

Petition for: ZBA23-0146, 1330 15th Street

To be heard September 8, 2023 at 9:00 a.m.

<u>Tab</u>	<u>Document</u>
1.	Appeal filed with City of Miami Beach
A.	<i>Letter of Intent</i>
B.	<i>Application</i>
C.	<i>Survey</i>
D.	<i>Certification Letter</i>
E.	<i>Labels</i>
F.	<i>Owner List</i>
G.	<i>Radius Map</i>
H.	<i>Plan</i>
I.	<i>Staff Report & Draft Order</i>
J.	<i>Presentation</i>
2.	OIG Report
3.	Reply to OIG Report
A.	<i>BTR Application</i>
B.	<i>Emails showing BTR Application submission to Damian Gallo</i>
C.	<i>Communications with the Miami Beach Police</i>
D.	<i>Emails with Mr. Gallo</i>
E.	<i>Email chain re 1330 15th st BTR008501-12-2019</i>
F.	<i>Email chain re 1330 15th Street - Apartment Building BTR</i>
G.	<i>Email re Business Designation of 1330 15th Street, LLC for property located at 1330 15th Street, Miami Beach, FL 33139</i>
H.	<i>State licenses</i>

<u>Tab</u>	<u>Document</u>
<i>I.</i>	<i>Resort Tax filings</i>
<i>J.</i>	<i>Email chain re change of use</i>
<i>K.</i>	<i>History of the BTR application BLPL2019-08005</i>

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1330 15th Street

FILE NO.

ZBA23-0146

APPLICANT:**MEETING DATE:**

5/5/2023

IN RE:

An application has been filed appealing a determination of the Planning Director, in connection with a proposal to reinstate a non-conforming suite hotel use on a property located in a multifamily residential district. This appeal has been filed pursuant to Sections 118-9 and 118-397 of the City's Land Development Regulations.

PRIOR ORDER NUMBER:**Applicable Area**

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description	Type
☐ Letter of Intent 05-05-23	Memo
☐ Application 05-05-23	Memo
☐ Survey 05-05-23	Memo
☐ Certification Letter 05-05-23	Memo
☐ Labels 05-05-23	Memo
☐ Owner List 05-05-23	Memo
☐ Radius Map 05-05-23	Memo
☐ Plan (1) 05-05-23	Memo
☐ Plan (2) 05-05-23	Memo
☐ Plan (3) 05-05-23	Memo
☐ Plan (4) 05-05-23	Memo
☐ Plan (5) 05-05-23	Memo
☐ Plan (6) 05-05-23	Memo
☐ Plan (7) 05-05-23	Memo
☐ Plan (8) 05-05-23	Memo
☐ Staff Report & Draft Order 05-05-23	Memo
☐ Presentation 05-05-23	Memo

The Law Offices of
AARON R. RESNICK, P.A.
ATTORNEYS AND COUNSELORS

| 100 Biscayne Boulevard | Suite 1607 | Miami, Florida 33132 | P: 305.672.7495 | F: 305.672.7496 |

Thursday, February 23, 2023

Sent via Electronic Submittal

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

Re: **Appeal to Board of Adjustments regarding Certificate of Use and Business Tax Receipt for the property located at 1330 15 Street, Miami Beach, Florida 33139 (the “Property”)**

Dear Mr. Mooney:

This law firm represents 1330 15th Street LLC (the “Applicant”) and submits this amended Letter of Intent (“LOI”) in support of the Applicant’s Land Use Board Hearing Application (the “Application”) seeking a hearing before the City of Miami Beach’s (the “City”) Board of Adjustment (the “BOA”). Specifically, the Applicant requests that the BOA issue an appropriate Business Tax Receipt (“BTR”) and Certificate of Use (“COU”) reflecting the correct use per CO19-1320 and BTR005737-01-2019 as previously authorized and issued by the City, or alternatively, authorize the Applicant to use the Property per Code 95017300, i.e. transient short-term rentals.

The existing structure on the Property was initially authorized for use as a four (4) unit residential building, but in 2018, the City issued building permit number BC1806547 allowing the previous owner to convert the Property to an eight (8) unit suite hotel under which the City permitted transient short-term rentals. A true and correct copy of the Building Permit is attached hereto as **Exhibit “1”**. On February 19, 2019, the City issued a COU and BTR authorizing the use of the Property as an eight (8) unit hotel. A true and correct copy of the 2019 COU and BTR is attached hereto as **Exhibit “2”**. Thereafter, on May 14, 2019, a Certificate of Occupancy (“CO”), Number CO19-1320 was issued, reflecting that the Property may be used as an eight (8) unit suite hotel. A true and correct copy of the May 14, 2019 CO is attached hereto as **Exhibit “3”**. At that time, there were no restrictions on whether the Property could be used for transient short-term rentals.

On October 1, 2019, the City renewed the Property’s BTR, BTR005837-01-2019. A true and correct copy of the October 1, 2019 BTR is attached hereto as **Exhibit “4”**. On or around November 12, 2019, the Property was sold to the Applicant, but, at all times relevant, Applicant

should have been permitted to use the Property as transient short-term rentals pursuant to the COU and BTR issued thereon. Applicant never intended to lose the use that was in existence at the time of its purchase of the Property in November 2019. However, the current BTR and COU does not reflect the Property's use as an eight (8) unit suite hotel. After the Applicant purchased the Property, it never requested, permitted, or authorized any changes or revisions to the COU or BTR to reflect eight (8) residential units, non-transient.

Therefore, the Applicant respectfully requests that the City correct (adjust) the Property's BTR and COU to reflect the COU and BTR previously issued in 2019. Alternatively, the Applicant requests that the City authorize the Applicant to use the Property per Code 95017300 for transient short-term rentals. Applicant reserves the right to supplement its Application with additional materials as may be appropriate or necessary before the issue is brought to a public hearing before the BOA.

Should you have any questions, please feel free to contact me at any time. We can be reached via telephone at 305.672.7495 or via electronic mail at aresnick@thefirmmiami.com.

Please note that nothing in this correspondence should be construed as a waiver of any of the Applicant's legal or equitable rights, remedies, or defenses, all of which are hereby expressly reserved.

Very Truly Yours,
LAW OFFICES OF AARON RESNICK, P.A.

/s/Aaron Resnick
Aaron R. Resnick, Esq.
For the Firm

Enclosures

EXHIBIT “1”

Work Permit BC1806547 Building - Commercial

Status: Issued Date: 8/8/2018

Site Address: 1330 15 ST Applied: 02/01/2018

Parcel #: 0232330160200 Issued: 08/08/2018

Expiration Date: 02/04/2019

Total Job Value: \$134,425.00 PIN: 54395

Contractor: STRUCTURAL HOMES LLC Owner: NOTUS LLC NOTUS LLC
(CGC1520627)
16401 GOLF CLUB RD APT
213
WESTON, FL 33326
1300 Pennsylvania 308
MIAMI BEACH, FL 33139

Description: Replace B1405574/PRIVATE PROVIDER REV. & INSP/(MTCI) Units 101-103, 201-204/
Interior remodeling of existing building. units 101-103 and 201-204, conversion to suit
existing 4 units to new 8 units.

Inspector Area: Class Code: R2

Statement of Work	Quantity	Total Fee
Permit 20% Initial Charge - Fire	940.98	\$188.20
Permit 20% Initial Charge - Building	2,554.08	\$510.82
Permit 20% Initial Charge - Planning	940.98	\$188.20
Overtime Fire Inspection Fee	0.00	\$250.00
Expedited Plans Review - Planning Department	0.00	\$500.00
Expedited Plans Review - Planning Department	0.00	\$500.00
Overtime Fire Inspection Fee	0.00	\$250.00
Sanitation Surcharges	134,425.00	\$403.28
Permit Fee - Fire Department	752.78	\$752.78
Training/Technology Fee - Building	1,532.45	\$91.95
Florida Building Code Admin and Inspector Fund	1,532.45	\$22.99
Permit Fee - Planning Department	752.78	\$752.78
Permit Fee - Building Department	1,021.63	\$1,021.63
MDC Compliance Fee	134,425.00	\$81.00
Training/Technology Fee - Planning	1,532.45	\$91.95
Training/Technology Fee - Fire	1,532.45	\$91.95
Florida Building Code - DBPR Fee	15.32	\$15.32
Expedited Plans Review - Planning Department	0.00	\$500.00
Overtime Fire Inspection Fee	0.00	\$250.00
Total of All Fees:		\$6,462.85
Total of All Payments:		\$6,462.85
Balance Due:		\$0.00

MIAMI BEACH

Permit Application

2/1/18 OK to Proceed

Office Use Only Submittal Date: <u>2/1/18</u> Permit #: <u>16C1806547</u>		Applicant Information (Blue or Black Ink Only) Parcel / Folio Number: <u>02.3233.016.0200</u>		Building Department 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139 Telephone: 305-673-7610; Fax: 305-673-7857 http://www.miamibeachfl.gov/building/	
Property Address: <u>1330 15TH Street</u>		Unit #:	Master Permit Number (If applicable):		Violation # (If applicable):
Permit Type (select one) ☒ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Roofing ☐ Phased Permit ☐ Demo year built ☐ Generator ☐ Temporary Structure ☐ Fire		Permit Request (select all that apply) ☒ New Permit ☐ Change of Contractor ☐ Change of Architect/Engineer ☐ LEED ☐ Permit Extension ☐ Permit Renewal ☐ Permit Revision ☐ Change of Use ☐ Private Provider ☐ City Project ☐ Reprive Permit		Property Information (select one) ☒ Commercial ☐ Multi-Family Residential ☐ Residential: Single-Family Residential or Duplex Occupancy Classification:	
Total Value:		New Construction/Addition Square Footage: <u>3,817</u> Value of Work: \$ <u>124,425</u>		Alteration/Reconfiguration of Space	
Description of Work: <u>Private Provider Rev. & Insp. (MITC) Units 101-103, 201-204 / Interior remodeling of existing building. Units 101-103, 201-204, conversion to suite hotel, existing 4 units to new 8 units.</u>					
Property Owner Name: <u>NOTUS LLC</u> Address: <u>435 21st St</u> City: <u>MIAMI BEACH</u> State: <u>FL</u> Zip Code: <u>33139</u> Driver's License/ State Identification Number: E-Mail Address: Daytime phone:			Contractor Name: <u>JOSE VELEZ</u> Address: <u>435 21st St</u> City: <u>MIAMI BEACH</u> State: <u>FL</u> Zip Code: <u>33139</u> State Identification Number/License: <u>SGC</u> E-Mail Address: Daytime phone:		
Architect Name: License Number: E-Mail Address: Daytime phone:			Structural Engineer Name: License Number: E-Mail Address: Daytime phone:		
Notice & Certification This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc. Owner's Affidavit: I certify that all the foregoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above. Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies. Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.					
OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.					
☐ Owner/Lessee for new permits (Documentation establishing ownership may be requested). ☐ TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE. ☐ Master Permit Contractor of Record (For sub-permit / change of contractor).					
WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.					
Signature of Owner/Agent or GC (for Sub-permits): PRINT NAME: <u>Matteo Soldatini</u> STATE OF FLORIDA MIAMI-DADE COUNTY Sworn to and subscribed before me this <u>2nd</u> day of <u>Aug.</u> by <u>Matteo Soldatini</u> Signature of Notary Public:			Signature of Qualifier: <u>Jose Velez</u> PRINT NAME: <u>Jose Velez</u> STATE OF FLORIDA MIAMI-DADE COUNTY Sworn to and subscribed before me this <u>2nd</u> day of <u>Aug.</u> by <u>Jose Velez</u> Signature of Notary Public:		
Print Name: <u>Zila Santana</u> (SEAL) Personally known ☒ or Produced Identification ☐ MY COMMISSION #FF150691 EXPIRES August 13, 2018 FloridaNotaryService.com			Print Name: <u>Zila Santana</u> (SEAL) Personally known ☒ or Produced Identification ☐ MY COMMISSION #FF150691 EXPIRES August 13, 2018 FloridaNotaryService.com		

**IMPORTANT MESSAGE**

When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our Tax Estimator to approximate your new property taxes.

