTARY PUBLIC, State of Florida at Large

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.

J&C LIQUOR INCORPORATED

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

CAMILO GUTIERREZ

11245 ROUNDELAY ROAD

COOPER CITY, FLORIDA 33026

% OF OWNERSHIP

100%

901 ALTON ROAD INC.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

DANIEL STONE

RACHEL STONE

DAVID STONE

1200 BRICKELL AVENUE #1470

MIAMI, FLORIDA 33131

% OF OWNERSHIP

90.50%

5.00%

4.50%

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.

NOT APPLICABLE

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
JAMES E. RAUH, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FLORIDA 33131	(305) 789-2732
ADRIENNE NOTO, ESQ.; GREENSPOON MARDER LLP	600 BRICKELL AVENUE, SUITE 3600, MIAMI, FLORIDA 33131	(305) 789-2733

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

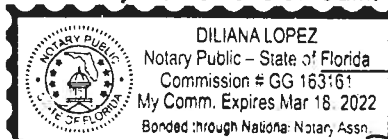
COUNTY OF MIAMI-DADE

I, CAMILO GUTIERREZ, 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.

Camillo Gutierrez
SIGNATURE

Sworn to and subscribed before me this 24th day of APRIL 24th, 2021. The foregoing instrument was acknowledged before me by CAMILO GUTIERREZ, who has produced DL#G 362-105-59-378-0 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Diliana Lopez
NOTARY PUBLIC

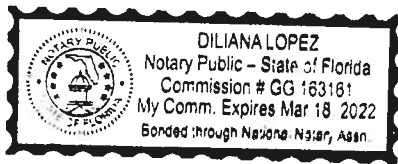
My Commission Expires: MARCH 18, 2022

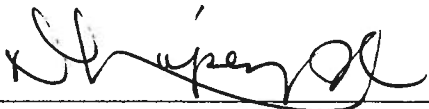
Diliana Lopez
PRINT NAME

Applicant Affidavit – Camilo Gutierrez

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

The foregoing instrument was sworn to, subscribed to and acknowledged before me this 24th day of APRIL, 2021, by **CAMILO GUTIERREZ, PRESIDENT of J & C LIQUOR INCORPORATED**, who appeared by means of ☒ physical presence or ☐ online notarization, at the time of notarization, and who is _____ personally known to me or who has produced DLFG 362-105-59-578-0 as identification.





NOTARY PUBLIC, State of Florida at Large

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 7 AND 8, BLOCK 123, LENOX MANOR, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 7, AT PAGE 15, OF PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA



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

April 27, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 901 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-014-0500

ABBREV. LEGAL DESCRIPTION: LENOX MANOR RE-SUB PB 7-15 LOTS 7 & 8 BLK 123

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

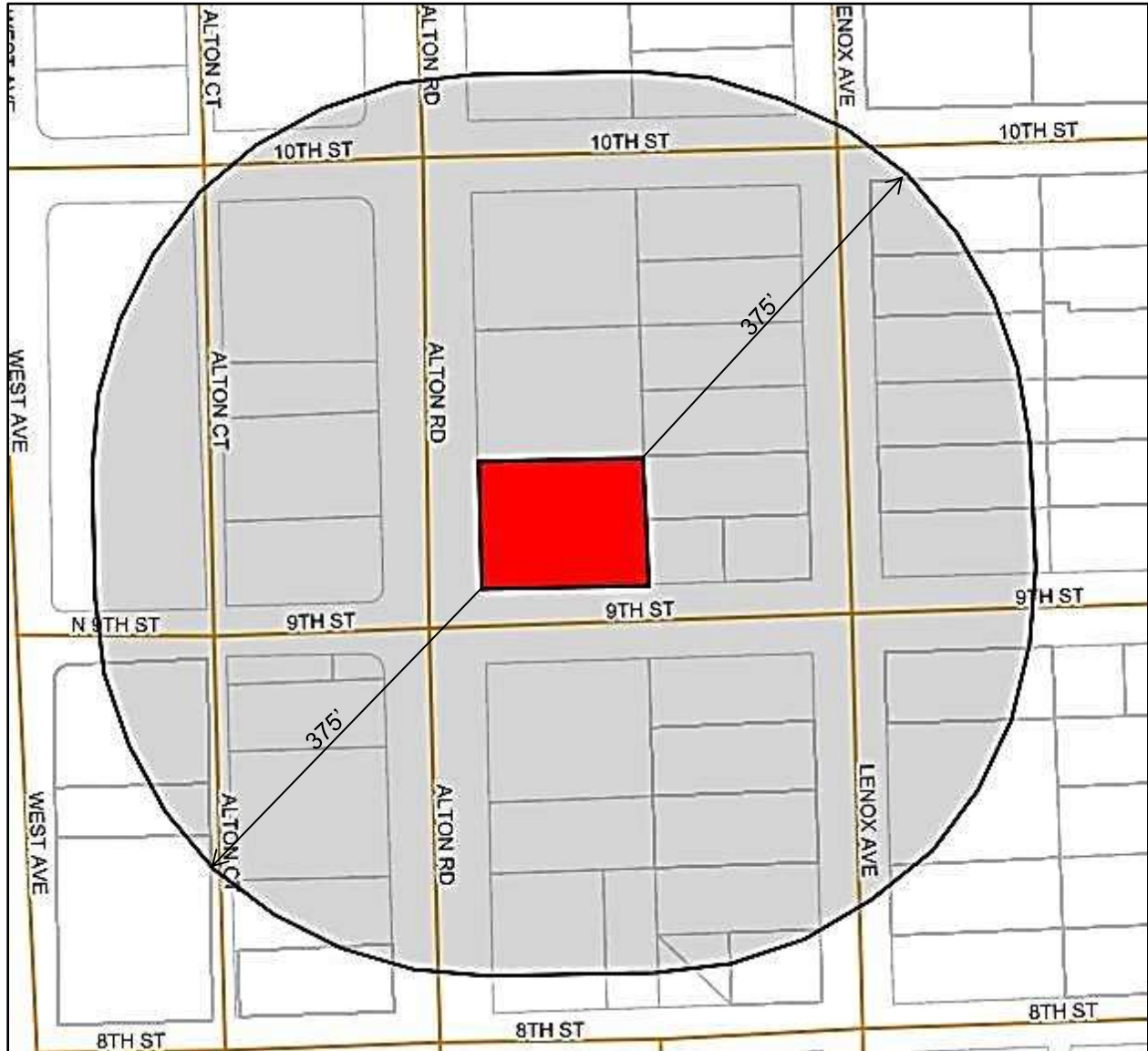
Total number of property owners without repetition: **542, including 14 international**



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
rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 901 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-014-0500

ABBREV. LEGAL DESCRIPTION: LENOX MANOR RE-SUB PB 7-15 LOTS 7 & 8 BLK 123

Name	Address	City	State	Zip	Country
ANDEST INVESTMENT LLC	33 HARBOUR SQ UNIT 516	TORONTO ON M5J 2G2			CANADA
ANNALISA CORNELIA GRIFFA	PZA PICEDI 18	19032 LERICI			ITALY
ANTONIO URSINO	VIA VESTRICIO SPURINNA 101 D	ROMA 00175			ITALY
CHEMTOV BARUH	6 RUE HACHE	CHATILLION 92320			FRANCE
DAVID CAMPBELL TIMOTHY WEBB	25 GRAFTON AVE	TORONTO ON M6R 1C3			CANADA
ELIZABETH SORG	BISCHOFSWEG 54	FRANKFURT 00598			GERMANY
FRANCOIS ASSOUD	414-350 DE MAISONNEUVE WEST	MONTREAL QC H3A 0B4			CANADA
JAN ANDERS IVARSSON KENT E THORSELIUS	SCHEELEGATAN 17	STOCKHOLM 112 28			SWEDEN
ROBERT FISSER MIJKE ALBERSEN	PR HENDRIKLAAN 3	BUSSUM 1404AR			NETHERLANDS
ROBERTO FERRARO IMAN NOSSEIR	7906 BARIBEAU	LASALLE QC H8P 1V3			CANADA
SEAN CHRISTOPHER MAREK BRITINI TEGAN JOCELYN MAREK	777 RICHARDS ST APT#3311	VANCOUVER BC V6B 0M6			CANADA
STEFFEN KLUSCHKE	SCHLIEMANN STRASSE 30	BERLIN 10437			GERMANY
TOMAS KUDERA	NA VINICCE 1	16900 PRAHA			CZECH REPUBLIC
VITO G ZULLO	VIA DANTE 47	CESANO BOSCONI MILANO 20090			ITALY
1035 9TH STREET SOUTH BEACH LLC	PO BOX 403783	MIAMI	FL	33140	USA
1250 WEST LLC	1330 COLLINS AVE UNIT #1	MIAMI BEACH	FL	33139	USA
1515 WEST LLC	800 WEST AVENUE #430	MIAMI BEACH	FL	33139	USA
2005 DANIEL J & CLAUDIA M KENNEDY REVOCABLE TRUST	3650 BLAIR WAY	TORRANCE	CA	90505	USA
417 SOUTHBAY LLC	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
800 WEST AVE 344 LLC	1000 S POINTE DR #2503	MIAMI BEACH	FL	33139	USA
800 WEST PH 46 LLC	6 GROVE STREET REAR	CHERRY HILL	NJ	08002	USA
824 ALTON ROAD PARTNERS LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
899 WEST AVE LLC	PO BOX 140865	CORAL GABLES	FL	33114	USA
901 ALTON ROAD INC	1200 BRICKELL AVE #1470	MIAMI	FL	33131	USA
925 LENOX LLC	531 COUCH DR	OKLAHOMA CITY	OK	73102	USA
955 ALTON ROAD MIA LLC	777 S FIGUEROA ST 41ST FL	LOS ANGELES	CA	90017	USA
ABIMAEI ORTIZ & W LIDIA	1111 8 ST	MIAMI BEACH	FL	33139	USA
ACNP SOBE LLC	13705 JUNIPER BLOSSOM DR	TAMPA	FL	33618	USA
ADOLPHUS L SPAIN TRS LOYD A JOHNSON TRS	800 WEST AVE APT 445	MIAMI BEACH	FL	33139	USA
AILEEN UPSHON	800 WEST AVE #725	MIAMI BEACH	FL	33139	USA
ALAN L SCHUMAN DIANE E SCHUMAN	61 AUBURN RD	W HARTFORD	CT	06119	USA
ALAN ROSE TRS ALAN ROSE AND CARMEN TAGLE TR CARMEN TAGLE TRS	421 HUDSON ST #712	NEW YORK	NY	10014	USA
ALEJANDRO VERA	800 WEST AVE 403	MIAMI BEACH	FL	33139	USA
ALEX FREYTAG	800 WEST AVE # 923	MIAMI BEACH	FL	33139	USA
ALEXANDER PLEYER % MANAGEMENT	1623 LENOX AVE 8	MIAMI BEACH	FL	33139-2494	USA
ALEXANDER WENDELL & W PATRICIA	800 WEST AVE #946	MIAMI BEACH	FL	33139-5573	USA
ALEXANDRA B C KANN	4000 HOLLYWOOD BLVD STE 735	HOLLYWOOD	FL	33021-1213	USA
ALEXANDRA BRIAND	1030 9 ST #503	MIAMI BEACH	FL	33139-5604	USA
ALEXEY YASHKICHEV	1030 9 ST 301	MIAMI BEACH	FL	33139	USA
ALEXIS PERIN & MAXIMO PERIN UMBERTO PERIN & W MARIA D C PERIN	293 KINDERKAMACK RD #D	RIVER EDGE	NJ	07661	USA
ALFRED RODRIGUEZ & W CARMEN	1030 - 9 ST #303	MIAMI BEACH	FL	33139-5603	USA
ALLEN HARRIS FLASTERSTEIN	PO BOX 565901	MIAMI	FL	33256	USA
ALLISON COTTER	900 LENOX AVE #2	MIAMI BEACH	FL	33139-5342	USA
ALLISON COTTER	900 LENOX AVE #4	MIAMI BEACH	FL	33139-5342	USA
ALTON HOSTEL LLC	3200 SUNNYMEADE RD	RUSTBURG	VA	24588	USA
ALTON SOBE LLC	7301 BELLE MEADE ISLAND DR	MIAMI	FL	33138-5255	USA
AMADO MEDEROS & W TERESA	800 WEST AVE #440	MIAMI BEACH	FL	33139-5536	USA
AMBROTHERS LLC C/O IRA R SHAPIRO P A	16375 NE 18 AVENUE #225	NORTH MIAMI BEACH	FL	33162	USA

AMMY LLC	407 LINCOLN RD #2F	MIAMI BEACH	FL	33139	USA
ANA BEATRIZ SANTOS BIRCH	800 WEST AVE 335	MIAMI BEACH	FL	33139	USA
ANA LILIA DOBLES	3435 NE 210 ST	AVENTURA	FL	33180	USA
ANDREA BAZZANI	800 WEST AVE #715	MIAMI BEACH	FL	33139	USA
ANDREA V LEGGIERI	899 WEST AVE #4H	MIAMI BEACH	FL	33139-5534	USA
ANDREW LOUKAS	800 WEST AVE #845	MIAMI BEACH	FL	33139	USA
ANDY GAERTNER	7935 EAST DR APT 1101	NORTH BAY VLG	FL	33141-3687	USA
ANGIOVA RESOL LLC	600 W 51 TER	MIAMI BEACH	FL	33140	USA
ANISHA PROPERTIES LLC	407 LINCOLN RD # 2F	MIAMI BEACH	FL	33139	USA
ANNA MICHELLE GEOR	5401 COLLINS AVE UNIT 314	MIAMI BEACH	FL	33140	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ANTONIO FOLLARI	815 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
ANTONIO M CABRERA &W MARIA M	1030 9 ST #501	MIAMI BEACH	FL	33139-5610	USA
ANTONIO QUEVEDO JR LE DELIA M QUEVEDO LE REM DANIELLE M QUEVEDO	740 6 S E	NAPLES	FL	34117	USA
AOA PROPERTIES L C	3679 NE 201 ST	AVENTURA	FL	33180	USA
ARI BARKAN	1425 FEDERAL ST	PHILADELPHIA	PA	19146	USA
ARIEL GENE HUGUET KATRIANA S HUGUET	800 WEST AVE 744	MIAMI BEACH	FL	33139	USA
ARIEL ROSE	800 WEST AVE 817	MIAMI BEACH	FL	33139	USA
ARMENTA H SMITH	822 LENOX AVE #8	MIAMI BEACH	FL	33139-5623	USA
ARSENIO SOTO &W MYRA	1121 8 ST	MIAMI BEACH	FL	33139	USA
AURORA ADAMSKI TRS	210 PASEO TERRAZA UNIT 302	SAINT AUGUSTINE	FL	32095	USA
AVA RADO HARTE LE REM SAMANTHA GIBBONS REM STEVEN HARTE	800 WEST AVE #737	MIAMI BEACH	FL	33139	USA
BARBARA INES VILASECA	10350 WEST BAY HARBOR DR #6P	BAY HARBOR	FL	33154-1238	USA
BARBARA SINGER	800 WEST AVE UNIT 712	MIAMI BEACH	FL	33139-5580	USA
BEATRICIA SAGAR (TR) BEATRICIA SAGAR	800 WEST AVE #843	MIAMI BEACH	FL	33139-5538	USA
BEATRIZ S GIL HORACIO HERRERA BUSTOS	800 WEST AVE #732	MIAMI BEACH	FL	33139-5599	USA
BELKIS CARPINTERO &H MANUEL PUNS	800 WEST AVE #523	MIAMI BEACH	FL	33139-5581	USA
BENJAMIN LOPEZ ROSE LOPEZ DELER	442 W 162 ST #1	NEW YORK	NY	10032	USA
BETTY TIBBETTS	800 WEST AVE #916	MIAMI BEACH	FL	33139-5584	USA
BGM BAY WEST LLC	1330 COLLINS AVE STE 1	MIAMI BEACH	FL	33139	USA
BLANDINE ROUSSEL	800 WEST AVE #801	MIAMI BEACH	FL	33139-5599	USA
BLAS O ZERQUERA &W NANCY	833 WEST AVE #503	MIAMI BEACH	FL	33139-5547	USA
BOZO I LLC	300 SOUTH POINTE DR # 301	MIAMI BEACH	FL	33139	USA
BP 1100 LLC	231 FULTON STREET WEST	GRAND RAPIDS	MI	49503	USA
BP 1135 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 942 LLC	231 FULTON STREET WEST	GRAND RAPIDS	MI	49503	USA
BRIAN T CLARK TROY A FILES	PO BOX 964	SAYVILLE	NY	11782	USA
BROOK WOLFE	2701 SW 81ST AVE	MIAMI	FL	33155-2560	USA
BROOKE TIMBERLAKE	800 WEST AVENUE #708	MIAMI BEACH	FL	33139	USA
BROOKS LINGENFELSER MARTA LINGENFELSER	833 WEST AVE 405	MIAMI BEACH	FL	33139	USA
BUFFY 21 LLC C/O HOWARD CHASE REAL ESTATE LLC	1354 WASHINGTON AVE STE 220	MIAMI BEACH	FL	33139	USA
BYLUDO LLC	540 WEST AVE # 1913	MIAMI BEACH	FL	33139	USA
C01 835 LLC	322 DILIDO DR	MIAMI BEACH	FL	33139	USA
CAMILLE MOINGEON	800 WEST AVE # 543	MIAMI BEACH	FL	33139	USA
CARFAMA MIAMI INC	450 ALTON RD # 3205	MIAMI BEACH	FL	33139	USA
CARLOS A TORRES	899 WEST AVE UNIT PHK	MIAMI BEACH	FL	33139	USA
CARLOS FARIA	734 14 ST #2A	SAN FRANCISCO	CA	94114	USA
CARLOS TORRES	899 WEST AVE #5G	MIAMI BEACH	FL	33139	USA
CAROLINA MEDINA	800 WEST AVE UNIT 206	MIAMI BEACH	FL	33139	USA