The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website directly for additional information.



Address Owner Name Subdivision Name Folio

SEARCH:

02-3233-016-0200

**PROPERTY INFORMATION ⓘ**

Folio: 02-3233-016-0200

Sub-Division:
ALTON BEACH BAY FRONT RE-SUB

Property Address
1330 15 ST
Miami Beach, FL 33139-2249

Owner
NOTUS LLC

Mailing Address
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

PA Primary Zone
3900 MULTI-FAMILY - 38-62 U/A

Primary Land Use
0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3
OR MORE UNITS

Beds / Baths / Half 8 / 4 / 0

Floors 2

Living Units 8

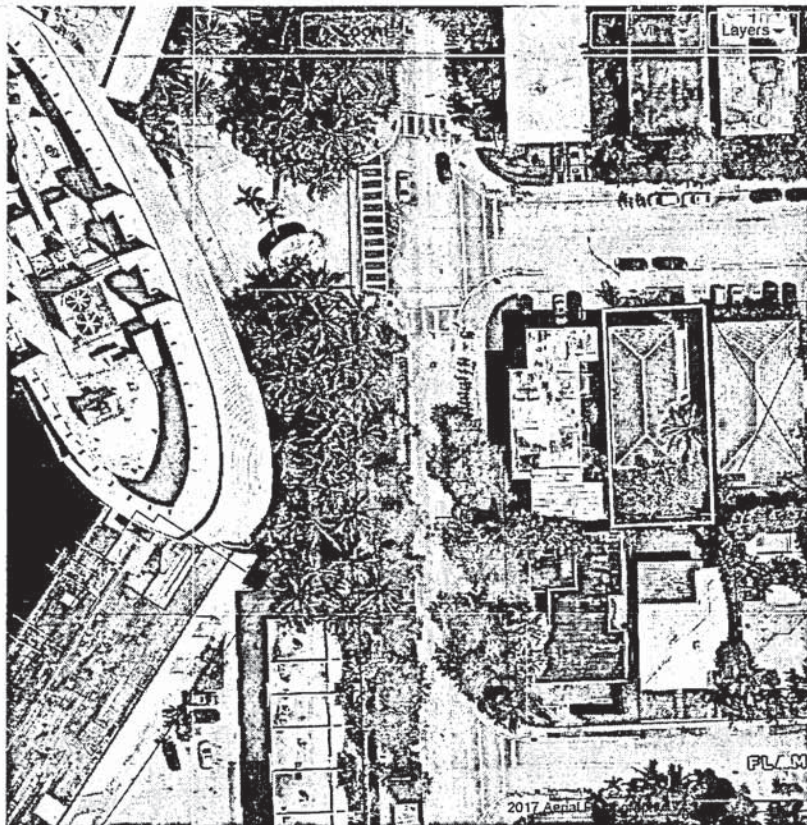
Actual Area

Living Area

Adjusted Area 3,817 Sq Ft

Lot Size 5,600 Sq Ft

Year Built 1946

**Featured Online Tools**
[Comparable Sales](#)
[Glossary](#)
[Non-Ad Valorem Assessments](#)
[PA Additional Online Tools](#)
[Property Record Cards](#)
[Property Search Help](#)
[Tax Comparison](#)
[Tax Estimator](#)
[TRIM Notice](#)
[Property Taxes](#)
[Report Discrepancies](#)
[Report Homestead Fraud](#)
[Value Adjustment Board](#)
ASSESSMENT INFORMATION ⓘ

Year	2017	2016	2015
Land Value	\$1,232,000	\$1,232,000	\$756,000
Building Value	\$170,879	\$162,741	\$0

BENEFITS INFORMATION ⓘ

Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$724,069	\$777,641	\$195,000

[Florida Department of State](#)

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company

NOTUS LLC

Filing Information

Document Number L13000117317
FEI/EIN Number 46-3475873
Date Filed 08/20/2013
Effective Date 08/19/2013
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 12/09/2013
Event Effective Date NONE

Principal Address

435 21 st
Suite CU4
MIAMI BEACH, FL 33139

Changed: 04/26/2017

Mailing Address

po box 191862
MIAMI BEACH, FL 33119

Changed: 04/28/2015

Registered Agent Name & Address

Investor Two LLC
435 21 st
Suite CU4
MIAMI BEACH, FL 33139

Name Changed: 09/26/2016

Address Changed: 04/26/2017

Authorized Person(s) Detail**Name & Address**

Title MGR

Investor Two LLC

Florida Department of State

DIVISION OF CORPORATIONS

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /**Detail by Entity Name**

Florida Limited Liability Company

INVESTOR TWO LLC

Filing Information**Document Number** L15000095738**FEI/EIN Number** 47-4634884**Date Filed** 06/01/2015**Effective Date** 06/01/2015**State** FL**Status** ACTIVE**Principal Address**435 21 st
Suite CU4
MIAMI BEACH, FL 33139

Changed: 04/25/2017

Mailing AddressP.O. BOX 191862
MIAMI BEACH, FL 33119**Registered Agent Name & Address**Braha, Gabriele
435 21 st
CU4
MIAMI BEACH, FL 33139

Name Changed: 04/25/2017

Address Changed: 04/25/2017

Authorized Person(s) Detail**Name & Address**

Title MGR

soldatini, matteo
P.O. BOX 191862
MIAMI BEACH, FL 33119

Title Manager

EXHIBIT “2”

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: NOTUS LLC

DBA:

IN CARE OF:

ADDRESS: 1330 15 St
MIAMI BEACH, FL 331392249

LICENSE NUMBER: BTR005837-01-2019

Beginning: 02/19/2019

Expires: 09/30/2019

Parcel No: 0232330160200

TRADE ADDRESS: 1330 15 St

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.

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

Code	Business Type
95009500	HOTELS (SMOKE DETECTOR)

Hotel: #Rooms	8
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MIAMI BEACH

RESORT TAX REGISTRATION CERTIFICATE

2159811

Issued Pursuant to City Of Miami Beach Ordinance No. 1619

This certifies that

NOTUS LLC
1330 15TH ST
MIAMI BEACH, FL 33139

Refer to this certificate
number when reporting tax



This Certificate
is non-transferable
or assignable

is hereby authorized and empowered to collect
Resort Tax for the City of Miami Beach, Florida

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

Finance Director

THIS CERTIFICATE MUST BE POSTED IN A CONSPICUOUS PLACE

FORM CMB RT-2 3-98

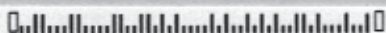


EXHIBIT “3”

MIAMI BEACH

Building Department

City of Miami Beach

1700 Convention Center Drive, 2nd floor, Miami Beach, Florida 33139, (305) 673-7610, www.miamibeachfl.gov

CERTIFICATE OF OCCUPANCY

Certificate Number: CO19-1320

Status: Issued

Applied Date: 05/14/2019

Issued Date: 05/14/2019

Site Address: 1330 15 ST

Unit Number:

Parcel Number: 0232330160200

Tenant:

Property Owner: NOTUS LLC NOTUS LLC

Occupancy Classification Code: R1

Number of Building Floor:

Total Number of Units of the Building: 8

Residential/Commercial/Mixed Use: Commercial

New or Substantial Improvement (Y/N): No

Base Flood Elevation:

Florida Building Code Edition:

Occupant Load:

Certificate description and specific conditions:

CO – BC1806547 -- Units 101-103, 201-204/ Interior remodeling of existing building. units 101-103 and 201-204, conversion to suite hotel. existing 4 units to new 8 units.

General terms and conditions of this certificate:

1. This is to certify that the above noted structure or portion of the structure has been inspected for compliance of Florida Building Code and the provision of the zoning ordinance 89-2665 of City of Miami Beach for the proposed occupancy and use.
2. As-built elevation certificate shall be provided by the applicant for new construction, addition or substantial improvement, and is retained in the records of the Building Department. If the structure is designed for dry-flood proofing, the tenant shall comply with procedures and guidelines of the Flood Emergency Operation Plan and install watertight shields over openings prior to a flood warning.
3. Any unauthorized additions, alterations or change in use of this property will void Certificate of Occupancy.

A Certificate of Occupancy is hereby granted to use said building for the purpose described above, subject to any condition(s) detailed in this document.



5/14/2019

Ana M. Salgueiro
Building Official

Date

This Certificate of Completion is valid only if there is an ISSUED status and a Building Official Signature.