CARSTEN WILLERT JTRS ELKE WILLERT JTRS EBERHARD WILLERT JTRS	800 WEST AVE #PH23	MIAMI BEACH	FL	33139	USA
CASA PARAISO LLC	932 LENOX AVE	MIAMI BEACH	FL	33139-5315	USA
CASTRO SANTIAGO LLC	9241 COLLINS AVE 1A	SURFSIDE	FL	33154	USA
CATHERIN E SEELE	800 WEST AVE #930	MIAMI BEACH	FL	33139-5573	USA
CATHERINE MACKEY	800 WEST AVE #508	MIAMI BEACH	FL	33139-5536	USA
CATIA DOMBROWSKI	800 WEST AVE APT 202	MIAMI BEACH	FL	33139	USA
CAVANAUGH CHARTERS INC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
CHANDLER CRAIG &W SUZANNE C	800 WEST AVE #514	MIAMI BEACH	FL	33139-5581	USA
CHRIS J SERLUCO	800 WEST AVE # 824	MIAMI BEACH	FL	33139	USA
CHRISTIAN ALEXANDER GARCES	840 LENOX AVE #2	MIAMI BEACH	FL	33139-5684	USA
CHRISTINA CUERVO TRS THOMAS F DALY LIVING TRUST	444 BRICKELL AVE 224	MIAMI	FL	33131	USA
CHRISTINE DAVIS	800 WEST AVE 912	MIAMI BEACH	FL	33139	USA
CHRISTOPHER E KILEY	800 WEST AVE UNIT PH-41	MIAMI BEACH	FL	33139	USA
CHRISTOPHER HIPWELL DIANE HOFFMAN	29 DEGRAW AVE	CLIFTON	NJ	07013-1507	USA
CHRISTOPHER J MCCAULEY	800 WEST AVE #524	MIAMI BEACH	FL	33139-5581	USA
COLMAN KISS JTRS ISTWAN L MOLNAR JTRS	899 WEST AVE UNIT 5E	MIAMI BEACH	FL	33139	USA
COMMUNICATIONS WORKERS OF AMERICA LOCAL 3178 BUILDING CORP INC	7455 COLLINS AVE #212	MIAMI BEACH	FL	33141	USA
CONCEPCION VEGA	855 EUCLID AVE 201	MIAMI BEACH	FL	33139-5764	USA
CONNIE IOANNIDIS	800 WEST AVE UNIT 627	MIAMI BEACH	FL	33139-5506	USA
CORBATA LLC	12550 BISCAYNE BLVD 406	NORTH MIAMI	FL	33181	USA
CORNELIS J VAN HERWAARDEN	1040 10 ST 403	MIAMI BEACH	FL	33139	USA
CORRADO COLINI	465 OCEAN DR 1015	MIAMI BEACH	FL	33139	USA
CRUZ BROCHE	1440 BRICKELL BAY DR #610	MIAMI	FL	33131	USA
CURTIS J LECIEJEWSKI & TRACY J ROSSETTO	1040 10 ST #401	MIAMI BEACH	FL	33139-5385	USA
CYBELE DEWULF JTRS LUCIENNE DEWULF JTRS	840 LENOX AVE #4	MIAMI BEACH	FL	33139	USA
CYNTHIA A SHOWSTARK TRS CYNTHIA A SHOWSTARK REV TR	800 WEST AVE PH40	MIAMI BEACH	FL	33139	USA
DADDY GIFT LLC	800 WEST AVE PH27	MIAMI BEACH	FL	33139	USA
DAEHONG KIM	800 WEST AVE PH22	MIAMI BEACH	FL	33139	USA
DALE COTTON	1330 WEST AVE	MIAMI BEACH	FL	33139	USA
DANIEL ESQUIVEL LINDA ROSA DE OLIVEIRA PINTO	915 LENOX AVE 204	MIAMI BEACH	FL	33139	USA
DANIEL FRANCIS MATTEO	800 WEST AVE # PH 42	MIAMI BEACH	FL	33139	USA
DANIEL RAMIREZ	2502 FAIRFIELD BEND DR	SAN ANTONIO	TX	78231	USA
DANIEL ROSENBERG	800 WEST AVE #910	MIAMI BEACH	FL	33139-5584	USA
DANIEL RUBIO &W CRUZCAYA VIZUETE	899 WEST AVE #3C	MIAMI BEACH	FL	33139-5534	USA
DANILO BOZOVIC	833 WEST AVE 205	MIAMI BEACH	FL	33139	USA
DARA RAUZIN ALAN H RAUZIN &W ERICA M	800 WEST AVE 628	MIAMI BEACH	FL	33139-5540	USA
DARIO PICARDI ALFONSINA CAMPAGNA	800 WEST AVE APT 340	MIAMI BEACH	FL	33139	USA
DAVID B COMMON RUMI YASUDA COMMON	108 E 82 ST 8C	NEW YORK	NY	10028	USA
DAVID B MARTINEZ JTRS EVELIO MARTINEZ JTRS	947 LENOX AVE #505	MIAMI BEACH	FL	33139	USA
DAVID CHOWANEC & MICHAEL OLIVE	2383 BEAR DEN RD	FREDERICK	MD	21701-9328	USA
DAVID DANIEL	576 SOUTH OCEAN AVE	PATCHOGUE	FL	11772	USA
DAVID DEFORREST ANN E MENG	1644 MCDUFF AVE SOUTH	JACKSONVILLE	FL	32205	USA
DAVID HERNANDEZ	800 WEST AVE 938	MIAMI BEACH	FL	33139	USA
DAVID J DOEBLER	800 WEST AVE APT 212	MIAMI BEACH	FL	33139	USA
DAVID LAN	947 LENOX AVE #604	MIAMI BEACH	FL	33139-5339	USA
DAVID LUX JARRETT TRS DAVID LUX JARRETT REVOCABLE TR	PO BOX 1486	NEW YORK	NY	10163	USA
DAVIDE PACELLA	1030 9 ST #203	MIAMI BEACH	FL	33139-5601	USA
DEBORAH WHOULEY	255 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
DEIDRE COLLINS	800 WEST AVE 703	MIAMI BEACH	FL	33139	USA

DEJAN PETROVIC SVETLANA PETROVIC	833 WEST AVE 204	MIAMI BEACH	FL	33139	USA
DENNIS WARD	800 WEST AVE UNIT 833	MIAMI BEACH	FL	33139-5538	USA
DIANA AMIN	899 WEST AVE # 4-G	MIAMI BEACH	FL	33139-5534	USA
DIANA DLUZ	800 WEST AVE #536	MIAMI BEACH	FL	33139-5527	USA
DIANA MABEL SANCHEZ	800 WEST AVE PH28	MIAMI BEACH	FL	33139	USA
DIANNE THORNE	800 WEST AVE #645	MIAMI BEACH	FL	33139-5537	USA
DIANNE THORNE	800 WEST AVE #943	MIAMI BEACH	FL	33139-5573	USA
DINA ANSALDI SCATIGNO	1000 VENETIAN WAY #401	MIAMI	FL	33139	USA
DINA ANSALDI SCATIGNO	800 WEST AVE 702	MIAMI BEACH	FL	33139	USA
DJAZIR ABELLA BRIGITTE OLIVIA ABELLA	840 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
DON C RYAN	899 WEST AVE UNIT 7E	MIAMI BEACH	FL	33139-5548	USA
DONALD W NEUFELD PAUL LOMELI	800 WEST AVE #836	MIAMI BEACH	FL	33139-5506	USA
DONALD WILSON	16314 71ST AVE # 2	FRESH MEADOWS	NY	11365-4207	USA
DOUGLAS PAYNE	1030 9 ST UNIT 603	MIAMI BEACH	FL	33139-5686	USA
DOWNTOWN DREAM VIEWS LLC	326 71 ST	MIAMI BEACH	FL	33141	USA
EDGAR GONZALEZ	800 WEST AVE # 636	MIAMI BEACH	FL	33139	USA
EDGARD LEQUERIQUE & JAMES R MAHONY JTRS	899 WEST AVENUE # 4A	MIAMI BEACH	FL	33139-5534	USA
EDUARDO GARCES	1200 WEST AVE # 719	MIAMI BEACH	FL	33139	USA
EDUARDO TARTARINI	800 WEST AVE UNIT 208	MIAMI BEACH	FL	33139-5579	USA
EDWARD ANTHONY BYRNE	800 WEST AVE 623	MIAMI BEACH	FL	33139	USA
EDWARD J DEMOTT JR	800 WEST AVE #920	MIAMI BEACH	FL	33139-5584	USA
EDWARD L GEOPFERT TRS 2006 EDWARD L GEOPFERT REV TRUST	1235 N KINGS RD #103	LOS ANGELES	CA	90069	USA
EDWARD L GEOPFERT TRS 2006 EDWARD L GEOPFERT REVOC TR	1235 N KINGS RD #103	WEST HOLLYWOOD	CA	90069	USA
EJP 800 WEST AVE 720 LLC	932 EAST MAIN ST	BRIDGEPORT	CT	06608	USA
ELA DOPAZO	515 WEST 59 ST APT-33A	NEW YORK	NY	10019-0000	USA
ELIZABETH CORYLLOS LARDI	800 WEST AVE UNIT 746	MIAMI BEACH	FL	33139-5599	USA
ELIZABETH LARDI ECHEVERRIA	800 WEST AVE #743	MIAMI BEACH	FL	33139	USA
ELIZABETH LARDI ECHEVERRIA	800 WEST AVE #246	MIAMI BEACH	FL	33139	USA
EMILIA PINO	833 WEST AVE APT 305	MIAMI BEACH	FL	33139-5544	USA
EMILLIANO FABIAN	800 WEST AVE 810	MIAMI BEACH	FL	33139	USA
ENID RODRIGUEZ	800 WEST AVE PH33	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTODIAN FBO MAURICE E FARINAS IRA	PO BOX 45140	WESTLAKE	OH	44145	USA
ERIC CHAVOUSTIE MICHELLE CHAVOUSTIE	800 WEST AVE # 745	MIAMI BEACH	FL	33139	USA
ERIC G CHRISTIANSEN MARIA F CHRISTIANSEN	800 WEST AVE PH38	MIAMI BEACH	FL	33139	USA
ESTEBAN MACKEY GIOCONDA CARBI	899 WEST AVE 4C	MIAMI BEACH	FL	33139	USA
EUGENIA A BENFIELD & MARINA GARCIA-BURGOS	800 WEST AVE 738	MIAMI BEACH	FL	33139	USA
EVELYN MENIN	800 WEST AVE 826	MIAMI BEACH	FL	33139	USA
FABRICIO A AYALA &W CLAUDIA V	13936 BALD CYPRESS CIR	FT MYERS	FL	33907-1840	USA
FELIPE CUNHA	800 WEST AVE 841	MIAMI BEACH	FL	33139	USA
FELIPE DE PAZ MARIZA DANTAS DE PAZ	800 WEST AVE 909	MIAMI BEACH	FL	33139	USA
FELIX M ACOSTA LE MARIA E ACOSTA LE REM ROSA M ACOSTA	11467 NW 92 AVE	HIALEAH	FL	33018	USA
FERNANDO ATENCIO &W MAGDA	899 WEST AVE UNIT 8G	MIAMI BEACH	FL	33139-5549	USA
FERNANDO RAUL SALVATO	184 PALM AVE	MIAMI BEACH	FL	33139-5180	USA
FIVE HORIZONS PROPERTY LLC	220 71 ST #213	MIAMI BEACH	FL	33141	USA
FORTE LTD	3191 CORAL WAY SUITE 300	MIAMI	FL	33145-3220	USA
FRANCISCO ARMENDARIZ JR IVON PETRUS	800 WEST AVE APT 501	MIAMI BEACH	FL	33139	USA
FRANCK F MASHAYEKHI	800 WEST AVE #603	MIAMI BEACH	FL	33139-5527	USA
FRANCO MARANZANA	800 WEST AVE #509	MIAMI BEACH	FL	33139-5581	USA
FUTURA MIAMI INVEST LLC	1680 MICHIGAN AVE # 910	MIAMI BEACH	FL	33139	USA

GAIL FIX	800 WEST AVE APT #601	MIAMI BEACH	FL	33139	USA
GARY TWIST	4180 NAUTILUS DRIVE	MIAMI BEACH	FL	33140-2820	USA
GENEVIEVE NEGLIA	800 WEST AVE 426	MIAMI BEACH	FL	33139	USA
GEORGE F ZAKHARIA TRS JIHANE K ZAKHARIA TRS	907 N LINDEN CT	WICHITA	KS	67206	USA
GERARD XAVIER LEANN XAVIER	800 WEST AVE 808	MIAMI BEACH	FL	33139	USA
GERMAN CACCHIONE	915 LENOX AVE # 101	MIAMI BEACH	FL	33139	USA
GILDAS H LAFORGE MELANIE LAFORGE	815 LENOX AVE UNIT #4	MIAMI BEACH	FL	33139	USA
GIOVANNA WHELOCK TRS	901 PENNSYLVANIA AVE 3-71	MIAMI BEACH	FL	33139	USA
GIOVANNI LAMARRA	899 WEST AVE # 6G	MIAMI BEACH	FL	33139	USA
GLENN ALEXANDER DAHLE	947 LENOX AVE # 201	MIAMI BEACH	FL	33139	USA
GO SUNSHINE LLC	407 LINCOLN RD 6K	MIAMI BEACH	FL	33139	USA
GREG F PANAGIOTATOS CYNTHIA PANAGIOTATOS	800 WEST AVE APT 530	MIAMI BEACH	FL	33139	USA
GREGORY ALLEN DURKAN	800 WEST AVE #832	MIAMI BEACH	FL	33139	USA
GUMENICK FAMILY INVESTMENTS NO 2	4901 LIBBIE MILL EAST BLVD 200	RICHMOND	VA	23230	USA
GUS L MAYORGA	800 WEST AVE #710	MIAMI BEACH	FL	33139-5580	USA
GUSTAVO A CARVAJAL	1040 10 ST #203	MIAMI BEACH	FL	33139-5384	USA
GUSTAVO BRIAND	947 LENOX AVE #503	MIAMI BEACH	FL	33139-5340	USA
GUSTAVO DIAZ	899 WEST AVE #5C	MIAMI BEACH	FL	33139-5578	USA
GUSTAVO PRADILLA	800 WEST AVE 932	MIAMI BEACH	FL	33139	USA
H QUINN PEITZ JR TRS J T KEIM AND H Q PEITZ JR REV TR JAMES T KEIM TRS	800 WEST AVE APT 646	MIAMI BEACH	FL	33139	USA
HANK REARDEN LLC	1111 CRANDON BLVD #A1105	KEY BISCAYNE	FL	33149	USA
HAROLD H HERRERA	115 E 36 ST GARDEN APT	NEW YORK	NY	10016-3404	USA
HAROLD R RUBENSTEIN	8 EAST 74 ST APT 4A	NEW YORK	NY	10021	USA
HAYDEE BELVEDER	800 WEST AVE #533	MIAMI BEACH	FL	33139-5527	USA
HENDRIKA ELISABETH BREED	800 WEST AVE #545	MIAMI BEACH	FL	33139-5527	USA
HENRY LOEB &W GRISEL H	800 WEST AVE UNIT 804	MIAMI BEACH	FL	33139-5599	USA
HERMINIO HERNANDEZ	1717 N BAYSHORE DR PHA-42	MIAMI	FL	33132	USA
HIGH TECHNOLOGY SERVICES INC	444 BRICKELL AVE STE 51-418	MIAMI	FL	33131-2466	USA
HORACIO IRAUSQUIN	800 WEST AVE UNIT PH-5	MIAMI BEACH	FL	33139-5542	USA
HORIZONTE NORTE LLC	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
HUMBERTO I CAPOTE	1030 9 ST APT 403	MIAMI BEACH	FL	33139-5602	USA
IBERIAN TRADING CORP	304 RHODODENDRIN DR	CHAPEL HILL	NC	27517	USA
INBAR SCHAPSIS	910 LENOX AVE #2	MIAMI BEACH	FL	33139	USA
INGRID NEGRON	29 WASHINGTON ST 110 ASHFORD MEDICAL CENTER	SAN JUAN	PR	00907	PUERTO RICO
INO LLC C/O INO B HALEGUA	1000 S POINTE DR #301	MIAMI BEACH	FL	33139	USA
ISABEL HANSEN & S H JEFFRIES TRS	3000 E MAIN ST STE B 367	COLUMBUS	OH	43209	USA
ITZIAR DIEZ	800 WEST AVE #709	MIAMI BEACH	FL	33139	USA
IVAN MARROQUIN	800 WEST AVE #908	MIAMI BEACH	FL	33139	USA
IVAN TAMAR JACKSON MICHAEL T GODETTE	800 WEST AVE STE 301	MIAMI BEACH	FL	33139	USA
JACK CLEO COMPANY LLC	6001 LAGORCE DR	MIAMI BEACH	FL	33140	USA
JACK E JUBRAN	899 WEST AVE UNIT PHL	MIAMI BEACH	FL	33139-5570	USA
JACK JURBAN	899 WEST AVE PH-E	MIAMI BEACH	FL	33139-5570	USA
JACK MOSKOWITZ &W FAYE	3306 HIGHLAND PL NW	WASHINGTON	DC	20008-3233	USA
JAMES D LONEY	800 WEST AVE #PH 31	MIAMI BEACH	FL	33139-5539	USA
JAMES E MAKI GERMAN A MOJOCOA	320 E 42 ST # 3206	NEW YORK	NY	10017	USA
JAMES E MAKI GERMAN A MOJOCOA	800 WEST AVE 809	MIAMI BEACH	FL	33139	USA
JAMES KIERNAN MARCIA KIERNAN	800 WEST AVE 706	MIAMI BEACH	FL	33139	USA
JAMES L WEINGARTEN	800 WEST AVE #446	MIAMI BEACH	FL	33139-5536	USA
JAMES M WILLIAMS	800 WEST AVE 433	MIAMI BEACH	FL	33139	USA

JANET A BETCHKAL TRS JANET A BETCHKAL LIVING TRUST	6335 CHRISTOPHER CREEK RD WEST	JACKSONVILLE	FL	32217	USA
JANIKORE VENTURES LLC JRK REAL ESTATE INVESTMENT IRA LLC	814 LENOX AVE	MIAMI BEACH	FL	33139	USA
JASON P BOGART	947 LENOX AVE # 501	MIAMI BEACH	FL	33139	USA
JASON POWE JENNIFER GOBER	800 WEST AVE 842	MIAMI BEACH	FL	33139	USA
JEAN B DEL RIO MONIQUE DEL RIO	800 WEST AVE #846	MIAMI BEACH	FL	33139-5538	USA
JEAN C HEICHMAN	800 WEST AVE APT 840	MIAMI BEACH	FL	33139	USA
JENNIFER BLUM	800 WEST AVE #302	MIAMI BEACH	FL	33139-5535	USA
JENNIFER LEE ARONSON	800 WEST AVE 906	MIAMI BEACH	FL	33139	USA
JENNY LEE KERR	947 LENOX AVE #302	MIAMI BEACH	FL	33139-5341	USA
JERMAINE HERON	800 WEST AVE #334	MIAMI BEACH	FL	33139	USA
JERMIYAN MIZRAHI	833 WEST AVE #401	MIAMI BEACH	FL	33139	USA
JESSICA E WAHI	1030 9 ST #202	MIAMI BEACH	FL	33139	USA
JESSICA NG JTRS YIN YIN MOLLY NG JTRS PAUL NG JTRS	800 WEST AVENUE #903	MIAMI BEACH	FL	33139	USA
JIM LOUKAS DONNA LOUKAS	800 WEST AVE #711	MIAMI BEACH	FL	33139	USA
JINELLE L ANDUJAR	800 WEST AVE 338	MIAMI BEACH	FL	33139	USA
JO ANN CLARK	800 WEST AVE #941	MIAMI BEACH	FL	33139-5573	USA
JOAN SOLOVAY LE REM MICHAEL SOLOVAY REM KENNETH SOLOVAY	800 CYPRESS GROVE DR 307	POMPANO BEACH	FL	33069	USA
JOEL CUCCIO	367 LONG BOW DR	ENGLEWOOD	NJ	07631	USA
JOEN L HILFER	800 WEST AVE #343	MIAMI BEACH	FL	33139-5530	USA
JOEY M RODRIGUEZ LAURA CHINEA ROSADO	947 LENOX AVE #404	MIAMI BEACH	FL	33139	USA
JOHN A COERSE	800 WEST AVE #406	MIAMI BEACH	FL	33139-5530	USA
JOHN JOSEPH RYAN &W MARY BENITA RYAN	815 LENOX AVE #3	MIAMI BEACH	FL	33139	USA
JOHN P COMPAGNONI JTRS LUCIANO COMPAGNONI JTRS	947 LENOX AVE #502	MIAMI BEACH	FL	33139	USA
JOLIE GLASSMAN	800 WEST AVE PH19	MIAMI BEACH	FL	33139	USA
JONATHAN GELBER &W JEANETTE	800 WEST AVE APT 802	MIAMI BEACH	FL	33139-5599	USA
JORGE D DOCTOROVICH &W LILIANA B	1585 E 11 AVE	HIALEAH	FL	33010-3308	USA
JORGE E GUZZETTI TRS JORGE E GUZZETTI REVOCABLE TRUST	9 NE 19 CT 207C	FORT LAUDERDALE	FL	33305	USA
JOSE A ACOSTA JR	800 WEST AVE 626	MIAMI BEACH	FL	33139	USA
JOSE ALFONSO PENA % KARINA LOPEZ	9 ISLAND AVE APT 1111	MIAMI BEACH	FL	33139-1328	USA
JOSE E & CHAMA OTERO	800 WEST AVE #538	MIAMI BEACH	FL	33139-5527	USA
JOSE E OTERO	800 WEST AVE UNIT 538	MIAMI BEACH	FL	33139-5527	USA
JOSE MIGUEL SARIEGO	800 LENOX AVE APT 1	MIAMI BEACH	FL	33139	USA
JOSE SANCHEZ	800 WEST AVE UNIT 926	MIAMI BEACH	FL	33139-5584	USA
JOSE VALDOVINOS CAROLINA CAMACHO	58 RICH AVENUE W	GREENWICH	CT	06830	USA
JOSEP VIADER I BERGES	1049 SOUTHFIELD RD	SHREVEPORT	LA	71106	USA
JOSEPH ABBAMONT	800 WEST AVE #PH06	MIAMI BEACH	FL	33139	USA
JOSEPH COOK	1135 BAY DR	MIAMI BEACH	FL	33141-3624	USA
JOSEPH D SOKOLOWSKI	800 WEST AVE 236	MIAMI BEACH	FL	33139	USA
JOSEPH J POLITIO TRS JOSEPH J POLILO LIVING TRUST LISA BEAL TRS	910 LENOX AVE 1	MIAMI BEACH	FL	33139	USA
JOSEPH P LUCAS &W JOSEPHINE	364 CONCORD DRIVE	MAYWOOD	NJ	07607	USA
JOSEPH R DEFILIPPIS	947 LENOX AVE 401	MIAMI BEACH	FL	33139	USA
JOSEPH WILLIAM TSIGOURAKOS ALANA TSIGOURAKOS	800 WEST AVE # 240	MIAMI BEACH	FL	33139	USA
JOYCE A CARRINGTON	400 CENTRAL PARK W APT 11E	NEW YORK	NY	10025-5842	USA
JP AND JP CONSULTING LLC	800 WEST AVE APT 205	MIAMI BEACH	FL	33139-5579	USA
JUAN LOMBO	1030 9 ST 406	MIAMI BEACH	FL	33139	USA
JUANITA EVERETZE CORINNE SERVILY	252 7 AVE 9J	NEW YORK	NY	10001	USA
JULIE GLASGOW C/O MASSESS VALERA	420 LINCOLN RD 301	MIAMI BEACH	FL	33139	USA
JULIEN VICENTE CAMILLE BREGER	800 WEST AVE PH10	MIAMI BEACH	FL	33139	USA
JUSTEN ALLEN THOMAS	UNIT 9900 BOX 936	DPO	AE	09701-0936	USA

JUSTIN ALLEN ZANA MUGOSA ALLEN	1030 9 ST 302	MIAMI BEACH	FL	33139	USA
KAISER 1 LLC	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
KALYAN INUGANTI	800 WEST AVE APT 235	MIAMI BEACH	FL	33139-5535	USA
KARIN FIX TRS KARIN FIX	800 WEST AVE #211	MIAMI BEACH	FL	33139	USA
KATERINA NADEL TRS KATERINA NADEL REVOCABLE TRUST	947 LENOX AVE 602	MIAMI BEACH	FL	33139	USA
KATHLEEN VACCARO TCHALABY	800 WEST AVE 844	MIAMI BEACH	FL	33139	USA
KEENAN KARWAN	833 WEST AVE #304	MIAMI BEACH	FL	33139-5544	USA
KEVIN SAEED LE REM BELKIS BOOKSTON	540 NW 166 AVE	PEMBROKE PINES	FL	33028	USA
KITTY STEIN	815 LENOX AVENUE #7	MIAMI BEACH	FL	33139	USA
KRESHNIK DIBRANI JENNIFER DIBRANI	800 WEST AVE 409	MIAMI BEACH	FL	33139	USA
LA LECHUZA GROUP CORP	800 WEST AVE # 637	MIAMI BEACH	FL	33139	USA
LARS SCHOETT	1040 10 ST 201	MIAMI BEACH	FL	33139	USA
LAS BRISAS TROPICALES LLC	90 ALMERIA AVE #204	CORAL GABLES	FL	33134-6119	USA
LASZLO PIRINGER	947 LENOX AVENUE #301	MIAMI BEACH	FL	33139	USA
LAURA KAPLAN	800 WEST AVE #642	MIAMI BEACH	FL	33139-5537	USA
LAURENT BOISDRON	840 LENOX AVE #11	MIAMI BEACH	FL	33139-5650	USA
LAZARO AMARAL	1030 9 ST #206	MIAMI BEACH	FL	33139-5601	USA
LAZARO SUAREZ YOEL GUERRA	800 WEST AVE # 942	MIAMI BEACH	FL	33139	USA
LECY MARIA CROSARA MILANO	800 WEST AVE #630	MIAMI BEACH	FL	33139-5537	USA
LEONID L YANCHUK	4238 FRANCE AVE S	EDINA	MN	55416	USA
LIONEL T HAYWARD	800 WEST AVE #633	MIAMI BEACH	FL	33139	USA
LISA DANIELSON JOSHUA J JAHNER	108 RIVER PARK LN	GEORGETOWN	TX	78626	USA
LITTON LOAN SERVICING LP	899 WEST AVE #8F	MIAMI BEACH	FL	33139	USA
LIZZ RIA KRITZER	245 E 54 ST #1713	NEW YORK	NY	10022	USA
LIZZETTE BONILLA	947 LENOX AVE #403	MIAMI BEACH	FL	33139-5340	USA
LLC EUCLAW LE VALTER MENCONI LE NATALIA BIANCHI LE	1000 5 ST 230	MIAMI BEACH	FL	33139	USA
LOIS HARRISON	800 LENOX AVE UNIT 2	MIAMI BEACH	FL	33139-5621	USA
LOREN J GALLO	800 WEST AVE UNIT PH-12	MIAMI BEACH	FL	33139	USA
LORENZO PEDON	4515 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
LOUIS F PETROLE	800 WEST AVE UNIT 729	MIAMI BEACH	FL	33139-5599	USA
LOURDES HERNANDEZ HERIBERTO HERNANDEZ JR HUGO HERNANDEZ	800 WEST AVE # 204	MIAMI BEACH	FL	33139	USA
LOURDES HUMBLE	9999 COLLINS AVE 124 12 A	BAL HARBOUR	FL	33154	USA
LU FRANCOIS	1000 WEST AVE 426	MIAMI BEACH	FL	33139	USA
LUC HARDY &W MARY	303 COGNEWAUGH RD	COS COB	CT	06807	USA
LUCIANO DI FELICE LUISA CARAVELLI	800 WEST AVE 511	MIAMI BEACH	FL	33139	USA
LUIS FERNANDO ECHEVERRI	833 WEST AVE #303	MIAMI BEACH	FL	33139-5544	USA
LUIS PAVONI	3380 PEACHTREE RD NE UNIT 407	ATLANTA	GA	30326-1638	USA
LUISA FREITAS ISABEL FREITAS	800 WEST AVE UNIT 435	MIAMI BEACH	FL	33139-5536	USA
MAGALY GOMEZ	1501 NW 13 CT APT 408	MIAMI	FL	33125	USA
MAGIC LEONE	800 WEST AVE 517	MIAMI BEACH	FL	33139	USA
MANUEL PUNS	800 WEST AVE #525	MIAMI BEACH	FL	33139-5581	USA
MARCO FERRARI	650 WEST AVE APT 1509	MIAMI BEACH	FL	33139-6331	USA
MARGHERITA CORP	1444 BISCAYNE BLVD #306	MIAMI	FL	33132	USA
MARIA B GONZALEZ	899 WEST AVE UNIT PHJ	MIAMI BEACH	FL	33139-5548	USA
MARIA CRISTINA LOURENCO	762 BEDFORD RD ROBERT TEMKIN ASSOCIATES	BEDFORD HILLS	NY	10507	USA
MARIA DEL CARMEN SANCHEZ	800 WEST AVE # 528	MIAMI BEACH	FL	33139-5581	USA
MARIA FEDERICA LUGO ALEX KOVALOVSKY	800 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
MARIA GONZALEZ	899 WEST AVE 7F	MIAMI BEACH	FL	33139	USA
MARIA GONZALEZ	899 WEST AVE #6F	MIAMI BEACH	FL	33139-5548	USA