MIAMI BEACH

BUILDING DEPARTMENT

2019 MAY -9 AM 11:42

Building Department

1700 Convention Center Drive, 2nd FL

Miami Beach, Florida 33139

Tel: 305.673.7610

☐ Request for Certificate of Occupancy or Completion

(Master and Sub Permits must be in final status before submitting this request; otherwise we will not accept your application)

Date: 05/09/19	Permit Number: BC 1806547
Job Address: 1330 15TH ST	Parcel Number:
Unit/Suite #:	Occupancy/Use: HOTEL
Total square feet for this CO request:	Number of Units for this CO request: 8
Applicant/Contractor Name: MOTUS LLC	Owner/Business Name: MOTUS LLC
Applicant/Contractor Mailing address: 435 21 ST UNIT C04 MB, 33139	Owner/Business Mailing address: 435 21 ST UNIT C04 MB, 33139
Telephone Number: 786 536 2106	Telephone Number: 786 536 2106
E-Mail Address: INFO@REDGROUP. ESTATE	E-Mail Address: INFO@REDGROUP. ESTATE
Contact Name: MAITEO SOLDATINI	Contact Telephone Number:
Contact E-Mail Address:	
Your CAP Account Email Address for Billing Purpose :	

Office Use Only	
Description: INTERIOR REMODELING	Approved by: Ana M. Salgueiro, P.E. Building Official
Pending Inspection(s): P F A PW	Occupancy Group: R1 Violations #: ☒ NO ☐ YES
Pending/Open Permit(s): NO	Substantial Improvements: ☐ YES ☒ NO
TCO NO: TCO 1900421 EXPIRATION DATE: 4-3-19	Certificate Number: 1019-1320
Master Permit Status: Final	Invoice No: 0.00 Amount Due: UNDER TCO
Notification to customer (date):	Payment(s): ☐ YES ☒ NO ☐ PAID Under TCO
Notes:	Pending BTR: ☐ YES ☒ NO ☐ N/A Under TCO

ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact+ 305.604.2489 (voice), 305.673.7524 (fax) or 305.673.7218 (TTY) five (5) days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

City of Miami Beach Mission

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Form Name	CO/CC - Request form
Form Purpose	The purpose of obtaining a certificate of occupancy or completion is to certify that, according to the law, the house or building is in fit-to-live condition.
Requirements	Master and Sub permits must be in final status. Permit Holder or Owner must submit form to request Certificate of Occupancy or Completion.
Online Forms	http://www.miamibeachfl.gov/building/scroll.aspx?id=37842
Associated Fees	Fee Schedule section 14: http://www.miamibeachfl.gov/building/
Form Process	Form must be submitted via email or in person at Building Administration.
For Assistance	Please contact: 1. In – person: Building Department, Miami Beach City Hall, 1700 Convention Center Drive, 2nd FL, Administration Miami Beach, Florida 33139 2. Via Telephone: 305-673-7610 Jacqueline (Jackie) Perez Ext: 6675 or Milagros (Milly) Robayna Ext: 6130 3. Via E-mail: Jacqueline (Jackie) Perez: JacquelinePerez2@miamibeachfl.gov Or Milagros (Milly) Robayna: milagrosrobayna@miamibeachfl.gov

Building Department Mission

We are dedicated to serving the public by the efficient and effective supervision of construction, business, professional and personal activities to safeguard the public health, safety and general welfare of the City's residents and visitors by enforcing the Florida Building Code and the City Code of Ordinances.

EXHIBIT “4”

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: NOTUS LLC

DBA:

IN CARE OF:

ADDRESS: 1330 15 St
MIAMI BEACH, FL -331392249

LICENSE NUMBER: BTR005837-01-2019

Beginning: 09/27/2019

Expires: 09/30/2020

Parcel No: 0232330160200

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.

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

TRADE ADDRESS: 1330 15 St

Code	Business Type
95009500	HOTELS (SMOKE DETECTOR)

Hotel: #Rooms	8
---------------	---

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

NOTUS LLC
435 21 St, 4
MIAMI BEACH, FL -331391704



MIAMIBEACH

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 ZBA23-0146			
☒ Board of Adjustment ☒ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision		☐ Design Review Board ☐ Design review approval ☐ Variance	
☐ Planning Board ☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map		☐ Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance	
☐ Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1330 15th Street, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3233-016-0200			
Property Owner Information			
PROPERTY OWNER NAME 1330 15t Street LLC			
ADDRESS 1330 15th Street	CITY Miami Beach	STATE Florida	ZIPCODE 33139
BUSINESS PHONE 818-667-1975	CELL PHONE 818-667-1975	EMAIL ADDRESS athangavel@lakshmi-capital.com	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request to reclassify and correct the BTR and COU for 1330 15 Street, Miami Beach, Florida 33139 to reflect the use per CO19-1320 and BTR005837-01-2019.			

Project Information			
Is there an existing building(s) on the site?		☒ Yes	☐ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.		n/a	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		n/a	SQ. FT.
Party responsible for project design			
NAME N/A		☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Aaron Resnick, Esq.		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 100 Biscayne Boulevard, Suite 1607		CITY Miami	STATE ZIPCODE Florida 33132
BUSINESS PHONE (305) 672-7495	CELL PHONE (305) 672-7495	EMAIL ADDRESS aresnick@thefirmmiami.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative**SIGNATURE**

Aaron R. Resnick, Esq.

PRINT NAME

2/22/2023

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

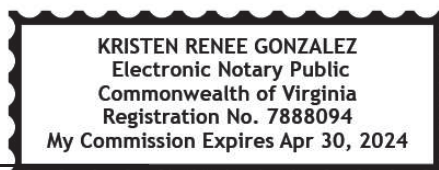
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF VirginiaCOUNTY OF Alexandria City

I, Ananthan K. Thangavel, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 1330 15th Street LLC (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.

*Ananthan Thangavel***SIGNATURE**

Sworn to and subscribed before me this 22 day of February, 2023. The foregoing instrument was acknowledged before me by Ananthan Thangavel, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



4/30/2024

My Commission Expires: _____

*Kristen Renee Gonzalez***NOTARY PUBLIC**

Kristen Renee Gonzalez

PRINT NAME

Completed via Remote Online Notarization using 2 way Audio/Video technology.

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

POWER OF ATTORNEY AFFIDAVITSTATE OF VirginiaCOUNTY OF Alexandria City

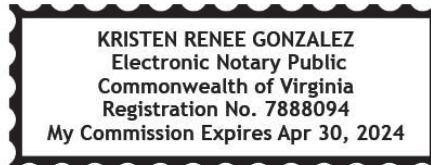
I, Ananthan K. Thangavel, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Aaron R. Resnick, Esq. to be my representative before the Adjustments Board. (3) I also 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.

Ananthan Thangavel
PRINT NAME (and Title, if applicable)

Ananthan Thangavel
SIGNATURE

Sworn to and subscribed before me this 22 day of February, 20 23. The foregoing instrument was acknowledged before me by Ananthan Thangavel, who has produced Driver's License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Kristen Renee Gonzalez
NOTARY PUBLIC

My Commission Expires: 4/30/2024Kristen Renee Gonzalez**PRINT NAME**

Completed via Remote Online Notarization using 2 way Audio/Video technology.

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.

N/A**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.

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.

1330 15th Street LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit "B"	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Aaron R. Resnick	100 Biscayne Blvd, Ste 1607, Miami, FL 33132	(305) 672-7495

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

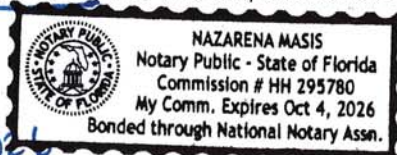
I, Aaron Resnick, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the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

ARR

SIGNATURE

Sworn to and subscribed before me this 22nd day of February, 2023. The foregoing instrument was acknowledged before me by Aaron Resnick, 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: 10/04/2026

Nazarena Masis

NOTARY PUBLIC

Nazarena Masis

PRINT NAME

EXHIBIT "A"

LEGAL DESCRIPTION

The East 30 feet of Lot 2 and the West 1/2 of Lot 3, Block 79-A, A RESUBDIVISION of BLOCKS 67 and 79 ALTON BEACH REALTY CO'S. BAY FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 16, Page 1, Public Records of Miami-Dade County, Florida.

EXHIBIT “B”

DISCLOSURE OF INTEREST-1330 15TH STREET LLC

100 % Ownership Interest: Thangavel Family 2006 Irrevocable Trust, 1330 15 Street, Miami Beach, Florida 33139.

- **Trustee/Beneficiary 1:** Ananthan Thangavel: 1330 15 Street, Miami Beach, Florida 33139
- **Trustee/Beneficiary 2:** Atul Thangavel: 53 Newburg Street, San Francisco, California, 94131

Both of the above beneficiaries have an undivided interest in the Thangavel Family 2006 Irrevocable Trust

LETTER OF INTENT

The Law Offices of
AARON R. RESNICK, P.A.
ATTORNEYS AND COUNSELORS

| 100 Biscayne Boulevard | Suite 1607 | Miami, Florida 33132 | P: 305.672.7495 | F: 305.672.7496 |

Wednesday, February 22, 2023

Sent via Electronic Submittal

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

Re: **Appeal to Board of Adjustments regarding Certificate of Use and Business Tax Receipt for the property located at 1330 15 Street, Miami Beach, Florida 33139 (the “Property”)**

Dear Mr. Mooney:

This law firm represents 1330 15th Street LLC (the “Applicant”) and submits this Letter of Intent (“LOI”) in support of the Applicant’s Land Use Board Hearing Application (the “Application”) seeking a hearing before the City of Miami Beach’s (the “City”) Board of Adjustment (the “BOA”). Specifically, the Applicant requests that the BOA issue an appropriate Business Tax Receipt (“BTR”) and Certificate of Use (“COU”) reflecting the correct use per CO19-1320 and BTR005737-01-2019 as previously authorized and issued by the City, or alternatively, authorize the Applicant to use the Property per Code 95017300, i.e. transient short-term rentals.

The existing structure on the Property was initially authorized for use as a four (4) unit residential building, but in 2018, the City issued building permit number BC1806547 allowing the previous owner to convert the Property to an eight (8) unit suite hotel under which the City permitted transient short-term rentals. On February 19, 2019, the City issued a COU and BTR authorizing the use of the Property as an eight (8) unit hotel. Thereafter, on May 14, 2019, a Certificate of Occupancy (“CO”), Number CO19-1320 was issued, reflecting that the Property may be used as an eight (8) unit suite hotel. At that time, there were no restrictions on whether the Property could be used for transient short-term rentals.

On October 1, 2019, the City renewed the Property’s BTR, BTR005837-01-2019. On or around November 12, 2019, the Property was sold to the Applicant, but, at all times relevant, Applicant should have been permitted to use the Property as transient short-term rentals pursuant to the COU and BTR issued thereon. Applicant never intended to lose the use that was in existence at the time of its purchase of the Property in November 2019. However, the current BTR and COU does not reflect the Property’s use as an eight (8) unit suite hotel. After the Applicant purchased the

Property, it never requested, permitted, or authorized any changes or revisions to the COU or BTR to reflect eight (8) residential units, non-transient.

Therefore, the Applicant respectfully requests that the City correct (adjust) the Property's BTR and COU to reflect the COU and BTR previously issued in 2019. Alternatively, the Applicant requests that the City authorize the Applicant to use the Property per Code 95017300 for transient short-term rentals. Applicant reserves the right to supplement its Application with additional materials as may be appropriate or necessary before the issue is brought to a public hearing before the BOA.

Should you have any questions, please feel free to contact me at any time. We can be reached via telephone at 305.672.7495 or via electronic mail at aresnick@thefirmmiami.com.