MARIA J PIZARRO NANCY R STEERS TRS	7880 SW 74 ST	MIAMI	FL	33143	USA
MARIA KRON TRS IOSIF AND NATALYA MOSALEV TR	1839 EAST 33 STR	BROOKLYN	NY	11234	USA
MARIA ROSARIA CIAVOLINO	899 WEST AVE #8E	MIAMI BEACH	FL	33139	USA
MARIA VIRGINIA ALONSO	800 WEST AVE #602	MIAMI BEACH	FL	33139-5527	USA
MARIE MURPHY	947 LENOX AVE 605	MIAMI BEACH	FL	33139	USA
MARILYN GOTTLIEB ROBERTS & KARLA L GOTTLIEB & ETAL JTRS	763 E CHARLESTON RD	PALO ALTO	CA	94303	USA
MARIO CASTELL	800 WEST AVE #814	MIAMI BEACH	FL	33139-5583	USA
MARIO FAURET	800 WEST AVE PH-45	MIAMI BEACH	FL	33139-5539	USA
MARISOL ORTH	2023 DURHAM RD	GUILFORD	CT	06437-1639	USA
MARK D NEEDLE &W CAROL A JACQUE	910 LENOX AVE #4	MIAMI BEACH	FL	33139-5315	USA
MARK D NEEDLE &W CAROL A JACQUE	910 LENOX AVE #5	MIAMI BEACH	FL	33139-5315	USA
MARK D ROESSEL	9820 N HEALTHPARK CIR #106	FORT MYERS	FL	33908	USA
MARK KEENE ANA M KEENE	899 WEST AVE #7D	MIAMI BEACH	FL	33139-5548	USA
MARK SARACINO	800 WEST AVE UNIT PH-08	MIAMI BEACH	FL	33139-5542	USA
MARK SHATLEY	800 WEST AVE UNIT 303	MIAMI BEACH	FL	33139-5535	USA
MARK TYE TRUST	PO BOX 8992	ASPEN	CO	81612	USA
MARQUES T WILSON	800 WEST AVE 905	MIAMI BEACH	FL	33139	USA
MARTIN A VERNON PABLO LAFFORGUE	800 WEST AVE #516	MIAMI BEACH	FL	33139-5581	USA
MARTIN BATE	1030 9 ST # 404	MIAMI BEACH	FL	33139	USA
MARTIN R SHERMAN &W GRACE L	3484 CHASE AVE	MIAMI BEACH	FL	33140-3417	USA
MASSIMO CIRASINO	800 WEST AVE #311	MIAMI BEACH	FL	33139-5506	USA
MASSIMO MASSIMI ALESSANDRA NERI	800 WEST AVE 904	MIAMI BEACH	FL	33139	USA
MATTHEW BERMAN JAMES MUMMA	800 WEST AVE 546	MIAMI BEACH	FL	33139	USA
MAURICIO FERRAZZA	800 LENOX AVE #3	MIAMI BEACH	FL	33139-5621	USA
MEDIA HOLDINGS 930 LLC	1425 NORTH VIEW DR	MIAMI BEACH	FL	33140	USA
MEDIA HOLDINGS LTD	1425 N VIEW DR	MIAMI BEACH	FL	33140-4247	USA
MICHAEL C YABLONICKY LAWRENCE R YABLONICKY KATHLEEN M YABLONICKY	1030 9 ST 606	MIAMI BEACH	FL	33139	USA
MICHAEL COUZZI &W JULIE KLEIN	815 LENOX AVE #6	MIAMI BEACH	FL	33139-5626	USA
MICHAEL J CHIANESE	800 WEST AVE UNIT PH35	MIAMI BEACH	FL	33139-5542	USA
MICHAEL J DORE	800 WEST AVE UNIT 741	MIAMI BEACH	FL	33139-5599	USA
MICHAEL KARAVOLOS PAULA ROMO	1995 NE 196 TER	MIAMI	FL	33179	USA
MICHAEL MOOSHER ROXANNE MOOSHER	1000 WEST AVE #427	MIAMI BEACH	FL	33139-4718	USA
MICHAEL SCHLACHTER	749 WEST END AVE #3-W	NEW YORK	NY	10025	USA
MICHAEL T FINNO	817 LENOX AVE # 8	MIAMI BEACH	FL	33139	USA
MICHELA BELLUSO	1943 EAST MARSHALL AVE 04	PHOENIX	AZ	85016	USA
MICHELA BELLUSO (TR) ORNELLA & GIOVANNI BELLUSO CO TRS	1943 EAST MARSHALL AVE	PHOENIX	AZ	85016	USA
MICHELE L TAUBMAN	800 WEST AVE #346	MIAMI BEACH	FL	33139	USA
MICHELE PARKER	5100 SW 90 AVE #202	COPPER CITY	FL	33328	USA
MICHELE PETTERNELLA	800 WEST AVE 934	MIAMI BEACH	FL	33139	USA
MICHELE TOWBIN	832 S SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
MICHELLE A MARCHAND	2006 N 34 AVE	HOLLYWOOD	FL	33021-4368	USA
MICHELLE SILVA	9001 NW 1 AVE	MIAMI	FL	33150	USA
MIGUEL A DIAZ LE ESTHER DIAZ LE REM MARIA HERNANDEZ	1030 9 ST #306	MIAMI BEACH	FL	33139	USA
MIGUEL R ARROYO	800 WEST AVE UNIT 820	MIAMI BEACH	FL	33139-5583	USA
MIGUEL TEJEDA	55 SW 9 ST 1005	MIAMI	FL	33130	USA
MIHAELA A PASCU	800 WEST AVE #935	MIAMI BEACH	FL	33139	USA
MILAGROS GUTIERREZ TRS	11130 GRIFFING BLVD	BISCAYNE PARK	FL	33161	USA
MIRIAM HASKELL DANTE TREVISANI	800 LENOX AVE 4	MIAMI BEACH	FL	33139	USA
N NIMMAGADDA TRS NIMMAGADDA LIVING TRUST K J NIMMAGADDA TRS	650 WEST AVE 2003	MIAMI BEACH	FL	33139	USA

NAYIB ANDRAOS IZA C/O MARIA GONZALEZ ROUSDI ANDRAOS IZA	899 WEST AVE #6E	MIAMI BEACH	FL	33139	USA
NEW AGE 2012 LLC	1330 15 ST #1	MIAMI BEACH	FL	33139	USA
NICOLAS PITSILOS & ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NICOLAS DIORIO	703 SE 16 COURT	FORT LAUDERDALE	FL	33316	USA
NICOLAS VASATURO	800 WEST AVE #922	MIAMI BEACH	FL	33139-5584	USA
NIKOLAS G PITSILOS ELAINE PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NIKOLAS KOZY	335 S BISCAYNE BLVD PH LPH8	MIAMI	FL	33131-2376	USA
NOEMI L LOPEZ	4125 CASE STREET APT #2-G	ELMHURT	NY	11373	USA
NORMA IZA LE REM ALVARO JOSE SAAD IZA REM ANDRES FELIPE SAAD IZA	246 DEERHILL DR	BOGART	GA	30622	USA
OAL PROPERTIES LLC	1030 9 ST 506	MIAMI BEACH	FL	33139	USA
OGNIEN BLAZEVIC JULIA BLAZEVIC	800 WEST AVE #609	MIAMI BEACH	FL	33139	USA
OLIVIER REFALO	11250 SW 73RD CT	MIAMI	FL	33156-4625	USA
OLUFOLAHAN LAWAL	1030 9 ST #405	MIAMI BEACH	FL	33139-5610	USA
OMAR J RODRIGUEZ &W ANA M	800 WEST AVE #PH44	MIAMI BEACH	FL	33139-5542	USA
ORCHIDEA CORP	840 LENOX AVE APT 1D	MIAMI BEACH	FL	33139	USA
ORCHIDEA CORP	840 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
ORIE ATTAS	20941 NE 21ST CT	NORTH MIAMI BEACH	FL	33179	USA
OSCAR SANCHEZ	800 WEST AVE #606	MIAMI BEACH	FL	33139-5527	USA
PABLO PEREZ	899 WEST AVE #5D	MIAMI BEACH	FL	33139-5534	USA
PACIFIC BEACH HOLDING LLC	4470 ALTON RD	MIAMI BEACH	FL	33140	USA
PATRICIA D VICARI	5 ISLAND AVE #2B	MIAMI BEACH	FL	33139	USA
PATRICIA GREENE	800 WEST AVE #310	MIAMI BEACH	FL	33139-5535	USA
PATRICK DENNIS	800 WEST AVE PH01	MIAMI BEACH	FL	33139	USA
PATRICK MICHAEL FLOOD	840 LENOX AVE #7	MIAMI BEACH	FL	33139	USA
PATRICK MICHAEL FLOOD	4121 VIA MARINA 411	MARINA DEL REY	CA	90292	USA
PAUL J AMODIO &W DOREEN	41 TOWNE HOUSE LANE	WETHERSFIELD	CT	06109	USA
PETER GRIMES	800 WEST AVE 819	MIAMI BEACH	FL	33139	USA
PETER IP MELISSA IP	800 WEST AVE PH02	MIAMI BEACH	FL	33139	USA
PETER WOLK &W JANET	800 WEST AVE #811	MIAMI BEACH	FL	33139-5583	USA
PHILLIP MONACO	291 CENTRAL PARK WEST #6E	NEW YORK CITY	NY	10024	USA
PMMIA LLC	162 LINCOLN RD # 506	MIAMI BEACH	FL	33139	USA
PORTFOLIO MANAGEMENT AND SOLUTIONS CO	800 WEST AVE APT 515	MIAMI BEACH	FL	33139	USA
R MICHAEL FLORES	302 TOURAINE RD	GROSSE POINTE FARMS	MI	48236-3311	USA
R Q INVESTMENT GROUP LLC	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
RACHEL KAY SPENCER	817 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
RALPH E WIEST & ANTHONY A PERAINE JTRS	9 WINDING WAY	MOUNT LAUREL	NJ	08054	USA
RAN GOLANI	800 WEST AVE #821	MIAMI BEACH	FL	33139-5583	USA
RAN Z GOLANI	800 WEST AVE #644	MIAMI BEACH	FL	33139-5537	USA
RAOUL PECK	800 WEST AVE #927	MIAMI BEACH	FL	33139-5573	USA
RAQUEL DIAZ MICHAEL ALEXANDER DIAZ JOE LOUIS DIAZ	208 POCATELLA ST	MIAMI SPRINGS	FL	33166	USA
RAYMOND CEASAR GARCIA	899 WEST AVE #3M	MIAMI BEACH	FL	33139-5534	USA
REGINE THORRE	900 LENOX AVE UNIT 3	MIAMI BEACH	FL	33139-5342	USA
RENEE DELAPLAINE JTRS ANDREW DELAPLAINE JTRS	900 LENOX AVE #1	MIAMI BEACH	FL	33138	USA
RENT RENTALS LLC	1200 BRICKELL BAY DR # 3515	MIAMI	FL	33131	USA
RGC MIAMI INC	1680 MICHIGAN AVE # 700	MIAMI BEACH	FL	33139	USA
RICHARD AGUILAR	4779 COLLINS AVE #1607	MIAMI BEACH	FL	33140-3254	USA
RICHARD B CARMEL TR	12555 BISCAYNE BLVD #800	NO MIAMI	FL	33181-2522	USA
RICHARD BELLEW III ALEXANDER SERRUD	800 WEST AVE 901	MIAMI BEACH	FL	33139	USA
RICHARD H VAN MEEGEREN JAVIER CERDA CHAVEZ	2523 ABERDEEN AVE	LOS ANGELES	CA	90027	USA

RICHARD T FLEISHER	PO BOX 2623	SAG HARBOR	NY	11963	USA
RICHARD W TWOHIG &W LINDA J	800 WEST AVE #428	MIAMI BEACH	FL	33139-5541	USA
RICKY TROTMAN	1030 9 ST 605	MIAMI BEACH	FL	33139	USA
RIGOBERTO MEZA LUZ M MEZA	833 WEST AVE UNIT 502	MIAMI BEACH	FL	33139-5547	USA
RIITTA LIISA HELMINEN	800 WEST AVE UNIT 535	MIAMI BEACH	FL	33139-5527	USA
ROBERT BOERGER AMY BOERGER	915 LENOX AVE # 205	MIAMI BEACH	FL	33139	USA
ROBERT FLAMERICH SARA FLAMERICH	800 WEST AVE PH36	MIAMI BEACH	FL	33139	USA
ROBERT FLEMING LE REM GUOFU CHEN REM JAMES FLEMMING	800 WEST AVENUE #827	MIAMI BEACH	FL	33139	USA
ROBERT O MORRIS	800 WEST AVE # 612	MIAMI BEACH	FL	33139	USA
ROBERT S DIESEL	800 WEST AVE #944	MIAMI BEACH	FL	33139-5573	USA
ROBERTO ALVAREZ	800 WEST AVE UNIT 308	MIAMI BEACH	FL	33139-5535	USA
ROBERTO RUIZ	1030 9 ST #304	MIAMI BEACH	FL	33139	USA
ROBERTO RUIZ	8701 SW 126 TER	MIAMI	FL	33176	USA
RODNEY D COWART	1040 10 ST 302	MIAMI BEACH	FL	33139	USA
RODNEY HUTCHESON KRISTIAM AMADOR	800 WEST AVE # 735	MIAMI BEACH	FL	33139	USA
ROMY & MELY CORPORATION	6500 SW 67 AVE	MIAMI	FL	33143	USA
RONALD C SAUNDERS &W LORETTA W	8263 DEMING DR	ORLANDO	FL	32825	USA
RONALD G BELLOPEDE	800 WEST AVE #619	MIAMI BEACH	FL	33139-5540	USA
RONALD GERARD BELLOPEDE	800 WEST AVE # 619	MIAMI BEACH	FL	33139	USA
ROSALIE KOLESAR	1030 9 ST #601	MIAMI BEACH	FL	33139-5604	USA
RYAN JACOBS KARA JACOBS	800 WEST AVE 527	MIAMI BEACH	FL	33139	USA
RYAN LOFTUS NICOLE AYZEN	1300 BRICKELL BAY DR APT 2409	MIAMI	FL	33131-3394	USA
SALVATORE DELLOMO	1603 HOLBROOK ST	OAKHURST	NJ	07755	USA
SALVATORE DOMANTI FEDERICA FILIMBAIA	800 WEST AVE 441	MIAMI BEACH	FL	33139	USA
SAMUELE FARAGO ANELLINA RINALDO	1030 9 ST 504	MIAMI BEACH	FL	33139	USA
SANDRA REYES	899 WEST AVE #5A	MIAMI BEACH	FL	33139-5534	USA
SCOTT CARDONE	1413 SUNSET HARBOUR DR 412	MIAMI BEACH	FL	33139-	USA
SCOTT PFEIFFER	910 LENOX AVE 3	MIAMI BEACH	FL	33139-5315	USA
SEAN FOSTER KATHIE RICHARDSON	833 WEST AVE 501	MIAMI BEACH	FL	33139	USA
SEBASTIAN BEN	899 WEST AVE #7G	MIAMI BEACH	FL	33139	USA
SEBASTIAN LEDER KREMER &W LEILA A LEDER KREMER JTRS	1154 NE 160 TER	MIAMI	FL	33162	USA
SEFOKA RE LLC	520 NW 165 STREET RD 101	MIAMI	FL	33169	USA
SELMA RODRIGUEZ	800 WEST AVE #304	MIAMI BEACH	FL	33139-5535	USA
SERDAR AYBERK ELVIRA AYBERK	825 W END AVE #7D	NEW YORK	NY	10025	USA
SHLOMO MIZRAHY	899 WEST AVE #8A	MIAMI BEACH	FL	33139-5549	USA
SILVIANA TRIFAN	899 WEST AVE APT 8D	MIAMI BEACH	FL	33139	USA
SOFIA RETUTA	12538 OAK RUN CT	BOYNTON BEACH	FL	33436-6148	USA
SOUTH BAY CLUB CONDO ASSN INC	800 WEST AVE	MIAMI BEACH	FL	33139-5542	USA
SOUTH BEACH WEST LLC	1330 COLLINS AVE #1	MIAMI BEACH	FL	33139	USA
SPENCER BURKE EST OF	800 WEST AVE #PH9	MIAMI BEACH	FL	33139	USA
SPIAGGIA INC	800 WEST AVE 746	MIAMI BEACH	FL	33139	USA
STELLA REAL ESTATE INC	150 SE 2 AVE # 1010	MIAMI	FL	33131	USA
STELLA REAL ESTATE INC C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE ST 1010	MIAMI	FL	33131	USA
STEPHEN D MOSS	5500 SHADY GROVE RD	MEMPHIS	TN	38120	USA
STEPHEN J DEGENNARO	13700 SW 78 CT	MIAMI	FL	33158	USA
STEPHEN J GALLOWAY	800 WEST AVE #940	MIAMI BEACH	FL	33139-5573	USA
STEPHEN R HALSEY	800 WEST AVE 429	MIAMI BEACH	FL	33139	USA
STEPHEN UPSHON	800 WEST AVE #723	MIAMI BEACH	FL	33139-5580	USA
STEVE C LEE	721 AURORA ST	MANDEVILLE	LA	70448	USA

STEVEN FRUMKIN	44 HEATHERHILL LN	WOODCLIFF LK	NJ	07677-8147	USA
STEVEN H MCELHANEY	822 LENOX AVE #4	MIAMI BEACH	FL	33139-5623	USA
STEVEN SCHNEIDER	9809 ARBOR VIEW DR S	BOYNTON BEACH	FL	33437	USA
STEVEN STANCHICK TATYANA GOLOVANOVA	1030 9 ST 505	MIAMI BEACH	FL	33139	USA
STONE AND BEACH GARDEN LLC	446 NW 97 PL	MIAMI	FL	33172	USA
STUART WHALAN	915 LENOX AVE 202	MIAMI BEACH	FL	33139	USA
SUDAFRIQUE LLC	9 ISLAND AVE # 401	MIAMI BEACH	FL	33139	USA
SUPERCAMCAM LLC	800 WEST AVE APT 624	MIAMI BEACH	FL	33139	USA
SUSAN B COBLEIGH LAUREL COBLEIGH	4360 WINNERS CIR APT 2813	SARASOTA	FL	34238-5564	USA
SUSAN D WHITEBROOK	800 WEST AVE UNIT 902	MIAMI BEACH	FL	33139-5538	USA
SUSAN SCHEIN	800 WEST AVE #345	MIAMI BEACH	FL	33139-5530	USA
SUSANA ANDRES-CARRILLO	800 WEST AVE UNIT 742	MIAMI BEACH	FL	33139-5599	USA
SUZANNE CHANTAL BESNAINOU	1310 LENOX AVE	MIAMI BEACH	FL	33139	USA
SUZANNE MICHICO SWAN JTRS	13901 BUBBLING SPRINGS CT	OKLAHOMA CITY	OK	73150	USA
SVEN SCHULZ CO ETTY FOODMAN ET AL	1201 BRICKELL AVE #360	MIAMI	FL	33131	USA
SVEN SCHULZ	800 WEST AVE #243	MIAMI BEACH	FL	33139	USA
SVYA KARAIM	PO BOX 398058	MIAMI BEACH	FL	33239-8058	USA
SYBILLE FRITZ KASPAR	800 WEST AVE #502	MIAMI BEACH	FL	33139-5536	USA
SYLVAIN BACON JTRS JOHN ZUCCARINI JTRS	800 WEST AVE #812	MIAMI BEACH	FL	33139	USA
TAI LI FRAZER	1030 9 ST UNIT 402	MIAMI BEACH	FL	33139-5602	USA
TANYA VILLANUEVA	7008 SW 65 AVE	SOUTH MIAMI	FL	33143	USA
TDG HOUSING LLC	444 BRICKELL AVE 224	MIAMI	FL	33131	USA
TERESA RODRIGUEZ	8240 SW 12 ST	MIAMI	FL	33144	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	WALGREEN CO STORE 10983 PO BOX 1159	DEERFIELD	IL	60015	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THEODORE GRIPPO & JOSE CURBELO	5424 S EAST VIEW PARK #3	CHICAGO	IL	60615	USA
THOMAS BROWN	6072 WING LAKE RD	BLOOMFIELD HILLS	MI	48301	USA
THOMAS PAUL INMAN	6 WAVERLY PLACE	STAMFORD	CT	06902	USA
THOMAS SKANDALIS	305 N 31ST AVE	HOLLYWOOD	FL	33021-7005	USA
THOMAS ZUR	947 LENOX AVE 305	MIAMI BEACH	FL	33139-5347	USA
TIMS LAND ACQUISITION CORP	4299 COLLINS AVE	MIAMI BEACH	FL	33140-3229	USA
TITAN DEVELOPMENT PARTNERS LLC	4095 SW 67 AVE	MIAMI	FL	33155	USA
TODD D SLOAN JR & JUAN L ARAUJO PEACE CORP	800 WEST AVE #534	MIAMI BEACH	FL	33139	USA
URBAN BEACH III LLC C/O SENTINEL REAL ESTATE CORP	1251 AVE OF THE AMERICAS 35 FLR	NEW YORK	NY	10020	USA
VADIM ISKANDARYAN MILOS STAROVIC	800 WEST AVE 210	MIAMI BEACH	FL	33139	USA
VALERIE GDALIA	915 LENOX AVE #102	MIAMI BEACH	FL	33139	USA
VALERIE MARIE SHEAFE LE REM VALERIE M SHEAFE PATTERSON REM CHERYL L NELSON	7441 WAYNE AVE #15F	MIAMI BEACH	FL	33141	USA
VANANCIO GARCIA PABLO R GARCIA GARCIA	2930 SW 115 AVE	MIAMI	FL	33165	USA
VENICE AT EUCLID LLC	1000 5 ST 229	MIAMI BEACH	FL	33139	USA
VICTORIA H VALENCIA & H JAIME PALOMINO	7811 SAINT CHARLES AVE	NEW ORLEANS	LA	70118	USA
VINCENZO PALMA & W IRENE	899 WEST AVE APT 8-C	MIAMI BEACH	FL	33139-5549	USA
VIVASLAVA LLC	1680 MICHIGAN AVENUE #910	MIAMI BEACH	FL	33139	USA
VLADISLAV ZLOTNIK	1030 9 ST #205	MIAMI BEACH	FL	33139-5601	USA
WILLIAM BONDY	800 WEST AVE #625	MIAMI BEACH	FL	33139-5540	USA
WILLIAM GARDNER	800 WEST AVE #244	MIAMI BEACH	FL	33139	USA
WILLIAM GILCHRIST	800 WEST AVE #724	MIAMI BEACH	FL	33139	USA
WILLIAM S GADLESS KRYSTAL GADLESS	800 WEST AVE 605	MIAMI BEACH	FL	33139	USA
WILLIAM SARILLE	800 WEST AVE #914	MIAMI BEACH	FL	33139-5584	USA
WILLIAM TOOKER	800 WEST AVE # 718	MIAMI BEACH	FL	33139	USA

WILLIAM VALDES-ZUAZO	3660 NW 41 ST	MIAMI	FL	33142	USA
WJT LLC	800 WEST AVE UNIT 718	MIAMI BEACH	FL	33139	USA
XDO BAY 714 LLC	9 ISLAND AVE 401	MIAMI BEACH	FL	33139	USA
XDO SOUTH BAY LLC	350 LINCOLN RD	MIAMI BEACH	FL	33139	USA