Please note that nothing in this correspondence should be construed as a waiver of any of the Applicant's legal or equitable rights, remedies, or defenses, all of which are hereby expressly reserved.

Very Truly Yours,
LAW OFFICES OF AARON RESNICK, P.A.

/s/Aaron Resnick
Aaron R. Resnick, Esq.
For the Firm



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

February 22, 2023

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

Re: Property owners within 375 feet of:

SUBJECT: 1330 15 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-016-0200

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: **477, including 24 international**

ALESSANDRO LOPEZ
ROSA IANOTTA
VIA R R PERIRA 183
ROME 00136
ITALY

ANTHONY R COSTA
OSCAR ALONSO SANCHEZ
341 LOGAN AVE
TORONTO ON M4M 3P4
CANADA

BRUNO LEVY
GABRIELE LEVY
109 RUE DE LONGCHAMP
NEUILLY SUR SEINE 92200
FRANCE

CHRISTIAN POUPART
STEPHANIE V COLOMBE
3 BIS PASSAGE LEROY
44000 NANTES
FRANCE

CRISTINA PASANISI
CLAUDIO VILLA 71
ROME 00128
ITALY

DANIEL KLEIN
3 RUE DE FOSSE DES ORPHELINS
STRASBORG 67000
FRANCE

DAVID VOLFSON
100 ARNOLD AVE
THORNHILL ON L4J 1B5
CANADA

ERIC CARRA
LES PATIOS 91 AVE DU GENERAL LECLERC
SAINT TROPEZ 83990
FRANCE

FABIO FRIZZI
FRANCESCA FERRARI
VIA ATTILIO FRIGGERI 146
ROME 00136
ITALY

FILIPPO PALUMBI
VIA AZZURRA 16
BOLOGNA 40138
ITALY

FLAMINGO JAJE INC
208 CLUB MARIN
MONTREAL QC H3E 1V5
CANADA

GEORGE BERVIN
2166 BRULART
QUEBEC QC G1T 1G4
CANADA

J G W SUNNY RENTALS LLC
3399 AVENUE JAKUES BUREAU 306
LAVAL QC H7P 0H3
CANADA

JOANNE LYSACK
RYAN BATES
9 LYNWOOD DR
HAMILTON CR01
BERMUDA

MARCO MARTEGIANI
96 VLE GIUSEPPE MAZZINI
ROME 00195
ITALY

MARIN GEORGE BREJE
GABRIELA LACRIMIOARA BREJE
28 CREEKWOOD DR
SCARBOROUGH ON M1E 4L7
CANADA

MICHAEL JAMES DEE
LILLA MARIANNA DEE
33 CARLISLE AVE
ST ALBANS HARTFORDSHIRE AL35LX
UNITED KINGDOM

NANCY HEICK
AVENIDA COLON 3785 PA MAR DE PLATA
BUENOS AIRES 7600
ARGENTINA

PHILIPPE LANGZAM
JANY GURALNIK EP LANGZAM
149 AVE DE WAGRAM
PARIS 17E 75
FRANCE

ROMOLO MATTIOCCO
VIA ARISTIPPO #2
ROMA 00124
ITALY

SARA SPAGGIARI
SILVIA SPAGGIARI
VIA SIBILLA ALERAMO #12
REGGIO EMILIA 42100
ITALY

STEPHEN H GOODMAN
4300 DEMISONNEUVE W #1216
MOTREAL QC H3Z 3C7
CANADA

VICENTE BRUNO BORDILS GIRONA
GRAN VIA MARQUES DEL TURIA 86 P06 10
VALENCIA 46005
SPAIN

ZARINA KHAN
TREVOR OSCAR BYER
19 LOCUST HALL TER
ST GEORGE BB24008
BARBADOS

1310 FLAMINGO WAY LLC
1800 N MIAMI AVE
MIAMI, FL 33136

1312 14TH TERRACE MB LLC
1311 14 TER
MIAMI BEACH, FL 33140

1330 15TH STREET LLC
1504 BAY RD 720
MIAMI BEACH, FL 33139

1425 BAY SPE LLC
1019 EAST AVE
MANTOLOKING, NJ 08738

1439 WEST LLC
112 AMELIA CT
YORKTOWN, VA 23693

1500 BAY ROAD 1038 LLC
760 NW 107 AVE STE 300
MIAMI, FL 33172

1500 BAY ROAD 1068S LLC
126 SAINT MARKS PL
NEW YORK, NY 10009

1500 BAY ROAD 1238 LLC
760 NW 107 AVE 300
MIAMI, FL 33172

15TH STREET SOUTH BEACH
ASSOCIATES LLC
421 MERIDIAN AVE #1
MIAMI BEACH, FL 33139

242 MIAMI LLC
14 NE 1 AVE STE 801
MIAMI, FL 33132

2BSP LLC
1500 BAY RD UNIT 810S
MIAMI BEACH, FL 33139

9224 3682 QUEBEC INC
1500 BAY RD #1474S
MIAMI BEACH, FL 33139

A AND C REALTY GROUP LLC
235 E 87 ST 1G
NEW YORK, NY 10128

ABE BROTHERS INC
5838 COLLINS AVE 10B
MIAMI BEACH, FL 33140

ABELARDO R SOTO (SR) &W MERCEDES
7705 ABBOTT AVE UNIT 401
MIAMI BEACH, FL 33141-5902

ABP USA LLC
520 WEST AVE 2104
MIAMI BEACH, FL 33139

AIDYN COLLAZO
1500 BAY RD 204S
MIAMI BEACH, FL 33139

ALEX O BYRNE
SOPHIE INCHLEY MORT
1312 15 TER
MIAMI BEACH, FL 33139

ALIZA DAVIDOFF
C/O JOSEPH AMINOFF
407 LINCOLN RD STE 6C
MIAMI BEACH, FL 33139

AMELIA NUNEZ
355 19 ST 208
MIAMI BEACH, FL 33139

AMIRA REASON
1500 BAY RD 856S
MIAMI BEACH, FL 33139

ANA KRISNA CHAN
1523 WEST AVE 104
MIAMI BEACH, FL 33139

ANA M MAMONE LE
REM CHANTELL MORERA
1335 15 ST 6
MIAMI BEACH, FL 33139

ANA MARIA SALCEDO
8814 NW 168 ST
MIAMI LAKES, FL 33018

ANDERS JIMMY LEWIN
1500 BAY RD UNIT 920S
MIAMI BEACH, FL 33139

ANDREA TABARES
1333 15 ST 1
MIAMI BEACH, FL 33139

ANDREAS P SUMA
PATRICIA SUMA
1500 BAY RD #728S
MIAMI BEACH, FL 33139

ANDREAS RAMSEIER
1500 BAY RD #422S
MIAMI BEACH, FL 33139

ANDREW D SKLAWER
JODI SKLAWER
3160 JEFFERSON ST
BOULDER, CO 80304-2639

ANDREW PASTEWSKI
1500 BAY RD #834S
MIAMI BEACH, FL 33139-3224

ANGEL BEATO
1500 BAY RD 956S
MIAMI BEACH, FL 33139

ANISS DRISS
SENDA AJROUD DRISS
1500 BAY RD #774S
MIAMI BEACH, FL 33139

ANN A AMOS &
DARRELL MCCOWAN
1500 BAY RD UNIT 1102S
MIAMI BEACH, FL 33139-3207

ANNA JANE HUDSON
1333 15 ST 4
MIAMI BEACH, FL 33139

ANTON RADKEVICH
1500 BAY RD 822S
MIAMI BEACH, FL 33139

ANTONIO REYES MIRAS
59 JOHN ST 3F
NEW YORK, NY 10038

ARA MANSOUR
304 MULBERRY ST #LM
NEW YORK, NY 10012

ARANCE HOLDINGS LLC
100 SE 2 ST STE 2610
MIAMI, FL 33131

ARDR INTERNATIONAL LLC
1500 BAY RD STE 514
MIAMI BEACH, FL 33139

ARDR INTERNATIONAL LLC
1500 BAY RD #514 S
MIAMI BEACH, FL 33139

ARIANA ANGELA VANIN
DANIELE GEORGE VANIN
1320 FLAMINGO WAY
MIAMI BEACH, FL 33139

ARMANDO RAFAEL LOPEZ JTRS
CATHERINE CAMELIA LOPEZ JTRS
JORGE A LOPEZ JTRS
1455 WEST AVE #702
MIAMI BEACH, FL 33139

ARROYO REAL ESTATE INVEST LLC
PO BOX 654433
MIAMI, FL 33265

ART DECO PROPERTY INVESTMENT LLC
52 NW 47 ST
MIAMI, FL 33127

AS INTERNATIONAL SERVICES LLC
1335 15 ST 5
MIAMI BEACH, FL 33139

ASHRAF SOLTAN
1455 WEST AVE #801
MIAMI BEACH, FL 33139-3754

ASMAA BENKIRANE KACHTIHI
MARIA C KACHTIHI LOPEZ DEL MORAL
HICHAM BENKIRANE KACHTIHI
1500 BAY RD UNIT 340S
MIAMI BEACH, FL 33139