ANDEST INVESTMENT LLC
33 HARBOUR SQ UNIT 516
TORONTO ON M5J 2G2
CANADA

ANNALISA CORNELIA GRIFFA
PZA PICEDI 18
19032 LERICI
ITALY

ANTONIO URSINO
VIA VESTRICIO SPURINNA 101 D
ROMA 00175
ITALY

CHEMTOV BARUH
6 RUE HACHE
CHATILLION 92320
FRANCE

DAVID CAMPBELL
TIMOTHY WEBB
25 GRAFTON AVE
TORONTO ON M6R 1C3
CANADA

ELIZABETH SORG
BISCHOFSWEG 54
FRANKFURT 00598
GERMANY

FRANCOIS ASSOUD
414-350 DE MAISONNEUVE WEST
MONTREAL QC H3A 0B4
CANADA

JAN ANDERS IVARSSON
KENT E THORSELIUS
SCHEELEGATAN 17
STOCKHOLM 112 28
SWEDEN

ROBERT FISSER
MIJKE ALBERSEN
PR HENDRIKLAAN 3
BUSSUM 1404AR
NETHERLANDS

ROBERTO FERRARO
IMAN NOSSEIR
7906 BARIBEAU
LASALLE QC H8P 1V3
CANADA

SEAN CHRISTOPHER MAREK
BRITINI TEGAN JOCELYN MAREK
777 RICHARDS ST APT#3311
VANCOUVER BC V6B 0M6
CANADA

STEFFEN KLUSCHKE
SCHLIEMANN STRASSE 30
BERLIN 10437
GERMANY

TOMAS KUDERA
NA VINICCE 1
16900 PRAHA
CZECH REPUBLIC

VITO G ZULLO
VIA DANTE 47
CESANO BOSCONI MILANO 20090
ITALY

1035 9TH STREET SOUTH BEACH LLC
PO BOX 403783
MIAMI, FL 33140

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

1515 WEST LLC
800 WEST AVENUE #430
MIAMI BEACH, FL 33139

2005 DANIEL J & CLAUDIA M KENNEDY
REVOCABLE TRUST
3650 BLAIR WAY
TORRANCE, CA 90505

417 SOUTHBAY LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131

800 WEST AVE 344 LLC
1000 S POINTE DR #2503
MIAMI BEACH, FL 33139

800 WEST PH 46 LLC
6 GROVE STREET REAR
CHERRY HILL, NJ 08002

824 ALTON ROAD PARTNERS LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

899 WEST AVE LLC
PO BOX 140865
CORAL GABLES, FL 33114

901 ALTON ROAD INC
1200 BRICKELL AVE #1470
MIAMI, FL 33131

925 LENOX LLC
531 COUCH DR
OKLAHOMA CITY, OK 73102

955 ALTON ROAD MIA LLC
777 S FIGUEROA ST 41ST FL
LOS ANGELES, CA 90017

ABIMAEL ORTIZ & W LIDIA
1111 8 ST
MIAMI BEACH, FL 33139

ACNP SOBE LLC
13705 JUNIPER BLOSSOM DR
TAMPA, FL 33618

ADOLPHUS L SPAIN TRS
LOYD A JOHNSON TRS
800 WEST AVE APT 445
MIAMI BEACH, FL 33139

AILEEN UPSHON
800 WEST AVE #725
MIAMI BEACH, FL 33139

ALAN L SCHUMAN
DIANE E SCHUMAN
61 AUBURN RD
W HARTFORD, CT 06119

ALAN ROSE TRS
ALAN ROSE AND CARMEN TAGLE TR
CARMEN TAGLE TRS
421 HUDSON ST #712
NEW YORK, NY 10014

ALEJANDRO VERA
800 WEST AVE 403
MIAMI BEACH, FL 33139

ALEX FREYTAG
800 WEST AVE # 923
MIAMI BEACH, FL 33139

ALEXANDER PLEYER
% MANAGEMENT
1623 LENOX AVE 8
MIAMI BEACH, FL 33139-2494

ALEXANDER WENDELL &W PATRICIA
800 WEST AVE #946
MIAMI BEACH, FL 33139-5573

ALEXANDRA B C KANN
4000 HOLLYWOOD BLVD STE 735
HOLLYWOOD, FL 33021-1213

ALEXANDRA BRIAND
1030 9 ST #503
MIAMI BEACH, FL 33139-5604

ALEXEY YASHKICHEV
1030 9 ST 301
MIAMI BEACH, FL 33139

ALEXIS PERIN & MAXIMO PERIN
UMBERTO PERIN &W MARIA D C PERIN
293 KINDERKAMACK RD #D
RIVER EDGE, NJ 07661

ALFRED RODRIGUEZ &W CARMEN
1030 - 9 ST #303
MIAMI BEACH, FL 33139-5603

ALLEN HARRIS FLASTERSTEIN
PO BOX 565901
MIAMI, FL 33256

ALLISON COTTER
900 LENOX AVE #2
MIAMI BEACH, FL 33139-5342

ALLISON COTTER
900 LENOX AVE #4
MIAMI BEACH, FL 33139-5342

ALTON HOSTEL LLC
3200 SUNNYMEADE RD
RUSTBURG, VA 24588

ALTON SOBE LLC
7301 BELLE MEADE ISLAND DR
MIAMI, FL 33138-5255

AMADO MEDEROS &W TERESA
800 WEST AVE #440
MIAMI BEACH, FL 33139-5536

AMBROTHERS LLC
C/O IRA R SHAPIRO P A
16375 NE 18 AVENUE #225
NORTH MIAMI BEACH, FL 33162

AMMY LLC
407 LINCOLN RD #2F
MIAMI BEACH, FL 33139

ANA BEATRIZ SANTOS BIRCH
800 WEST AVE 335
MIAMI BEACH, FL 33139

ANA LILIA DOBLES
3435 NE 210 ST
AVENTURA, FL 33180

ANDREA BAZZANI
800 WEST AVE #715
MIAMI BEACH, FL 33139

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

ANDREW LOUKAS
800 WEST AVE #845
MIAMI BEACH, FL 33139

ANDY GAERTNER
7935 EAST DR APT 1101
NORTH BAY VLG, FL 33141-3687

ANGIOVA RESOL LLC
600 W 51 TER
MIAMI BEACH, FL 33140

ANISHA PROPERTIES LLC
407 LINCOLN RD # 2F
MIAMI BEACH, FL 33139

ANNA MICHELLE GEOR
5401 COLLINS AVE UNIT 314
MIAMI BEACH, FL 33140

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

ANTONIO FOLLARI
815 LENOX AVE 2
MIAMI BEACH, FL 33139

ANTONIO M CABRERA &W MARIA M
1030 9 ST #501
MIAMI BEACH, FL 33139-5610

ANTONIO QUEVEDO JR LE
DELIA M QUEVEDO LE
REM DANIELLE M QUEVEDO
740 6 S E
NAPLES, FL 34117

AOA PROPERTIES L C
3679 NE 201 ST
AVENTURA, FL 33180

ARI BARKAN
1425 FEDERAL ST
PHILADELPHIA, PA 19146

ARIEL GENE HUGUET
KATRIANA S HUGUET
800 WEST AVE 744
MIAMI BEACH, FL 33139

ARIEL ROSE
800 WEST AVE 817
MIAMI BEACH, FL 33139

ARMENTA H SMITH
822 LENOX AVE #8
MIAMI BEACH, FL 33139-5623

ARSENIO SOTO &W MYRA
1121 8 ST
MIAMI BEACH, FL 33139

AURORA ADAMSKI TRS
210 PASEO TERRAZA UNIT 302
SAINT AUGUSTINE, FL 32095

AVA RADO HARTE LE
REM SAMANTHA GIBBONS
REM STEVEN HARTE
800 WEST AVE #737
MIAMI BEACH, FL 33139

BARBARA INES VILASECA
10350 WEST BAY HARBOR DR #6P
BAY HARBOR, FL 33154-1238

BARBARA SINGER
800 WEST AVE UNIT 712
MIAMI BEACH, FL 33139-5580

BEATRICIA SAGAR (TR)
BEATRICIA SAGAR
800 WEST AVE #843
MIAMI BEACH, FL 33139-5538

BEATRIZ S GIL
HORACIO HERRERA BUSTOS
800 WEST AVE #732
MIAMI BEACH, FL 33139-5599

BELKIS CARPINTERO &H
MANUEL PUNS
800 WEST AVE #523
MIAMI BEACH, FL 33139-5581

BENJAMIN LOPEZ
ROSE LOPEZ DELER
442 W 162 ST #1
NEW YORK, NY 10032

BETTY TIBBETTS
800 WEST AVE #916
MIAMI BEACH, FL 33139-5584

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

BLANDINE ROUSSEL
800 WEST AVE #801
MIAMI BEACH, FL 33139-5599

BLAS O ZERQUERA &W NANCY
833 WEST AVE #503
MIAMI BEACH, FL 33139-5547

BOZO I LLC
300 SOUTH POINTE DR # 301
MIAMI BEACH, FL 33139

BP 1100 LLC
231 FULTON STREET WEST
GRAND RAPIDS, MI 49503

BP 1135 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BP 942 LLC
231 FULTON STREET WEST
GRAND RAPIDS, MI 49503

BRIAN T CLARK
TROY A FILES
PO BOX 964
SAYVILLE, NY 11782

BROOK WOLFE
2701 SW 81ST AVE
MIAMI, FL 33155-2560

BROOKE TIMBERLAKE
800 WEST AVENUE #708
MIAMI BEACH, FL 33139

BROOKS LINGENFELSER
MARTA LINGENFELSER
833 WEST AVE 405
MIAMI BEACH, FL 33139

BUFFY 21 LLC
C/O HOWARD CHASE REAL ESTATE LLC
1354 WASHINGTON AVE STE 220
MIAMI BEACH, FL 33139

BYLUDO LLC
540 WEST AVE # 1913
MIAMI BEACH, FL 33139

C01 835 LLC
322 DILIDO DR
MIAMI BEACH, FL 33139

CAMILLE MOINGEON
800 WEST AVE # 543
MIAMI BEACH, FL 33139

CARFAMA MIAMI INC
450 ALTON RD # 3205
MIAMI BEACH, FL 33139

CARLOS A TORRES
899 WEST AVE UNIT PHK
MIAMI BEACH, FL 33139

CARLOS FARIA
734 14 ST #2A
SAN FRANCISCO, CA 94114

CARLOS TORRES
899 WEST AVE #5G
MIAMI BEACH, FL 33139

CAROLINA MEDINA
800 WEST AVE UNIT 206
MIAMI BEACH, FL 33139

CARSTEN WILLERT JTRS
ELKE WILLERT JTRS
EBERHARD WILLERT JTRS
800 WEST AVE #PH23
MIAMI BEACH, FL 33139

CASA PARAISO LLC
932 LENOX AVE
MIAMI BEACH, FL 33139-5315

CASTRO SANTIAGO LLC
9241 COLLINS AVE 1A
SURFSIDE, FL 33154

CATHERIN E SEELE
800 WEST AVE #930
MIAMI BEACH, FL 33139-5573

CATHERINE MACKEY
800 WEST AVE #508
MIAMI BEACH, FL 33139-5536

CATIA DOMBROWSKI
800 WEST AVE APT 202
MIAMI BEACH, FL 33139

CAVANAUGH CHARTERS INC
16885 DALLAS PARKWAY
ADDISON, TX 75001

CHANDLER CRAIG &W SUZANNE C
800 WEST AVE #514
MIAMI BEACH, FL 33139-5581

CHRIS J SERLUCO
800 WEST AVE # 824
MIAMI BEACH, FL 33139

CHRISTIAN ALEXANDER GARCES
840 LENOX AVE #2
MIAMI BEACH, FL 33139-5684

CHRISTINA CUERVO TRS
THOMAS F DALY LIVING TRUST
444 BRICKELL AVE 224
MIAMI, FL 33131

CHRISTINE DAVIS
800 WEST AVE 912
MIAMI BEACH, FL 33139

CHRISTOPHER E KILEY
800 WEST AVE UNIT PH-41
MIAMI BEACH, FL 33139

CHRISTOPHER HIPWELL
DIANE HOFFMAN
29 DEGRAW AVE
CLIFTON, NJ 07013-1507

CHRISTOPHER J MCCAULEY
800 WEST AVE #524
MIAMI BEACH, FL 33139-5581

COLMAN KISS JTRS
ISTWAN L MOLNAR JTRS
899 WEST AVE UNIT 5E
MIAMI BEACH, FL 33139

COMMUNICATIONS WORKERS OF AMERICA
LOCAL 3178 BUILDING CORP INC
7455 COLLINS AVE #212
MIAMI BEACH, FL 33141

CONCEPCION VEGA
855 EUCLID AVE 201
MIAMI BEACH, FL 33139-5764

CONNIE IOANNIDIS
800 WEST AVE UNIT 627
MIAMI BEACH, FL 33139-5506

CORBATA LLC
12550 BISCAYNE BLVD 406
NORTH MIAMI, FL 33181

CORNELIS J VAN HERWAARDEN
1040 10 ST 403
MIAMI BEACH, FL 33139

CORRADO COLINI
465 OCEAN DR 1015
MIAMI BEACH, FL 33139

CRUZ BROCHE
1440 BRICKELL BAY DR #610
MIAMI, FL 33131

CURTIS J LECIEJEWSKI &
TRACY J ROSSETTO
1040 10 ST #401
MIAMI BEACH, FL 33139-5385

CYBELE DEWULF JTRS
LUCIENNE DEWULF JTRS
840 LENOX AVE #4
MIAMI BEACH, FL 33139

CYNTHIA A SHOWSTARK TRS
CYNTHIA A SHOWSTARK REV TR
800 WEST AVE PH40
MIAMI BEACH, FL 33139

DADDY GIFT LLC
800 WEST AVE PH27
MIAMI BEACH, FL 33139

DAEHONG KIM
800 WEST AVE PH22
MIAMI BEACH, FL 33139

DALE COTTON
1330 WEST AVE
MIAMI BEACH, FL 33139

DANIEL ESQUIVEL
LINDA ROSA DE OLIVEIRA PINTO
915 LENOX AVE 204
MIAMI BEACH, FL 33139

DANIEL FRANCIS MATTEO
800 WEST AVE # PH 42
MIAMI BEACH, FL 33139

DANIEL RAMIREZ
2502 FAIRFIELD BEND DR
SAN ANTONIO, TX 78231

DANIEL ROSENBERG
800 WEST AVE #910
MIAMI BEACH, FL 33139-5584

DANIEL RUBIO &W CRUZCAYA VIZUETE
899 WEST AVE #3C
MIAMI BEACH, FL 33139-5534

DANILO BOZOVIC
833 WEST AVE 205
MIAMI BEACH, FL 33139

DARA RAUZIN
ALAN H RAUZIN &W ERICA M
800 WEST AVE 628
MIAMI BEACH, FL 33139-5540

DARIO PICARDI
ALFONSINA CAMPAGNA
800 WEST AVE APT 340
MIAMI BEACH, FL 33139

DAVID B COMMON
RUMI YASUDA COMMON
108 E 82 ST 8C
NEW YORK, NY 10028

DAVID B MARTINEZ JTRS
EVELIO MARTINEZ JTRS
947 LENOX AVE #505
MIAMI BEACH, FL 33139

DAVID CHOWANEC & MICHAEL OLIVE
2383 BEAR DEN RD
FREDERICK, MD 21701-9328

DAVID DANIEL
576 SOUTH OCEAN AVE
PATCHOGUE, FL 11772

DAVID DEFORREST
ANN E MENG
1644 MCDUFF AVE SOUTH
JACKSONVILLE, FL 32205

DAVID HERNANDEZ
800 WEST AVE 938
MIAMI BEACH, FL 33139

DAVID J DOEBLER
800 WEST AVE APT 212
MIAMI BEACH, FL 33139

DAVID LAN
947 LENOX AVE #604
MIAMI BEACH, FL 33139-5339

DAVID LUX JARRETT TRS
DAVID LUX JARRETT REVOCABLE TR
PO BOX 1486
NEW YORK, NY 10163

DAVIDE PACELLA
1030 9 ST #203
MIAMI BEACH, FL 33139-5601

DEBORAH WHOULEY
255 COLLINS AVE #5
MIAMI BEACH, FL 33139

DEIDRE COLLINS
800 WEST AVE 703
MIAMI BEACH, FL 33139

DEJAN PETROVIC
SVETLANA PETROVIC
833 WEST AVE 204
MIAMI BEACH, FL 33139

DENNIS WARD
800 WEST AVE UNIT 833
MIAMI BEACH, FL 33139-5538

DIANA AMIN
899 WEST AVE # 4-G
MIAMI BEACH, FL 33139-5534

DIANA DLUZ
800 WEST AVE #536
MIAMI BEACH, FL 33139-5527

DIANA MABEL SANCHEZ
800 WEST AVE PH28
MIAMI BEACH, FL 33139

DIANNE THORNE
800 WEST AVE #645
MIAMI BEACH, FL 33139-5537

DIANNE THORNE
800 WEST AVE #943
MIAMI BEACH, FL 33139-5573

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

DINA ANSALDI SCATIGNO
800 WEST AVE 702
MIAMI BEACH, FL 33139

DJAZIR ABELLA
BRIGITTE OLIVIA ABELLA
840 LENOX AVE 5
MIAMI BEACH, FL 33139

DON C RYAN
899 WEST AVE UNIT 7E
MIAMI BEACH, FL 33139-5548

DONALD W NEUFELD
PAUL LOMELI
800 WEST AVE #836
MIAMI BEACH, FL 33139-5506

DONALD WILSON
16314 71ST AVE # 2
FRESH MEADOWS, NY 11365-4207

DOUGLAS PAYNE
1030 9 ST UNIT 603
MIAMI BEACH, FL 33139-5686

DOWNTOWN DREAM VIEWS LLC
326 71 ST
MIAMI BEACH, FL 33141

EDGAR GONZALEZ
800 WEST AVE # 636
MIAMI BEACH, FL 33139

EDGARD LEQUERIQUE &
JAMES R MAHONY JTRS
899 WEST AVENUE # 4A
MIAMI BEACH, FL 33139-5534

EDUARDO GARCES
1200 WEST AVE # 719
MIAMI BEACH, FL 33139

EDUARDO TARTARINI
800 WEST AVE UNIT 208
MIAMI BEACH, FL 33139-5579

EDWARD ANTHONY BYRNE
800 WEST AVE 623
MIAMI BEACH, FL 33139

EDWARD J DEMOTT JR
800 WEST AVE #920
MIAMI BEACH, FL 33139-5584

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

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

EJP 800 WEST AVE 720 LLC
932 EAST MAIN ST
BRIDGEPORT, CT 06608

ELA DOPAZO
515 WEST 59 ST APT-33A
NEW YORK, NY 10019-0000

ELIZABETH CORYLLOS LARDI
800 WEST AVE UNIT 746
MIAMI BEACH, FL 33139-5599

ELIZABETH LARDI ECHEVERRIA
800 WEST AVE #743
MIAMI BEACH, FL 33139

ELIZABETH LARDI ECHEVERRIA
800 WEST AVE #246
MIAMI BEACH, FL 33139

EMILIA PINO
833 WEST AVE APT 305
MIAMI BEACH, FL 33139-5544

EMILLIANO FABIAN
800 WEST AVE 810
MIAMI BEACH, FL 33139

ENID RODRIGUEZ
800 WEST AVE PH33
MIAMI BEACH, FL 33139

EQUITY TRUST COMPANY CUSTODIAN
FBO MAURICE E FARINAS IRA
PO BOX 45140
WESTLAKE, OH 44145

ERIC CHAVOUSTIE
MICHELLE CHAVOUSTIE
800 WEST AVE # 745
MIAMI BEACH, FL 33139

ERIC G CHRISTIANSEN
MARIA F CHRISTIANSEN
800 WEST AVE PH38
MIAMI BEACH, FL 33139

ESTEBAN MACKEY
GIOCONDA CARBI
899 WEST AVE 4C
MIAMI BEACH, FL 33139

EUGENIA A BENFIELD &
MARINA GARCIA-BURGOS
800 WEST AVE 738
MIAMI BEACH, FL 33139

EVELYN MENIN
800 WEST AVE 826
MIAMI BEACH, FL 33139

FABRICIO A AYALA &W CLAUDIA V
13936 BALD CYPRESS CIR
FT MYERS, FL 33907-1840

FELIPE CUNHA
800 WEST AVE 841
MIAMI BEACH, FL 33139

FELIPE DE PAZ
MARIZA DANTAS DE PAZ
800 WEST AVE 909
MIAMI BEACH, FL 33139

FELIX M ACOSTA LE
MARIA E ACOSTA LE
REM ROSA M ACOSTA
11467 NW 92 AVE
HIALEAH, FL 33018

FERNANDO ATENCIO &W MAGDA
899 WEST AVE UNIT 8G
MIAMI BEACH, FL 33139-5549

FERNANDO RAUL SALVATO
184 PALM AVE
MIAMI BEACH, FL 33139-5180

FIVE HORIZONS PROPERTY LLC
220 71 ST #213
MIAMI BEACH, FL 33141

FORTE LTD
3191 CORAL WAY SUITE 300
MIAMI, FL 33145-3220

FRANCISCO ARMENDARIZ JR
IVON PETRUS
800 WEST AVE APT 501
MIAMI BEACH, FL 33139

FRANCK F MASHAYEKHI
800 WEST AVE #603
MIAMI BEACH, FL 33139-5527

FRANCO MARANZANA
800 WEST AVE #509
MIAMI BEACH, FL 33139-5581

FUTURA MIAMI INVEST LLC
1680 MICHIGAN AVE # 910
MIAMI BEACH, FL 33139

GAIL FIX
800 WEST AVE APT #601
MIAMI BEACH, FL 33139

GARY TWIST
4180 NAUTILUS DRIVE
MIAMI BEACH, FL 33140-2820

GENEVIEVE NEGLIA
800 WEST AVE 426
MIAMI BEACH, FL 33139

GEORGE F ZAKHARIA TRS
JIHANE K ZAKHARIA TRS
907 N LINDEN CT
WICHITA, KS 67206

GERARD XAVIER
LEANN XAVIER
800 WEST AVE 808
MIAMI BEACH, FL 33139

GERMAN CACCHIONE
915 LENOX AVE # 101
MIAMI BEACH, FL 33139

GILDAS H LAFORGE
MELANIE LAFORGE
815 LENOX AVE UNIT #4
MIAMI BEACH, FL 33139

GIOVANNA WHEELLOCK TRS
901 PENNSYLVANIA AVE 3-71
MIAMI BEACH, FL 33139

GIOVANNI LAMARRA
899 WEST AVE # 6G
MIAMI BEACH, FL 33139

GLENN ALEXANDER DAHLE
947 LENOX AVE # 201
MIAMI BEACH, FL 33139

GO SUNSHINE LLC
407 LINCOLN RD 6K
MIAMI BEACH, FL 33139

GREG F PANAGIOTATOS
CYNTHIA PANAGIOTATOS
800 WEST AVE APT 530
MIAMI BEACH, FL 33139

GREGORY ALLEN DURKAN
800 WEST AVE #832