AYSE OLGUN
1500 BAY RD 932S
MIAMI BEACH, FL 33139

AYSE OLGUN
C/O MERVE GUMUSYAZICI
1500 BAY RD #9325
MIAMI BEACH, FL 33139

B & B CAPITAL MANAGEMENT LLC
1133 102 ST 803
BAY HARBOR ISLANDS, FL 33154

BAHAR ORTACI
JEAN BAPTISTE VANDEGINSTE
1515 WEST AVE 5
MIAMI BEACH, FL 33139

BAYTACK LLC
1523 WEST AVE #304
MIAMI BEACH, FL 33139

BAYVIEW 1528 LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

BEATRIZ MONTEAVARO
1439 WEST AVE #304
MIAMI BEACH, FL 33139-3776

BELKYS ROSE DE BENEDETTO TRS
BELKYS ROSE DE BENEDETTO
1510 WEST AVE UNIT 2
MIAMI BEACH, FL 33139

BLANCA L SANCHEZ
1500 BAY RD #1182S
MIAMI BEACH, FL 33139-3227

BOBBY SIMPSON
1523 WEST AVE 102
MIAMI BEACH, FL 33139

BRIGHT BLOOM INC
1500 BAY RD 820S
MIAMI BEACH, FL 33139

BRODIS LLC
1500 BAY RD 1054S
MIAMI BEACH, FL 33139

BRUNO LEBOUCHER JTRS
PAMELA MARTINEZ JTRS
1455 WEST AVE #202
MIAMI BEACH, FL 33139

BRYAN HENDERSON
ANICA HENDERSON
12934 MOUNTAIN VIEW CT
SYLMAR, CA 91342

BULLDOG CAPITAL INVESTMENTS LLC
1400 NE MIAMI GARDENS DR 202
NORTH MIAMI BEACH, FL 33179

CARLOS OTERO
1455 WEST AVE #304
MIAMI BEACH, FL 33139

CARLOS R VERDECIA LE
REM ELINA M VERDECIA
1455 WEST AVE 502
MIAMI BEACH, FL 33139

CARMEN ELENA NAVARRO
1435 WEST AVE 3
MIAMI BEACH, FL 33139

CASA NOBLE PROPERTIES LLC
16242 EMERALD COVE
WESTON, FL 33331

CASA VIEL LLC
15585 OLD CUTLER RD
PALMETTO BAY, FL 33157

CATHERINE MAUBERT
CHRISTIAN MAUBERT
1515 WEST AVE #1
MIAMI BEACH, FL 33139

CEYDA BALABAN
1500 BAY RD 458S
MIAMI BEACH, FL 33139

CHARLES F LESKO
1428 WEST AVE #202
MIAMI BEACH, FL 33139

CHEBI INVESTMENT GROUP LLC
1390 BRICKELL AVE #104
MIAMI, FL 33131

CHIYO KANEKO
1500 BAY RD #1210
MIAMI BEACH, FL 33139

CHRIS PETERS
231 SICKLETOWN RD
ORANGEBURG, NY 10962

CHRISTENSEN SUNSHINE DREAMS
CORPORATION
1500 BAY RD #1476S
MIAMI BEACH, FL 33139

CHRISTOPHER JAMES SCHULTZ
100 S DOHENY DR 522
LOS ANGELES, CA 90048

CIOPPPO LLC
C/O ELEONORA DEPALMA PA
PO BOX 190026
MIAMI BEACH, FL 33119

CLIFFORD C SWINT
1220 SE 24TH AVE
POMPANO BEACH, FL 33062-7047

CMD RE CORP
8301 NW 197 ST
MIAMI, FL 33015

COCONUT PROPERTIES LLC
1500 BAY RD 1122S
MIAMI BEACH, FL 33139

COCONUT PROPERTIES LLC
2840 SQUIRREL BEND
TOLEDO, OH 43617

COLLINS AND COLLINS
MANAGEMENT LLC
5601 COLLINS AVE
MIAMI BEACH, FL 33140

CRAIG CONDON SIEGAL
TOMER CONDON SIEGAL
1500 BAY RD #824S
MIAMI BEACH, FL 33139

CRYSTAL HILL LLC
20 LAMBS WAY
STONINGTON, CT 06378

DANIEL LEBOVITS
KARIN FELDMAN
1500 BAY RD APT 1006S
MIAMI BEACH, FL 33139

DANIEL LEBOVITS
KARIN FELDMAN
1500 BAY RD UNIT 914S
MIAMI BEACH, FL 33139

DANIEL SCHULTZ
DEREK STILL JR
5525 INGLEWOOD BLVD
CULVER CITY, CA 90230

DANKO BLJAJIC DOMINIS
1500 BAY RD 1420S
MIAMI BEACH, FL 33139

DANO CONSULTING INC
23 PEBBLE LANE
ROSLYN HEIGHTS, NY 11577

DAVID EPHRAIM YURKOFKY
1500 BAY RD 238S
MIAMI BEACH, FL 33139

DAVID L SPECKMAN
KAROL S SPECKMAN
1500 BAY RD 128S
MIAMI BEACH, FL 33139

DAVID MAURRASSE
145 E 15 ST #6R
NEW YORK, NY 10003

DAVID POSIADALA
44 DOVER CIRCLE
FRANKLIN, MA 02038

DAVID UTHE
1007 CURTIN ST
HOUSTON, TX 77018

DAVID WEISSMAN JTRS
ROBERT PRIMAVERA JTRS
1500 BAY RD APT 640
MIAMI BEACH, FL 33139

DAYLIGHTPHOTO L C
1481 BAY RD 7
MIAMI BEACH, FL 33139-3767

DEBORAH H WIZNITZER
SUSAN SELMAR
555 W 31 ST
MIAMI BEACH, FL 33140

DELPHINE LAURE LEGRAND
1500 BAY RD #844S
MIAMI BEACH, FL 33139

DESIREE DEL SOCORRO VINDELL
MIRNA ISABEL PALACIOS
ANTONIO VINDELL
1439 WEST AVE 201
MIAMI BEACH, FL 33139

DIANA ESPINO & H LUIS GUILLERMO
1500 BAY RD #806S
MIAMI BEACH, FL 33139-3223

DIEDRIK JACOBS
1455 WEST AVE #204
MIAMI BEACH, FL 33139-3733

DONALD M CONNOR TRS
DONALD M CONNOR REVOCABLE TRUST
OLGA A CONNOR TRS
650 OCEAN DR 9B
KEY BISCAYNE, FL 33149

DONN S DUTTON
1439 WEST AVE #401
MIAMI BEACH, FL 33139

E AND M SOBE LLC
1330 WEST AVE #1010
MIAMI BEACH, FL 33139

EDELWEISS DEV CORP
66 WHITE STREET 501
NEW YORK, NY 10013

EDGAR MERIDA
1435 WEST AVE UNIT #4
MIAMI BEACH, FL 33139

EDWIN SOFYER
1500 BAY RD 436S
MIAMI BEACH, FL 33139

EG HOLDINGS SOBE LLC
788 WEST MARIETTA ST NW 1802
ATLANTA, GA 30318

EL LAUREL LLC
1500 BAY RD 1178S
MIAMI BEACH, FL 33139

ELAINE FIELDS &
BARRINGTON FIELDS
145 TRAILS END
NEW CITY, NY 10956

ELENA B BULATOVA
EFFRAIM MASHIAH
73190 EL PASEO
PALM DESERT, CA 92260

ELIZABETH M BERTENS ALMARZA
1500 BAY RD 406
MIAMI BEACH, FL 33139

ELLEN M PARKER
1520 WEST AVE 7
MIAMI BEACH, FL 33139

ELOY GAETA
SABINA GAETA
1455 WEST AVE 902
MIAMI BEACH, FL 33139

ENRICO DISCOLO
SARAH ELDER
1500 BAY RD 532S
MIAMI BEACH, FL 33139

ERASMO ALMAGNO
VERONICA ALMAGNO
1455 WEST AVE #302
MIAMI BEACH, FL 33139-3733

ERIC A WEISSMANN
PO BOX 20650
BOULDER, CO 80308

ERIC ANTHONY DIGIOSE
JADE ANNAK GLEITSMAN
1523 WEST AVE 202
MIAMI BEACH, FL 33139

ERIKA LEINS
1500 BAY RD #504S
MIAMI BEACH, FL 33139-3218

ERIN WILLIAMS
1621 BAY RD APT PH2
MIAMI BEACH, FL 33139

ETI ITAH
1510 WEST AVE 1
MIAMI BEACH, FL 33139

EVGENIY A CHERVONENKO
1455 WEST AVE 504
MIAMI BEACH, FL 33139

EVGENIY BINEV
1341 15 ST #205
MIAMI BEACH, FL 33139

F3 SYRUP LLC
942 LAFAYETTE AVE
BROOKLYN, NY 11221

FALKIMMO LLC
14 NE 1 AVE STE 900
MIAMI, FL 33132

FARIDE KARAM
1523 WEST AVE #302
MIAMI BEACH, FL 33139-0916

FASTIGHESBYRAN DRIFT SL
1500 BAY RD UNIT 416S
MIAMI BEACH, FL 33139

FG FLAMINGO LLC
15807 BISCAYNE BLVD 101
NORTH MIAMI BEACH, FL 33160

FILIPPO BONFIGLIO
FRANCESCA LOPRESTI
1500 BAY RD 1516S
MIAMI BEACH, FL 33139

FL 1118 INC
367 LESLIE DR
HALLANDALE BEACH, FL 33009

FLAMINGO 1062S LLC
52 EAST END AVE #22B
NEW YORK, NY 10028

FLAMINGO 1436S LLC
17 N STATE ST STE 1770
CHICAGO, IL 60602

FLAMINGO 1464 LLC
1500 BAY RD #1464
MIAMI BEACH, FL 33139

FLAMINGO 316S LLC
1500 BAY RD UNIT #316S
MIAMI BEACH, FL 33139

FLAMINGO 520 LLC
17 N STATE ST #1770
CHICAGO, IL 60602

FLAMINGO 724 LLC
3300 NE 191 ST #1111
AVENTURA, FL 33180

FLAMINGO 938 INC
1500 BAY RD UNIT #938S
MIAMI BEACH, FL 33139

FLAMINGO 958 CORP
C/O SALCEDO ATTORNEYS AT LAW P A
200 S BISCAYNE BLVD #2700
MIAMI, FL 33131

FLAMINGO EWING 1116 LLC
407 LINCOLN RD STE 2K
MIAMI BEACH, FL 33139

FLAMINGO POINT 14TH LLC
1500 BAY RD 1432S
MIAMI BEACH, FL 33139

FLAMINGO SOUTH ACQUISITIONS LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

FLAMINGO SOUTH ACQUISITIONS LLC
6700 A ROCKLEDGE DR #110
BETHESDA, MD 20817

FLAMINGO SOUTH ACQUISITIONS LLC
1500 BAY RD #1204S
MIAMI BEACH, FL 33139

FLAMINGO SOUTH ACQUISITIONS LLC
1500 BAY RD 802S
MIAMI BEACH, FL 33139

FLAMINGO SOUTH ACQUISITIONS LLC
1500 BAY RD 860 S
MIAMI BEACH, FL 33139

FLAMINGO SOUTH ACQUISITIONS LLC
1500 BAY RD 880S
MIAMI BEACH, FL 33139

FLAMINGO SOUTH ACQUISITIONS LLC
2401 COLLINS AVE #1802
MIAMI BEACH, FL 33140

FLAMINGO SOUTH ACQUISITIONS LLC
MS235 C/O RYAN LLC
13155 S NOEL RD #100 LB 73
DALLAS, TX 75240

FLAMINGO SOUTH ACQUISITIONS LLC
4282 S ULSTER STREET STE 1100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER DR 1100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER PKWY #1100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER ST #1700
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER ST 100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER ST 1100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4582 S ULSTER ST PKWY #100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
C/O AIMCO
4582 S ULSTER ST PKWY 1100
DENVER, CO 80237