MIAMI BEACH, FL 33139

GUMENICK FAMILY INVESTMENTS NO 2
4901 LIBBIE MILL EAST BLVD 200
RICHMOND, VA 23230

GUS L MAYORGA
800 WEST AVE #710
MIAMI BEACH, FL 33139-5580

GUSTAVO A CARVAJAL
1040 10 ST #203
MIAMI BEACH, FL 33139-5384

GUSTAVO BRIAND
947 LENOX AVE #503
MIAMI BEACH, FL 33139-5340

GUSTAVO DIAZ
899 WEST AVE #5C
MIAMI BEACH, FL 33139-5578

GUSTAVO PRADILLA
800 WEST AVE 932
MIAMI BEACH, FL 33139

H QUINN PEITZ JR TRS
J T KEIM AND H Q PEITZ JR REV TR
JAMES T KEIM TRS
800 WEST AVE APT 646
MIAMI BEACH, FL 33139

HANK REARDEN LLC
1111 CRANDON BLVD #A1105
KEY BISCAYNE, FL 33149

HAROLD H HERRERA
115 E 36 ST GARDEN APT
NEW YORK, NY 10016-3404

HAROLD R RUBENSTEIN
8 EAST 74 ST APT 4A
NEW YORK, NY 10021

HAYDEE BELVEDER
800 WEST AVE #533
MIAMI BEACH, FL 33139-5527

HENDRIKA ELISABETH BREED
800 WEST AVE #545
MIAMI BEACH, FL 33139-5527

HENRY LOEB &W GRISEL H
800 WEST AVE UNIT 804
MIAMI BEACH, FL 33139-5599

HERMINIO HERNANDEZ
1717 N BAYSHORE DR PHA-42
MIAMI, FL 33132

HIGH TECHNOLOGY SERVICES INC
444 BRICKELL AVE STE 51-418
MIAMI, FL 33131-2466

HORACIO IRAUSQUIN
800 WEST AVE UNIT PH-5
MIAMI BEACH, FL 33139-5542

HORIZONTE NORTE LLC
345 OCEAN DR 1102
MIAMI BEACH, FL 33139

HUMBERTO I CAPOTE
1030 9 ST APT 403
MIAMI BEACH, FL 33139-5602

IBERIAN TRADING CORP
304 RHODODENDRIN DR
CHAPEL HILL, NC 27517

INBAR SCHAPSIS
910 LENOX AVE #2
MIAMI BEACH, FL 33139

INGRID NEGRON
29 WASHINGTON ST 110 ASHFORD
MEDICAL CENTER
SAN JUAN, PR 00907
PUERTO RICO

INO LLC
C/O INO B HALEGUA
1000 S POINTE DR #301
MIAMI BEACH, FL 33139

ISABEL HANSEN & S H JEFFRIES TRS
3000 E MAIN ST STE B 367
COLUMBUS, OH 43209

ITZIAR DIEZ
800 WEST AVE #709
MIAMI BEACH, FL 33139

IVAN MARROQUIN
800 WEST AVE #908
MIAMI BEACH, FL 33139

IVAN TAMAR JACKSON
MICHAEL T GODETTE
800 WEST AVE STE 301
MIAMI BEACH, FL 33139

JACK CLEO COMPANY LLC
6001 LAGORCE DR
MIAMI BEACH, FL 33140

JACK E JUBRAN
899 WEST AVE UNIT PHL
MIAMI BEACH, FL 33139-5570

JACK JURBAN
899 WEST AVE PH-E
MIAMI BEACH, FL 33139-5570

JACK MOSKOWITZ &W FAYE
3306 HIGHLAND PL NW
WASHINGTON, DC 20008-3233

JAMES D LONEY
800 WEST AVE #PH 31
MIAMI BEACH, FL 33139-5539

JAMES E MAKI
GERMAN A MOJOCOIA
320 E 42 ST # 3206
NEW YORK, NY 10017

JAMES E MAKI
GERMAN A MOJOCOA
800 WEST AVE 809
MIAMI BEACH, FL 33139

JAMES KIERNAN
MARCIA KIERNAN
800 WEST AVE 706
MIAMI BEACH, FL 33139

JAMES L WEINGARTEN
800 WEST AVE #446
MIAMI BEACH, FL 33139-5536

JAMES M WILLIAMS
800 WEST AVE 433
MIAMI BEACH, FL 33139

JANET A BETCHKAL TRS
JANET A BETCHKAL LIVING TRUST
6335 CHRISTOPHER CREEK RD WEST
JACKSONVILLE, FL 32217

JANIKORE VENTURES LLC
JRK REAL ESTATE INVESTMENT
IRA LLC
814 LENOX AVE
MIAMI BEACH, FL 33139

JASON P BOGART
947 LENOX AVE # 501
MIAMI BEACH, FL 33139

JASON POWE
JENNIFER GOBER
800 WEST AVE 842
MIAMI BEACH, FL 33139

JEAN B DEL RIO
MONIQUE DEL RIO
800 WEST AVE #846
MIAMI BEACH, FL 33139-5538

JEAN C HEICHMAN
800 WEST AVE APT 840
MIAMI BEACH, FL 33139

JENNIFER BLUM
800 WEST AVE #302
MIAMI BEACH, FL 33139-5535

JENNIFER LEE ARONSON
800 WEST AVE 906
MIAMI BEACH, FL 33139

JENNY LEE KERR
947 LENOX AVE #302
MIAMI BEACH, FL 33139-5341

JERMAINE HERON
800 WEST AVE #334
MIAMI BEACH, FL 33139

JERMIYAN MIZRAHI
833 WEST AVE #401
MIAMI BEACH, FL 33139

JESSICA E WAHI
1030 9 ST #202
MIAMI BEACH, FL 33139

JESSICA NG JTRS
YIN YIN MOLLY NG JTRS
PAUL NG JTRS
800 WEST AVENUE #903
MIAMI BEACH, FL 33139

JIM LOUKAS
DONNA LOUKAS
800 WEST AVE #711
MIAMI BEACH, FL 33139

JINELLE L ANDUJAR
800 WEST AVE 338
MIAMI BEACH, FL 33139

JO ANN CLARK
800 WEST AVE #941
MIAMI BEACH, FL 33139-5573

JOAN SOLOVAY LE
REM MICHAEL SOLOVAY
REM KENNETH SOLOVAY
800 CYPRESS GROVE DR 307
POMPANO BEACH, FL 33069

JOEL CUCCIO
367 LONG BOW DR
ENGLEWOOD, NJ 07631

JOEN L HILFER
800 WEST AVE #343
MIAMI BEACH, FL 33139-5530

JOEY M RODRIGUEZ
LAURA CHINEA ROSADO
947 LENOX AVE #404
MIAMI BEACH, FL 33139

JOHN A COERSE
800 WEST AVE #406
MIAMI BEACH, FL 33139-5530

JOHN JOSEPH RYAN &W
MARY BENITA RYAN
815 LENOX AVE #3
MIAMI BEACH, FL 33139

JOHN P COMPAGNONI JTRS
LUCIANO COMPAGNONI JTRS
947 LENOX AVE #502
MIAMI BEACH, FL 33139

JOLIE GLASSMAN
800 WEST AVE PH19
MIAMI BEACH, FL 33139

JONATHAN GELBER &W JEANETTE
800 WEST AVE APT 802
MIAMI BEACH, FL 33139-5599

JORGE D DOCTOROVICH &W LILIANA B
1585 E 11 AVE
HIALEAH, FL 33010-3308

JORGE E GUZZETTI TRS
JORGE E GUZZETTI REVOCABLE TRUST
9 NE 19 CT 207C
FORT LAUDERDALE, FL 33305

JOSE A ACOSTA JR
800 WEST AVE 626
MIAMI BEACH, FL 33139

JOSE ALFONSO PENA
% KARINA LOPEZ
9 ISLAND AVE APT 1111
MIAMI BEACH, FL 33139-1328

JOSE E & CHAMA OTERO
800 WEST AVE #538
MIAMI BEACH, FL 33139-5527

JOSE E OTERO
800 WEST AVE UNIT 538
MIAMI BEACH, FL 33139-5527

JOSE MIGUEL SARIEGO
800 LENOX AVE APT 1
MIAMI BEACH, FL 33139

JOSE SANCHEZ
800 WEST AVE UNIT 926
MIAMI BEACH, FL 33139-5584

JOSE VALDOVINOS
CAROLINA CAMACHO
58 RICH AVENUE W
GREENWICH, CT 06830

JOSEP VIADER I BERGES
1049 SOUTHFIELD RD
SHREVEPORT, LA 71106

JOSEPH ABBAMONT
800 WEST AVE #PH06
MIAMI BEACH, FL 33139

JOSEPH COOK
1135 BAY DR
MIAMI BEACH, FL 33141-3624

JOSEPH D SOKOLOWSKI
800 WEST AVE 236
MIAMI BEACH, FL 33139

JOSEPH J POLITIO TRS
JOSEPH J POLILO LIVING TRUST
LISA BEAL TRS
910 LENOX AVE 1
MIAMI BEACH, FL 33139

JOSEPH P LUCAS &W JOSEPHINE
364 CONCORD DRIVE
MAYWOOD, NJ 07607

JOSEPH R DEFILIPPIS
947 LENOX AVE 401
MIAMI BEACH, FL 33139

JOSEPH WILLIAM TSIGOURAKOS
ALANA TSIGOURAKOS
800 WEST AVE # 240
MIAMI BEACH, FL 33139

JOYCE A CARRINGTON
400 CENTRAL PARK W APT 11E
NEW YORK, NY 10025-5842

JP AND JP CONSULTING LLC
800 WEST AVE APT 205
MIAMI BEACH, FL 33139-5579

JUAN LOMBO
1030 9 ST 406
MIAMI BEACH, FL 33139

JUANITA EVERETEZE
CORINNE SERVILY
252 7 AVE 9J
NEW YORK, NY 10001

JULIE GLASGOW
C/O MASSESS VALERA
420 LINCOLN RD 301
MIAMI BEACH, FL 33139

JULIEN VICENTE
CAMILLE BREGER
800 WEST AVE PH10
MIAMI BEACH, FL 33139

JUSTEN ALLEN THOMAS
UNIT 9900 BOX 936
DPO, AE 09701-0936

JUSTIN ALLEN
ZANA MUGOSA ALLEN
1030 9 ST 302
MIAMI BEACH, FL 33139

KAISER 1 LLC
345 OCEAN DR 1102
MIAMI BEACH, FL 33139

KALYAN INUGANTI
800 WEST AVE APT 235
MIAMI BEACH, FL 33139-5535

KARIN FIX TRS
KARIN FIX
800 WEST AVE #211
MIAMI BEACH, FL 33139

KATERINA NADEL TRS
KATERINA NADEL REVOCABLE TRUST
947 LENOX AVE 602
MIAMI BEACH, FL 33139

KATHLEEN VACCARO TCHALABY
800 WEST AVE 844
MIAMI BEACH, FL 33139

KEENAN KARWAN
833 WEST AVE #304
MIAMI BEACH, FL 33139-5544

KEVIN SAEED LE
REM BELKIS BOOKSTON
540 NW 166 AVE
PEMBROKE PINES, FL 33028

KITTY STEIN
815 LENOX AVENUE #7
MIAMI BEACH, FL 33139

KRESHNIK DIBRANI
JENNIFER DIBRANI
800 WEST AVE 409
MIAMI BEACH, FL 33139

LA LECHUZA GROUP CORP
800 WEST AVE # 637
MIAMI BEACH, FL 33139

LARS SCHOETT
1040 10 ST 201
MIAMI BEACH, FL 33139

LAS BRISAS TROPICALES LLC
90 ALMERIA AVE #204
CORAL GABLES, FL 33134-6119

LASZLO PIRINGER
947 LENOX AVENUE #301
MIAMI BEACH, FL 33139

LAURA KAPLAN
800 WEST AVE #642
MIAMI BEACH, FL 33139-5537

LAURENT BOISDRON
840 LENOX AVE #11
MIAMI BEACH, FL 33139-5650

LAZARO AMARAL
1030 9 ST #206
MIAMI BEACH, FL 33139-5601

LAZARO SUAREZ
YOEL GUERRA
800 WEST AVE # 942
MIAMI BEACH, FL 33139

LECY MARIA CROSARA MILANO
800 WEST AVE #630
MIAMI BEACH, FL 33139-5537

LEONID L YANCHUK
4238 FRANCE AVE S
EDINA, MN 55416

LIONEL T HAYWARD
800 WEST AVE #633
MIAMI BEACH, FL 33139

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JOSHUA J JAHNER
108 RIVER PARK LN
GEORGETOWN, TX 78626

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899 WEST AVE #8F
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LIZZ RIA KRITZER
245 E 54 ST #1713
NEW YORK, NY 10022

LIZZETTE BONILLA
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MIAMI BEACH, FL 33139-5340

LLC EUCLAW LE
VALTER MENCONI LE
NATALIA BIANCHI LE
1000 5 ST 230
MIAMI BEACH, FL 33139

LOIS HARRISON
800 LENOX AVE UNIT 2
MIAMI BEACH, FL 33139-5621

LOREN J GALLO
800 WEST AVE UNIT PH-12
MIAMI BEACH, FL 33139

LORENZO PEDON
4515 SHERIDAN AVE
MIAMI BEACH, FL 33140

LOUIS F PETROLE
800 WEST AVE UNIT 729
MIAMI BEACH, FL 33139-5599

LOURDES HERNANDEZ
HERIBERTO HERNANDEZ JR
HUGO HERNANDEZ
800 WEST AVE # 204
MIAMI BEACH, FL 33139

LOURDES HUMBLE
9999 COLLINS AVE 124 12 A
BAL HARBOUR, FL 33154

LU FRANCOIS
1000 WEST AVE 426
MIAMI BEACH, FL 33139

LUC HARDY &W MARY
303 COGNEWAUGH RD
COS COB, CT 06807

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LUISA CARAVELLI
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833 WEST AVE #303
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899 WEST AVE UNIT PHJ
MIAMI BEACH, FL 33139-5548

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ALEX KOVALOVSKY
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MARIA GONZALEZ
899 WEST AVE 7F
MIAMI BEACH, FL 33139

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899 WEST AVE #6F
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IOSIF AND NATALYA MOSALEV TR
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BROOKLYN, NY 11234

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KARLA L GOTTLIEB & ETAL JTRS
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MARIO FAURET
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MIAMI BEACH, FL 33139-5539

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2023 DURHAM RD
GUILFORD, CT 06437-1639

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910 LENOX AVE #4
MIAMI BEACH, FL 33139-5315

MARK D NEEDLE &W CAROL A JACQUE
910 LENOX AVE #5
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FORT MYERS, FL 33908

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ANA M KEENE
899 WEST AVE #7D
MIAMI BEACH, FL 33139-5548

MARK SARACINO
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MIAMI BEACH, FL 33139-5542

MARK SHATLEY
800 WEST AVE UNIT 303
MIAMI BEACH, FL 33139-5535

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PO BOX 8992
ASPEN, CO 81612

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800 WEST AVE 905
MIAMI BEACH, FL 33139

MARTIN A VERSON
PABLO LAFFORGUE
800 WEST AVE #516
MIAMI BEACH, FL 33139-5581

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1030 9 ST # 404
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MARTIN R SHERMAN &W GRACE L
3484 CHASE AVE
MIAMI BEACH, FL 33140-3417

MASSIMO CIRASINO
800 WEST AVE #311
MIAMI BEACH, FL 33139-5506

MASSIMO MASSIMI
ALESSANDRA NERI
800 WEST AVE 904
MIAMI BEACH, FL 33139

MATTHEW BERMAN
JAMES MUMMA
800 WEST AVE 546
MIAMI BEACH, FL 33139

MAURICIO FERRAZZA
800 LENOX AVE #3
MIAMI BEACH, FL 33139-5621

MEDIA HOLDINGS 930 LLC
1425 NORTH VIEW DR
MIAMI BEACH, FL 33140

MEDIA HOLDINGS LTD
1425 N VIEW DR
MIAMI BEACH, FL 33140-4247

MICHAEL C YABLONICKY
LAWRENCE R YABLONICKY
KATHLEEN M YABLONICKY
1030 9 ST 606
MIAMI BEACH, FL 33139

MICHAEL COUZZI &W JULIE KLEIN
815 LENOX AVE #6
MIAMI BEACH, FL 33139-5626

MICHAEL J CHIANESE
800 WEST AVE UNIT PH35
MIAMI BEACH, FL 33139-5542

MICHAEL J DORE
800 WEST AVE UNIT 741
MIAMI BEACH, FL 33139-5599

MICHAEL KARAVOLOS
PAULA ROMO
1995 NE 196 TER
MIAMI, FL 33179

MICHAEL MOOSHER
ROXANNE MOOSHER
1000 WEST AVE #427
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ORNELLA & GIOVANNI BELLUSO CO TRS
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PHOENIX, AZ 85016

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MICHELE PARKER
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COPPER CITY, FL 33328

MICHELE PETTERNELLA
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MIAMI BEACH, FL 33139

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MICHELLE A MARCHAND
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HOLLYWOOD, FL 33021-4368

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ESTHER DIAZ LE
REM MARIA HERNANDEZ
1030 9 ST #306
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MIAMI BEACH, FL 33139-5583

MIGUEL TEJEDA
55 SW 9 ST 1005
MIAMI, FL 33130

MIHAELA A PASCU
800 WEST AVE #935
MIAMI BEACH, FL 33139

MILAGROS GUTIERREZ TRS
11130 GRIFFING BLVD
BISCAYNE PARK, FL 33161

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DANTE TREVISANI
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MIAMI BEACH, FL 33139

N NIMMAGADDA TRS
NIMMAGADDA LIVING TRUST
K J NIMMAGADDA TRS
650 WEST AVE 2003
MIAMI BEACH, FL 33139

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C/O MARIA GONZALEZ
ROUSDI ANDRAOS IZA
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NEW AGE 2012 LLC
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MIAMI, FL 33131-2376

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ELMHURT, NY 11373

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REM ALVARO JOSE SAAD IZA
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246 DEERHILL DR
BOGART, GA 30622

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1030 9 ST 506
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JULIA BLAZEVIC
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MIAMI BEACH, FL 33139

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11250 SW 73RD CT
MIAMI, FL 33156-4625

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1030 9 ST #405
MIAMI BEACH, FL 33139-5610

OMAR J RODRIGUEZ &W ANA M
800 WEST AVE #PH44
MIAMI BEACH, FL 33139-5542

ORCHIDEA CORP
840 LENOX AVE APT 1D
MIAMI BEACH, FL 33139

ORCHIDEA CORP
840 LENOX AVE #6
MIAMI BEACH, FL 33139

ORIE ATTAS
20941 NE 21ST CT
NORTH MIAMI BEACH, FL 33179

OSCAR SANCHEZ
800 WEST AVE #606
MIAMI BEACH, FL 33139-5527

PABLO PEREZ
899 WEST AVE #5D
MIAMI BEACH, FL 33139-5534

PACIFIC BEACH HOLDING LLC
4470 ALTON RD
MIAMI BEACH, FL 33140

PATRICIA D VICARI
5 ISLAND AVE #2B
MIAMI BEACH, FL 33139

PATRICIA GREENE
800 WEST AVE #310
MIAMI BEACH, FL 33139-5535

PATRICK DENNIS
800 WEST AVE PH01
MIAMI BEACH, FL 33139

PATRICK MICHAEL FLOOD
840 LENOX AVE #7
MIAMI BEACH, FL 33139

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4121 VIA MARINA 411
MARINA DEL REY, CA 90292

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41 TOWNE HOUSE LANE
WETHERSFIELD, CT 06109