FLAMINGO SOUTH ACQUISITIONS LLC
4585 S ULSTER ST STE 1700
DENVER, CO 80237

FLAMINGO SOUTH BEACH 1540 LLC
3162 NE 166 ST
NORTH MIAMI BEACH, FL 33160

FLAP LLC
10221 SW 40 ST
DAVIE, FL 33328

FLORENCIO RIVERA &W BETTY E
1439 WEST AVE UNIT 402
MIAMI BEACH, FL 33139-3749

FLOWERS INVESTMENTS 882S LLC
C/O ANGEL M GARCIA-OLIVER
250 BIRD RD STE 312
CORAL GABLES, FL 33146

FORTEZZA FAMILY PROPERTIES LLC
450 ALTON RD APT 1902
MIAMI BEACH, FL 33139

FOUR REASONS LLC
5600 COLLINS AVE 17Y
MIAMI BEACH, FL 33140

FRANCESCA NICOLE CERCHIONE
GREGORY T CERCHIONE
2622 NATIONAL DR
BROOKLYN, NY 11234

FRANCISCO M CARCASSES &W ALINA D
1330 FLAMINGO WAY
MIAMI BEACH, FL 33139-3718

FRANCO MOLINA &
FRANCISCO MOLINA
1300 ALTON RD APT 7B
MIAMI BEACH, FL 33139-3858

FRANK RODRIGUEZ
1310 - 15 ST APT 3
MIAMI BEACH, FL 33139-2246

FUTERNICK PROPERTIES VII LLC
1234 S DIXIE HWY #1226
CORAL GABLES, FL 33146

GABRIEL BOVEA
1455 WEST AVE #603
MIAMI BEACH, FL 33139-3753

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

GABRIELA PICARELLI RUSSO LEITE
1500 BAY RD #382S
MIAMI BEACH, FL 33139

GARY R TWIST
300 WEST 41 ST STE 213
MIAMI BEACH, FL 33140-3627

GENARO RODRIGUEZ
TERESA BERGSTROM RODRIGUEZ
2401 COLLINS AVE #1802
MIAMI BEACH, FL 33140

GENFLAT LLC
301 ARTHUR GODFREY RD #500
MIAMI BEACH, FL 33140

GEORGE B GUNDES
1500 BAY RD #1028S
MIAMI BEACH, FL 33139

GERHARD PAUL KARL URBASCH
NATALIE JOUVENAL
1500 BAY RD APT #432S
MIAMI BEACH, FL 33139

GERHARD PAUL KARL URBASCH
NATALIE JOUVENAL
15371 GREEN RIVER CT
DELRAY BEACH, FL 33446

GG FLAMINGO LLC
1717 N BAYSHORE DR STE 215
MIAMI, FL 33132

GINO MIGUEL PAINO
514 S HARVARD BLVD
LOS ANGELES, CA 90020

GINO PAINO &W ANDREA DAVIS
1320 15 ST #4
MIAMI BEACH, FL 33139-2247

GIOVANNI GARGIULO
LETICIA GOMEZ ZAS
1335 15 ST 7
MIAMI BEACH, FL 33139

GISELE I MCEL RATH JTRS
RACHEL DAWN MORAX JTRS
1455 WEST AVE UNIT 1001
MIAMI BEACH, FL 33139

GISELLE SAMUELY BERNAL &H EDGARD
45 10 KISSENA BLVD #1L
NEW YORK, NY 11355

GIUSEPPE VOLPICELLA
MARION A MARGAUX SALVADORA RAUZY
1500 BAY RD 322S
MIAMI BEACH, FL 33139

GOESCA LLC
1390 BRICKELL AVE 275
MIAMI, FL 33131

GREAT VIEW 2 LLC
1500 BAY RD 1544S
MIAMI BEACH, FL 33139

GTL VENTURES LLP
28 LAUREL COVE RD
OYSTER BAY, NY 11771

HAIGO MANUKIAN JTRS
DIEGO T FAIRBANKS JTRS
1915 A SPEYER LN APT A
REDONDO BEACH, CA 90278

HANI ZAHDEH
JULIA ZAHDEH
7601 RIVER RD APT 728
NORTH BERGEN, NJ 07047-6374

HANS J CROSBY
1125 W ST STE 200
ANNAPOLIS, MD 21401

HANS LUIK
1500 BAY RD #114S
MIAMI BEACH, FL 33139-3202

HARRY BODAN
ALMENDRA BODAN
1428 WEST AVE 402
MIAMI BEACH, FL 33139

HASAN KAYA
10199 NW 28 TER
DORAL, FL 33172

HECTOR LOPEZ &W RUTH M LLORENS
130 AVE WINSTON CHURCHILL PMB 163
SAN JUAN, PR 00926
PUERTO RICO

HELMUT MICHAEL KLEIN
1500 BAY RD 1034
MIAMI BEACH, FL 33139

HERMIA LLC
100 COLLINS AVE 307
MIAMI BEACH, FL 33139

HERNANDEZ FAMILY HOLDINGS LLC
16841 SW 1 MANOR
PEMBROKE PINES, FL 33027

HOWK HONG CHIN &W FEI FONG WONG
2405 GREENWICH ST
SAN FRANCISCO, CA 94123

HSBC BANK NA TRS
C/O NATIONSTAR MORTGAGE LLC
DEUTSCHE ALT A SECURITIES
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

HSH BEACH LLC
376 NE 194 TER
MIAMI, FL 33179-3995

HUGO A VASQUEZ
101 WINDING WOOD DR #7A
SAYREVILLE, NJ 08872

HUMBERTO PERRONE LE
TERESA C PERRONE LE
REM LETICIA PERRONE CAMPOS MELLO
1439 WEST AVE 301
MIAMI BEACH, FL 33139

HUMBERTO SANCHEZ
1428 WEST AVE #403
MIAMI BEACH, FL 33139-3710

HWGC LLC
225 COLLINS AVE
MIAMI BEACH, FL 33139

IDERSA LLC
20900 NE 30 AVE 818
AVENTURA, FL 33180

IDO SAFRUTI TRS
THE IDO SAFRUTI LIVING TR
4701 N MERIDIAN AVE UNIT 624
MIAMI BEACH, FL 33140

IGOR PESIN
1500 BAY RD 918S
MIAMI BEACH, FL 33139

ILAN SCHUMAN
LAURA BUSERWINI
MURRAY GOTTLIEB
4022 COMPTON CT
LIVERMORE, CA 94550

IRINA POLISKIY
1500 BAY RD 446S
MIAMI BEACH, FL 33139

ISABEL ANDERSON
1455 WEST AVE APT 203
MIAMI BEACH, FL 33139-3733

IZARO ETXEA LLC
1110 BRICKELL AVE 317
MIAMI, FL 33131

JACOB FISH
ORA FISH
135 WEST 70 ST APT 10B
NEW YORK, NY 10023

JACQUELINE MOSS
1500 BAY RD 1552S
MIAMI BEACH, FL 33139

JAIRO A & DIEGO ESTRADA
1455 WEST AVE #403
MIAMI BEACH, FL 33139-3713

JAMES E ANDERSON LE
YOLANDA ANDERSON LE
REM JAMES CHRISTIAN ANDERSON
1455 WEST AVE 704
MIAMI BEACH, FL 33139

JAMES L ENSLEY JR &
SERGIO DEFREITAS
PO BOX 1850
RICHLAND, WA 99352-6450

JAMES SCHWITALLA
MICHELE SCHWITALLA
EMILY SCHWITALLA
14630 SW 81 AVE
PALMETTO BAY, FL 33158

JAMIESON ANDREW COX
845 MICHIGAN AVE #12
MIAMI BEACH, FL 33139

JANE ELIZABETH BIGELOW
JAMES MICHAEL CEIL JR
1435 WEST AVE UNIT 2
MIAMI BEACH, FL 33139

JARLATH DOHERTY
PAUL WILKINSON
1428 WEST AVE #204
MIAMI BEACH, FL 33139

JASON BALFOUR
1341 15 ST #203
MIAMI BEACH, FL 33139

JASON SAVITZ
1500 BAY RD 738S
MIAMI BEACH, FL 33139-3239

JAVID HYDER
2303 3 ST
EAST MEADOW, NY 11554

JAVIER ECHEVERRY
CLAUDIA ABADIA
1455 WEST AVE 1003
MIAMI BEACH, FL 33139

JAYSON LEO SEGURA
VILMA ROSARIO LOFFREDO
BRUNO A LOFFREDO
1333 15 ST 3
MIAMI BEACH, FL 33139

JBIRD MANAGEMENT LLC
1390 BRICKELL AVE 200
MIAMI, FL 33131

JEDIDIAH D VANDER KLOK
SHWETHA SRINIVASAN
1455 WEST AVE 301
MIAMI BEACH, FL 33139

JEFFREY PARDO
JUDITH PARDO
1500 BAY RD 670S
MIAMI BEACH, FL 33139

JEFFREY PARDO
JUDITH PARDO
JOSEPH I PARDO
1500 BAY RD APT 1002
MIAMI BEACH, FL 33139

JENNIFER MCDONOUGH
1500 BAY RD UNIT 280-S
MIAMI BEACH, FL 33139

JENNIFER PETTIT
1345 WEST AVE 1002
MIAMI BEACH, FL 33139

JEOVANNY JUNIOR RODRIGUEZ
1523 WEST AVE 203
MIAMI BEACH, FL 33139

JESSICA M WINGERATH
1335 15 ST #9
MIAMI BEACH, FL 33139

JESUS A GUTIERREZ &W LIYANIS
15400 GARFIELD DR
HOMESTEAD, FL 33033-2520

JOEY GRANT LUTHER
414 W 45 ST APT 4
NEW YORK, NY 10036

JOHN BARTOLONE
ARLETTE BARTOLONE
160 BALMFORTH ST
BRIDGEPORT, CT 06603

JOHN J MARSHALL
1500 BAY RD #1070S
MIAMI BEACH, FL 33139

JOHN K CARINO
1500 BAY RD #618S
MIAMI BEACH, FL 33139

JOHN M CRITTENDEN (JTRS)
EDWIN D VALLE (JTRS)
1455 WEST AVE #1002
MIAMI BEACH, FL 33139

JOKER INVEST LLC
1500 BAY RD 1450S
MIAMI BEACH, FL 33139

JOSE ANTONIO OLIVO
ESTELA AGRELA GOMES
1500 BAY RD #476S
MIAMI BEACH, FL 33139

JOSE ANTONIO OLIVO
ESTELA AGRELA GOMES
1500 BAY RD #546S
MIAMI BEACH, FL 33139

JOSE ANTONIO OLIVO
ESTELA AGRELA GOMES
1500 BAY RD #644S
MIAMI BEACH, FL 33139

JOSE BOTERO
1523 WEST AVE #303
MIAMI BEACH, FL 33139

JOSELIN PENA
NATHALIE PENA
1326 15 ST APT#2
MIAMI BEACH, FL 33132

JOSEPH BROWN
1500 BAY RD #638S
MIAMI BEACH, FL 33139-3220

JOSEPH M MAROCCO
1500 BAY RD 538S
MIAMI BEACH, FL 33139

JOSEPH MISITI
1428 WEST AVE 405
MIAMI BEACH, FL 33139

JOSEPH SAUNDERS
1439 WEST AVE 501
MIAMI BEACH, FL 33139

JOSEPH SUTTON
1500 BAY RD 1524
MIAMI BEACH, FL 33139

JOVANNA CORREA
450 ALTON RD 2206
MIAMI BEACH, FL 33139

JUAN C TRUEBA
JAMELYN TRUEBA
1428 WEST AVE 205
MIAMI BEACH, FL 33139

JUAN CARLOS RUIZ
JULIE ANDREA LARA
1500 BAY RD APT 1148S
MIAMI BEACH, FL 33139

JUAN HERNANDEZ
MIRYAM MONASTER CHANG
3900 NW 79 AVE #438
DORAL, FL 33166

JUAN M JOVER TRS
RAINBOW ECOLOGICAL LIVING TR
1500 BAY RD 1538S
MIAMI BEACH, FL 33139

JUAN SAMANIEGO
1500 BAY RD UNIT 1250 S
MIAMI BEACH, FL 33139-3228

JUAN SARDI
1455 WEST AVE 303
MIAMI BEACH, FL 33139

JULIA B LANG TRS
JULIA B LANG REV TRUST
402 FOREST HILLS BLVD
FOREST HILLS, FL 34113

KABIR RLIAS ENGEL IZAK
1700 NE 105 ST #108
MIAMI, FL 33138

KAREN A BETZ
1500 BAY RD #1480S
MIAMI BEACH, FL 33139-3213

KAREN KAZUMYAN
SHOGHER ZARGARYAN
1520 WEST AVE 6
MIAMI BEACH, FL 33139

KAUTIYA SHAURYA
KUMAR CHANDRAMANI
SANGITA SAHAY
1428 WEST AVE 201
MIAMI BEACH, FL 33139

KEN LIU &W GLORIA
1087 NEW DOVER RD
EDISON, NJ 08820

KENIA BRIU LE
REM ANABEL BRIU
1390 OCEAN DR 301
MIAMI BEACH, FL 33139

KENNETH ROTHLY
1500 BAY RD #116S
MIAMI BEACH, FL 33139-3202

KEVIN S HALSTNK
PAMELA ANN HALSTUK
1500 BAY RD 930S
MIAMI BEACH, FL 33139

KEVIN S HALSTUK
C/O LOWELL J KUVIN ESQ
PAMELA HALSTUK
1500 BAY RD APT 928S
MIAMI BEACH, FL 33139

KEVIN WALSH
80 NEWELL ST
BROOKLYN, NY 11222

KIMBERLY K MERRIMAN
HECTOR CORNILLOT
PO BOX 456
AMBLER, PA 19002

KRISTIN CORP
1500 BAY RD 1114S
MIAMI BEACH, FL 33139

KSENJIA GAJOHA
1500 BAY RD #1138S
MIAMI BEACH, FL 33139

KYRIAKI NARES
1315 FLAMINGO WAY
MIAMI BEACH, FL 33139-3717

LAKI REAL ESTATE HOLDINGS LLC
1111 SW 1 AVE #3320
MIAMI, FL 33130

LATROD DAWANE GARNER
DETRESS CELESTE HOWARD
7789 FAIRWAY BLVD
MIRAMAR, FL 33023

LEAM REAL ESTATE LLC
1000 5 ST STE 219
MIAMI BEACH, FL 33139

LENKA HEREJKOVA TICHY
1500 BAY RD #142
MIAMI BEACH, FL 33139

LEWIS R COULSON TRS
LEWIS R COULSON LIVING TRUST
ALEXANDER BAIRACTAROV TRS
1500 BAY RD 748S
MIAMI BEACH, FL 33139-3252

LEWIS STECKLER
LIN ZHANG STECKLER
1341 15 ST #105
MIAMI BEACH, FL 33139

LILIANA HASBUN ABEL
EMILY MARIE HASBUN ABEL
1500 BAY RD 328S
MIAMI BEACH, FL 33139

LIN ZHANG STECKLER
LEWIS STECKLER
936 SW 1 AVE 86
MIAMI, FL 33130

LINDA MIDDLETON
1455 WEST AVE #501
MIAMI BEACH, FL 33139

LINDA ROULEAU & RENEE BAKARIAN &
DAVID XAVIER KENNEY JTRS
1500 BAY RD #438S
MIAMI BEACH, FL 33139-3217

LIYALI LLC
1500 BAY RD 1256
MIAMI BEACH, FL 33139

LORENZO LARINI
SILVIA BARGIGLI
164 W 74 ST UNIT 4A
NEW YORK, NY 10023

LORETTA CHARLOTTE SPENCER
1500 BAY RD 234S
MIAMI BEACH, FL 33139

LOURDES CEARA
9 ISLAND AVE #710
MIAMI BEACH, FL 33139

LUCY SMITH
11725 SW 80 RD
MIAMI, FL 33156

LUDWIG F ABELLO
DARRYL CEREMSAH
1455 WEST AVE #903
MIAMI BEACH, FL 33139-3734

LUIZ MIRANDA
3740 N HALSTED ST 1007
CHICAGO, IL 60613

MAGEN LLC
170 SE 145 ST 1405
MIAMI BEACH, FL 33131

MANDRONA LLC
1500 BAY RD 220S
MIAMI BEACH, FL 33139

MANSOUR INVESTMENT GROUP LLC
8271 NW 34 DR
DORAL, FL 33122

MANUEL CIMADEVILLA
12218 SW 16 TER #D105
MIAMI, FL 33175

MARCELO FREIRE
1500 BAY RD #352S
MIAMI BEACH, FL 33139-3215

MARCOS MIRANDA
MATILDA MIRANDA
MARGARET MIRANDA
4776 BALMORAL ST
WHITE PLAINS, MD 20695

MARIA ALEXANDRA CARMONA GDN
1500 BAY RD 848S
MIAMI BEACH, FL 33139-3252

MARIA B ASTIGARRAGA LLC
1500 BAY RD 758S
MIAMI BEACH, FL 33139

MARIE FRANCE KARAM
1500 BAY RD UNIT 1262-S
MIAMI BEACH, FL 33139

MARILYN JORGE
221 MERIDIAN AVE UNIT 410
MIAMI BEACH, FL 33139

MARILYN STANDER LE
REM WENDY SUSAN FRANK
REM ALAN EDWARD STANDER
2350 PHILLIP ROAD #2104
TALLAHASSEE, FL 32308

MARIO CLEMENS
1535 BAY RD 1535
MIAMI BEACH, FL 33139

MARION K OTT
439 15 ST APT 8
MIAMI BEACH, FL 33139-7911

MARIUS FLISKI
1850 S OCEAN DR #1909
HALLANDALE BEACH, FL 33009

MARK SLANKARD
ANNE LORRAINE SLANKARD
1335 15 ST 10
MIAMI BEACH, FL 33139

MARTA FANTACCI JTRS
GIULIA FANTACCI JTRS
1500 BAY RD 426S
MIAMI BEACH, FL 33139

MARTAKO HOLDINGS LTD
PO BOX 11120
FT LAUDERDALE, FL 33339

MARTIN PANDURO FROM
1500 BAY RD UNIT 1518 S
MIAMI BEACH, FL 33139

MATT CARROLL
1500 BAY RD 622S
MIAMI BEACH, FL 33139

MATTEO GAZZOLO
1341 15 ST 104
MIAMI BEACH, FL 33139

MATTHEW C OWEN SR JTRS
VALERIE OWEN JTRS
MATTHEW C OWEN JR JTRS
1410 16 ST
MIAMI BEACH, FL 33139

MATTHEW C OWEN SR JTRS
VALERIE OWEN JTRS
MATTHEW C OWEN JR JTRS
1500 BAY RD #1046S
MIAMI BEACH, FL 33139

MCM 0916 LLC
2642 COLLINS AVE #501
MIAMI BEACH, FL 33140

MCZ/CENTRUM FLAMINGO II LLC
C/O THOMSON PROPERTY TAX SERVICES
PO BOX 111397
CARROLLTON, TX 75011

MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICE
PO BOX 111397
CARROLLTON, TX 75011