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PETER IP
MELISSA IP
800 WEST AVE PH02
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PETER WOLK &W JANET
800 WEST AVE #811
MIAMI BEACH, FL 33139-5583

PHILLIP MONACO
291 CENTRAL PARK WEST #6E
NEW YORK CITY, NY 10024

PMMIA LLC
162 LINCOLN RD # 506
MIAMI BEACH, FL 33139

PORTFOLIO MANAGEMENT AND
SOLUTIONS CO
800 WEST AVE APT 515
MIAMI BEACH, FL 33139

R MICHAEL FLORES
302 TOURAINE RD
GROSSE POINTE FARMS, MI 48236-3311

R Q INVESTMENT GROUP LLC
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MIAMI BEACH, FL 33140

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ANTHONY A PERAINE JTRS
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MOUNT LAUREL, NJ 08054

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800 WEST AVE #821
MIAMI BEACH, FL 33139-5583

RAN Z GOLANI
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MIAMI BEACH, FL 33139-5537

RAOUL PECK
800 WEST AVE #927
MIAMI BEACH, FL 33139-5573

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MICHAEL ALEXANDER DIAZ
JOE LOUIS DIAZ
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MIAMI SPRINGS, FL 33166

RAYMOND CEASAR GARCIA
899 WEST AVE #3M
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REGINE THORRE
900 LENOX AVE UNIT 3
MIAMI BEACH, FL 33139-5342

RENEE DELAPLAINE JTRS
ANDREW DELAPLAINE JTRS
900 LENOX AVE #1
MIAMI BEACH, FL 33138

RENT RENTALS LLC
1200 BRICKELL BAY DR # 3515
MIAMI, FL 33131

RGC MIAMI INC
1680 MICHIGAN AVE # 700
MIAMI BEACH, FL 33139

RICHARD AGUILAR
4779 COLLINS AVE #1607
MIAMI BEACH, FL 33140-3254

RICHARD B CARMEL TR
12555 BISCAYNE BLVD #800
NO MIAMI, FL 33181-2522

RICHARD BELLEW III
ALEXANDER SERRUD
800 WEST AVE 901
MIAMI BEACH, FL 33139

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1030 9 ST 605
MIAMI BEACH, FL 33139

RIGOBERTO MEZA
LUZ M MEZA
833 WEST AVE UNIT 502
MIAMI BEACH, FL 33139-5547

RIITTA LIISA HELMINEN
800 WEST AVE UNIT 535
MIAMI BEACH, FL 33139-5527

ROBERT BOERGER
AMY BOERGER
915 LENOX AVE # 205
MIAMI BEACH, FL 33139

ROBERT FLAMERICH
SARA FLAMERICH
800 WEST AVE PH36
MIAMI BEACH, FL 33139

ROBERT FLEMING LE
REM GUOFU CHEN
REM JAMES FLEMMING
800 WEST AVENUE #827
MIAMI BEACH, FL 33139

ROBERT O MORRIS
800 WEST AVE # 612
MIAMI BEACH, FL 33139

ROBERT S DIESEL
800 WEST AVE #944
MIAMI BEACH, FL 33139-5573

ROBERTO ALVAREZ
800 WEST AVE UNIT 308
MIAMI BEACH, FL 33139-5535

ROBERTO RUIZ
1030 9 ST #304
MIAMI BEACH, FL 33139

ROBERTO RUIZ
8701 SW 126 TER
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RODNEY D COWART
1040 10 ST 302
MIAMI BEACH, FL 33139

RODNEY HUTCHESON
KRISTIAM AMADOR
800 WEST AVE # 735
MIAMI BEACH, FL 33139

ROMY & MELY CORPORATION
6500 SW 67 AVE
MIAMI, FL 33143

RONALD C SAUNDERS &W LORETTA W
8263 DEMING DR
ORLANDO, FL 32825

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800 WEST AVE #619
MIAMI BEACH, FL 33139-5540

RONALD GERARD BELLOPEDE
800 WEST AVE # 619
MIAMI BEACH, FL 33139

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1030 9 ST #601
MIAMI BEACH, FL 33139-5604

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KARA JACOBS
800 WEST AVE 527
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KATHIE RICHARDSON
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SEBASTIAN BEN
899 WEST AVE #7G
MIAMI BEACH, FL 33139

SEBASTIAN LEDER KREMER &W
LEILA A LEDER KREMER JTRS
1154 NE 160 TER
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SEFOKA RE LLC
520 NW 165 STREET RD 101
MIAMI, FL 33169

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BOYNTON BEACH, FL 33436-6148

SOUTH BAY CLUB CONDO ASSN INC
800 WEST AVE
MIAMI BEACH, FL 33139-5542

SOUTH BEACH WEST LLC
1330 COLLINS AVE #1
MIAMI BEACH, FL 33139

SPENCER BURKE EST OF
800 WEST AVE #PH9
MIAMI BEACH, FL 33139

SPIAGGIA INC
800 WEST AVE 746
MIAMI BEACH, FL 33139

STELLA REAL ESTATE INC
150 SE 2 AVE # 1010
MIAMI, FL 33131

STELLA REAL ESTATE INC
C/O FINLEY & BOLOGNA INTL
150 SE 2 AVE ST 1010
MIAMI, FL 33131

STEPHEN D MOSS
5500 SHADY GROVE RD
MEMPHIS, TN 38120

STEPHEN J DEGENNARO
13700 SW 78 CT
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STEPHEN J GALLOWAY
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MIAMI BEACH, FL 33139-5573

STEPHEN R HALSEY
800 WEST AVE 429
MIAMI BEACH, FL 33139

STEPHEN UPSHON
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BOYNTON BEACH, FL 33437

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STONE AND BEACH GARDEN LLC
446 NW 97 PL
MIAMI, FL 33172

STUART WHALAN
915 LENOX AVE 202
MIAMI BEACH, FL 33139

SUDAFRIQUE LLC
9 ISLAND AVE # 401
MIAMI BEACH, FL 33139

SUPERCAMCAM LLC
800 WEST AVE APT 624
MIAMI BEACH, FL 33139

SUSAN B COBLEIGH
LAUREL COBLEIGH
4360 WINNERS CIR APT 2813
SARASOTA, FL 34238-5564

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SUSAN SCHEIN
800 WEST AVE #345
MIAMI BEACH, FL 33139-5530

SUSANA ANDRES-CARRILLO
800 WEST AVE UNIT 742
MIAMI BEACH, FL 33139-5599

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CO ETTY FOODMAN ET AL
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JOHN ZUCCARINI JTRS
800 WEST AVE #812
MIAMI BEACH, FL 33139

TAI LI FRAZER
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MIAMI BEACH, FL 33139-5602

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TDG HOUSING LLC
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THE ALLAN & MILDRED BERK
FAMILY LIMITED PARTNERSHIP
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THOMAS BROWN
6072 WING LAKE RD
BLOOMFIELD HILLS, MI 48301

THOMAS PAUL INMAN
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STAMFORD, CT 06902

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305 N 31ST AVE
HOLLYWOOD, FL 33021-7005

THOMAS ZUR
947 LENOX AVE 305
MIAMI BEACH, FL 33139-5347

TIMS LAND ACQUISITION CORP
4299 COLLINS AVE
MIAMI BEACH, FL 33140-3229

TITAN DEVELOPMENT PARTNERS LLC
4095 SW 67 AVE
MIAMI, FL 33155

TODD D SLOAN JR & JUAN L ARAUJO
PEACE CORP
800 WEST AVE #534
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URBAN BEACH III LLC
C/O SENTINEL REAL ESTATE CORP
1251 AVE OF THE AMERICAS 35 FLR
NEW YORK, NY 10020

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VALERIE MARIE SHEAFE LE
REM VALERIE M SHEAFE PATTERSON
REM CHERYL L NELSON
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VANANCIO GARCIA
PABLO R GARCIA GARCIA
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VENICE AT EUCLID LLC
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VLADISLAV ZLOTNIK
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MIAMI BEACH, FL 33139-5601

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MIAMI BEACH, FL 33139-5540

WILLIAM GARDNER
800 WEST AVE #244
MIAMI BEACH, FL 33139

WILLIAM GILCHRIST
800 WEST AVE #724
MIAMI BEACH, FL 33139

WILLIAM S GADLESS
KRYSTAL GADLESS
800 WEST AVE 605
MIAMI BEACH, FL 33139

WILLIAM SARILLE
800 WEST AVE #914
MIAMI BEACH, FL 33139-5584

WILLIAM TOOKER
800 WEST AVE # 718
MIAMI BEACH, FL 33139

WILLIAM VALDES-ZUAZO
3660 NW 41 ST
MIAMI, FL 33142

WJT LLC
800 WEST AVE UNIT 718
MIAMI BEACH, FL 33139

XDO BAY 714 LLC
9 ISLAND AVE 401
MIAMI BEACH, FL 33139

XDO SOUTH BAY LLC
350 LINCOLN RD
MIAMI BEACH, FL 33139

June 01, 2021

Via Online Submission

Honorable Chair and Members of the Planning Board
Planning & Zoning Department
City of Miami Beach
1700 Convention Center Drive, Second Floor
Miami Beach, Florida 33139

Re: Letter of Intent for a Conditional Use Permit for a Retail Store Primarily Selling Alcoholic Beverages for Consumption Off the Premises at 901 Alton Road, Miami Beach, Florida ("Store") - Planning Board File No. PB21-0444

Dear Chair and Board Members:

Our Law Firm represents J&C Liquor Incorporated (the "Applicant"), the tenant of the space located at 901 Alton Road, Miami Beach, Florida ("Property") in this application for a Conditional Use Permit for a retail store primarily selling alcoholic beverages for consumption off the premises, i.e. a package store pursuant to §6-4 of the City Code. Please allow this letter to serve as the Applicant's Letter of Intent ("LOI") in connection with the foregoing application.

The Property is located in the CD-2 (Commercial High Intensity) zoning district, which provides for commercial activities, services, office and related activities which serve the entire city. *Sec. 142-301 City Code*. The main permitted uses in this zoning district are commercial uses, apartments, apartment hotels, hotels, hostels, suite hotels, alcoholic beverage establishments, and religious institutions with occupancy of 199 persons or less. *Sec. 142-302 City Code*.

The Applicant has operated MB Liquors at its current location (814 Alton Road) since 1998 in the City of Miami Beach and has become a staple in the community. The Applicant is now seeking to relocate its existing operation to the property located at 901 Alton Road, which is 608 feet from its current location. Pursuant to §6-4 of the City Code, "the minimum distance separation between retail stores primarily selling alcoholic beverages for consumption off the premises as a main permitted use shall be 1,500 feet. A retail store primarily selling alcoholic beverages may obtain conditional use approval from the planning board to operate at a lesser distance from an existing store..."

As shown by the distance separation survey as enclosed with the application materials prepared by John Ibarra & Associates, Inc., Total Wine & More is located 1,365 feet from the Store, thereby requiring conditional use approval pursuant to §6-4 of the City Code.

Standard Conditional Use Criteria. In addition to the other materials submitted with this application, the following information is submitted in accordance with the conditional use review guidelines under §118-192 of the City's Code's Land Development Regulations.

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

Satisfied. A retail store primarily selling alcoholic beverages for consumption off the premises, i.e. a package liquor store, is a permitted use in the CD-2 zoning district and if located within 1,500 feet of another retail store primarily selling alcoholic beverages for consumption off the premises is a permitted conditional use. Further, this use is consistent with the comprehensive plan future land use designation of the Store of CD-2.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

Satisfied. The Store does not result in an impact that will exceed the threshold levels of service for this commercial corridor. The Store has been existence in Miami Beach since 1998 and is only seeking to relocate the Store 608 feet from its current location at 814 Alton Road. The Store is fully licensed and permitted at its current location at 814 Alton Road, a copy of the Certificate of Use/Business Tax Receipt has been included in the application materials.

(3) Structures and uses associated with the request are consistent with the land development regulations.

Satisfied. A retail store primarily selling alcoholic beverages for consumption off the premises, i.e. a package liquor store, is a permitted use in the CD-2 zoning district and if located within 1,500 feet of another retail store primarily selling alcoholic beverages for consumption off the premises is a permitted conditional use. Further, this use is consistent with the comprehensive plan future land use designation of the Store within the CD-2.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

Satisfied. As set forth in the cumulative application materials, the proposed use and controlled operation of the venue will not adversely affect the public health, safety, morals, and general welfare.

(5) Adequate off-street parking facilities will be provided.

Satisfied. There is a surface parking-lot associated with the commercial shopping center in which the Store is proposed to be located in which patrons can use as depicted in the enclosed architectural plans and other parking garages and lots located within the immediate area for use by patrons. However, even considering these parking accommodations, the Store is located within an area of the City where patrons can easily walk instead of drive and the applicant anticipates many patrons will walk or take an Uber.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

Satisfied. As set forth in the cumulative application materials, the proposed use and controlled operation of the venue will not adversely affect the public health, safety, morals, and general welfare. In addition, the Applicant will have a twenty four hour surveillance/alarm system through ADT Alarms.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

Satisfied. The safeguards as detailed herein along with the Applicant's experience of operating a liquor store in Miami Beach since 1998 ensure that there is no negative impact on the surrounding neighborhood. The Applicant's proposed use is unique and is a staple in the Miami Beach community and should serve to improve the surrounding neighborhood.

Below please find the Applicant's responses to each of the Sea Level Rise and Resiliency Review Criteria pursuant to §133-50 of the City Code's Land Development Regulations.

(1) A recycling or salvage plan for partial or total demolition shall be provided.

Not Applicable.

(2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not Applicable.

(3) Where feasible and appropriate, passive cooling systems, such as operable windows shall be provided.

Not Applicable.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

Not Applicable.

(5) Whether adopted sea level rise projections in the Southeast Florida regional Climate Action Plan, as may be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Not Applicable.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-ways and adjacent land.

Not Applicable.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

Not Applicable.

(8) Existing buildings shall be, where reasonable feasible and appropriate, elevated to base flood elevation.

Not Applicable.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.

Not Applicable.

- (10) Where feasible and appropriate, water retention systems shall be provided.**

Not Applicable.

- (11) Cool pavement materials or porous pavement materials shall be utilized.**

Not Applicable.

- (12) The design of each project shall minimize the potential for heat island effects on-site.**

Not Applicable.

Conclusion. In light of the foregoing, and the application materials submitted herewith, we respectfully request the Planning Board's approval of this application.

Very Respectfully Submitted,

/s/ James E. Rauh

James E. Rauh, Esq.
For the Firm

Enclosures

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: ABC BARTENDING SCHOOL OF MIAMI, INC.
DBA: ABC BARTENDING SCHOOL OF MIAMI, INC.

LICENSE NUMBER: RL-02001756
Beginning: 10/01/2016

IN CARE OF: JOHN MC KIM
ADDRESS: 901 Alton Rd
MIAMI BEACH, FL 33139-5203

Expires: 09/30/2017
Parcel No: 0242030140500

TRADE ADDRESS: 901 Alton Rd

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

Code	Business Type
95015700	PRIVATE SCHOOL

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

Private Schools: #Locations	1
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This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

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

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

ABC BARTENDING SCHOOL OF MIAMI, INC.

7329 W Flagler St
MIAMI, FL 33144

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: M B LIQUORS
DBA: M B LIQUORS

LICENSE NUMBER: RL-99000980
Beginning: 10/19/2018
Expires: 09/30/2019
Parcel No: 0242030010540

IN CARE OF:
ADDRESS: 11245 Roundelay Rd
HOLLYWOOD, FL 33026

TRADE ADDRESS: 814 Alton Rd

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

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

Code	Business Type
95012065	MERCHANTS SALES

General Merchant Retail: Sales	\$2000
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Storage Locations

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

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

M B LIQUORS
814 Alton Rd
MIAMI BEACH, FL 33139-5506

Narrative Responses

1. **Comment:** Please label all electronic file as 'MM-DD-YYYY Document Name.'

Response: Please see electronic submission for compliance with this comment.

2. **Comment:** Operational Plan: Although we did not request this on the check list, please provide an operational plan indicating: (a) Deliveries and trash pickup times, (b) Hours of Operation, (c) Number of Employees, (d) Security.

Response: Please see Operational Plan included in the final submission materials.

3. **Comment:** Should be set up to 11x17 as required on the checklist, please print and review the line weights, text size, scales.

Response: Please see final submission packages.