MEM INVESTMENT GROUP LLC
8797 ESTATE DR
WELLINGTON, FL 33411

MEMA LLC
1500 BAY RD 1162S
MIAMI BEACH, FL 33139

MG 1704 INC
367 LESLIE DR
HALLANDALE BEACH, FL 33309

MIAMI AVE INVESTMENT XIII LLC
90 SW 3 ST CU5
MIAMI, FL 33130

MIAMI ISLES 102 LLC
1500 BAY RD 1408S
MIAMI BEACH, FL 33139

MICHAEL A O REILLY
ANGELA P O REILLY
1827 CHANNEL RD
QUEENS, NY 11693

MICHAEL K SPAMER
MIREILLE C SPAMER
1500 BAY RD 516S
MIAMI BEACH, FL 33139

MICHAEL SHAYA
1500 BAY RD #624S
MIAMI BEACH, FL 33139

MICHAEL WESCHLER
MARLENE AGUILAR
21 WEST END AVE #2705
NEW YORK, NY 10023

MICHEL MUSZYNSKI
MALGORZATA CWIERDZINSKA
1500 BAY RD #1264S
MIAMI BEACH, FL 33139

MIKE VISSICHELLI
1500 BAY RD 620S
MIAMI BEACH, FL 33139

MIKO BRANCH
16 SE 13 AVE
FT LAUDERDALE, FL 33301

MILANA VOROBIEVA
NINA VOROBIEVA
1500 BAY RD 980S
MIAMI BEACH, FL 33139

MIRABY LLC
407 LINCOLN RD #11C
MIAMI BEACH, FL 33139

MONICA ACEVEDO & GAYLE DURHAM
1455 WEST AVE #804
MIAMI BEACH, FL 33139-3734

MOSHE M OVADYA
324 S BEVERLY DR 753
BEVERLY HILLS, CA 90212

NADAV MOR
CASSIE MOR
1500 BAY RD #1514
MIAMI BEACH, FL 33139

NALENE RAMPERSAUD
800 WEST AVE UNIT 635
MIAMI BEACH, FL 33139-5537

NAWEED KAMRAN MAJID &W ZARMINA
16 SUNSET CT
MONTVILLE, NJ 07045

NICHOLAS NAVARRO
1510 WEST AVE 3
MIAMI BEACH, FL 33139

NICOLAS PEYRONNEAU
1341 15 ST #101
MIAMI BEACH, FL 33139

NIKOLAS BOULOUBASIS
1500 BAY RD 610S
MIAMI BEACH, FL 33139

NINO PADULA
85 OAKLAND AVE
LYNBROOK, NY 11563

NORMA SAN JUAN
8553 SHERATON DR
MIRAMAR, FL 33025

NOUBLA BENTAYEB
JOSE ANTONIO VILA RUIZ
1250 WEST AVE 7R
MIAMI BEACH, FL 33139

OLIVER WALTMAN
C/O WALTMAN ORTEGA
2727 JACKSON ST
HOLLYWOOD, FL 33020

OREN GALCHEN
VIKI GALCHEN
DEAN LEDERMAN
1500 BAY RD #1222S
MIAMI BEACH, FL 33139-3252

OROCOYAL LLC
3600 NE 170 ST 307D
NORTH MIAMI BEACH, FL 33160

OSCAR COLINDRES
1500 BAY RD #1272S
MIAMI BEACH, FL 33139-3252

OSCAR CONRADO
1500 BAY RD UNIT #526S
MIAMI BEACH, FL 33139

PAOLA TUCCARONE
C/O ALBERTO F GUZMAN
9130 S DADELAND BLVD #1600
MIAMI, FL 33156

PAUL DOTY
173 LAKE DRIVE
LAKE PEEKSKILL, NY 10537

PAUL FISCHMAN
1559 MICHIGAN AVE UNIT 305
MIAMI BEACH, FL 33139-3332

PAUL TUCKER
225 N COLUMBUS DR UNIT 7401
CHICAGO, IL 60601-5270

PAX INVESTMENTS USA LLC
6538 COLLINS AVE #286
MIAMI BEACH, FL 33141

PEDRO J SAIZ DE LA MORA
1439 WEST AVE UNIT 503
MIAMI BEACH, FL 33139-3750

PETER LEUNG
1500 BAY RD 1422S
MIAMI BEACH, FL 33139

PETER S IGNELL
MARY IGNELL
1500 BAY RD 948S
MIAMI BEACH, FL 33139

PHOEBE THOMAS
MATTHEW GREENE
1520 WEST AVE 5
MIAMI BEACH, FL 33139

PIKE HOLDINGS LLC
25 CROTON ST
WELLESLEY, MA 02481

PIRET AAVA TRS
PIRET AAVA LIVING TRUST
1455 WEST AVE 404
MIAMI BEACH, FL 33139

PRAGUIS LLC
2320 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

PRETORIA ESTATE AG LLC
1455 OCEAN DR IL VILLAGGIO 806
MIAMI BEACH, FL 33139

PRIMA MIAMI AM CORP
323 S 21 AVE C
HOLLYWOOD, FL 33020

PRIMI LLC
340 SEVILLA AVE
CORAL GABLES, FL 33134

PROPERTY HOLDINGS GROUP LLC
1395 BRICKELL AVE 800
MIAMI, FL 33131

RAFAEL UBAL TENA
1500 BAY RD #330S
MIAMI BEACH, FL 33139

RANDY BERKOWITZ
PENELOPE MESSINA
1505 PARKS ST
ATLANTIC BEACH, NY 11509

RAYMEL INVESTMENTS CO INC
3357 TAMiami TRAIL NORTH
NAPLES, FL 34103

REEY YADIN
1500 BAY RD 474S
MIAMI BEACH, FL 33139

REINALDO SANCHEZ
1439 WEST AVE #505
MIAMI BEACH, FL 33139

RENE JOSE JR
MARCELO MATTOSO
1439 WEST AVE #403
MIAMI BEACH, FL 33139

RICCARDO ROMANO
MICHELE ROMANO
1500 BAY RD 454S
MIAMI BEACH, FL 33139

RICHARD KRAMER EST OF
1500 BAY RD #1022S
MIAMI BEACH, FL 33139-3226

RIVIERA FLAMINGO LLC
8220 HAWTHORNE AVE
MIAMI BEACH, FL 33141

ROBERT ENNIS
1428 WEST AVE 404
MIAMI BEACH, FL 33139

ROBERT KARVER
1223 SW 19 TER
MIAMI, FL 33145

ROBERT NOVIGROD &
MICHAEL ROSENBAUM
201 ALHAMBRA CIR #601
CORAL GABLES, FL 33134-5199

ROBERTO LAJOLO
1500 BAY RD 246S
MIAMI BEACH, FL 33139

ROGER BRENES
8003 SW 158 PL
MIAMI, FL 33193

ROLANDO ENRIQUE SANTOS
1341 15 ST 204
MIAMI BEACH, FL 33139

RONEN BEN DAVID
1545 BAY RD 1545
MIAMI BEACH, FL 33139

ROOKMAN MAHARAJ &W GANGADAI
1321 FLAMINGO WAY
MIAMI BEACH, FL 33139-3717

ROSARIO T LANDMAN
MIRTHA A YASHIMURA
7553 HISPANOLA AVE
NORTH BAY VILLAGE, FL 33141

ROSELINE BIEN AIME
1455 WEST AVE 1004
MIAMI BEACH, FL 33139

RUBEN RESTREPO &W MARTHA
1455 WEST AVE UNIT 803
MIAMI BEACH, FL 33139-3734

RYAN ATKIN
718 NE 4 CT
HALLANDALE BEACH, FL 33009

S F C MANAGEMENT LLC
5333 COLLINS AVE #602
MIAMI BEACH, FL 33140

SAKS 1202 LLC
214 37 33 AVE
BAYSIDE, NY 11361

SAM PROPERTY MANAGEMENT LLC
1500 BAY RD UNIT 272S
MIAMI BEACH, FL 33139

SANDINVEST LLC
8297 CHAMPIONSGATE BLVD 519
CHAMPIONSGATE, FL 33896

SANTIAGO MESA
1500 BAY RD 1176S
MIAMI BEACH, FL 33139

SANTINO INVESTMENTS LLC
12864 BISCAYNE BLVD #151
NORTH MIAMI, FL 33181

SARA GIOVANNONI JTRS
DIMER GIOVANNONI JTRS
COSETTA AMADORI GIOVANNONI JTRS
1605 MERIDIAN AVE APT 204
MIAMI BEACH, FL 33139

SARA ROSE HARCUS
JOSHUA DAVID HARCUS
1460 WEST AVE 1
MIAMI BEACH, FL 33139

SARA SILVA
1530 WEST AVE
MIAMI BEACH, FL 33139-2355

SARA-ANA INC
230 - 174 ST #803
SUNNY ISLES BEACH, FL 33160

SARAH LADNER TRS
BLUE PRINT IRREV TR
MARILYN LADNER TRS
1500 BAY RD UNIT 460S
MIAMI BEACH, FL 33139

SCOTT A SHORT
1775 WASHINGTON AVE PH-1
MIAMI BEACH, FL 33139

SCOTT DAVID SHAMES &W TAMMY
1500 BAY RD #726S
MIAMI BEACH, FL 33139-3219

SEBASTIAN L DELMONICO SCHOLL
334 ATLANTIC AVE
SUNNY ISLES BEACH, FL 33160

SENIOS LLC
1500 BAY RD 826S
MIAMI BEACH, FL 33139

SEP MIAMI LLC
2301 COLLINS AVE 1016
MIAMI BEACH, FL 33139

SERGE MICHAEL KRASNYSKY
1500 BAY RD 838S
MIAMI BEACH, FL 33139

SERGIO ALVAREZ VICUNA
155 OCEAN LN DR 804
KEY BISCAYNE, FL 33149

SIBILA ORPHEE
1500 BAY RD 218S
MIAMI BEACH, FL 33139

SIDI GROUP REALTY LLC
1763 COLUMBIA RD NW 509
WASHINGTON, DC 20009

SILVIA SPAGGIARI
SARA SPAGGIARI
1500 BAY RD #744S
MIAMI BEACH, FL 33139

SIMON SILBERG &W HELEN ESTATE OF
1310 - 15 ST #1
MIAMI BEACH, FL 33139

SMNI LLC
1500 BAY RD #S1442
MIAMI BEACH, FL 33139

SOFIA ORNELAS
1500 BAY RD 572S
MIAMI BEACH, FL 33139

SOUTH BEACH 348S LLC
444 E 86 ST APT 17D
NEW YORK, NY 10028

STA DEVELOPMENT LLC
649 ST LUCIE CRESCENT
STUART, FL 34994

STACY MORGAN
101 N PINE ST APT 6
NEW SMYRNA BEACH, FL 32169-2580

STARVIP LLC
2601S BAYSHORE DR 18 FLR
COCONUT GROVE, FL 33133

STELLA SANCHEZ TRS
Y AND S SANCHEZ JOINT REVOC TR
YESID SANCHEZ TRS
11490 N BAYSHORE DR
NORTH MIAMI, FL 33181

STEPHAN GOODMAN
1500 BAY RD #L42S
MIAMI BEACH, FL 33139

STEPHEN PLUMMER
1500 BAY RD #1546S
MIAMI BEACH, FL 33139

STEPHEN R SANDLER
1331 FLAMINGO WAY
MIAMI BEACH, FL 33139

STEVEN MICHAELS
CHERYL ROSENTHAL
1446 PARK ST
ATLANTIC BEACH, NY 11509

STEVEN SANDLER
1500 BAY RD #916S
MIAMI BEACH, FL 33139-3225

SUNRISE MIAMI LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

TAMAS KOVACS
TIMEA KATALIN KOVACS
340 EAST RANDOLPH ST #1901
CHICAGO, IL 60601

TARCO INC
150 SE 2 AVE STE 1010
MIAMI, FL 33131

TDK REAL ESTATE LIMITED
407 LINCOLN RD 2H
MIAMI BEACH, FL 33139

TDK REAL ESTATE LLC
407 LINCOLN RD 2H
MIAMI BEACH, FL 33139

THE ALLAN & MILDRED BERK
FAMILY LIMITED PARTNERSHIP
8905 SW 61 CT
MIAMI, FL 33156-1944

THE MONTSERRAT GROUP LLC
1751 JAMES AVE
MIAMI BEACH, FL 33139

THE SAGE 201 LLC
666 GREENWICH ST #908
NEW YORK, NY 10014

THIAGO PIMENTAL DE MENEZES
YULIA PIMENTAL DE MENEZES
HADI HABIB
843 MERIDIAN AVE APT 2
MIAMI BEACH, FL 33139

THIERRY COULON
1500 BAY RD #138S
MIAMI BEACH, FL 33139-3202

TIZIANA F CASCARANO URDANETA
1455 WEST AVE 604
MIAMI BEACH, FL 33139

TOBIAS PETER OERUM
CHRISTEL GROENNING OERUM
1500 BAY RD UNIT #540S
MIAMI BEACH, FL 33139

TOMAS CHAMORRO PREMIZIC
3 NORTHSIDE PIERS APT 27N
BROOKLYN, NY 11249

TOMAS PICEK
1515 WEST AVE 10
MIAMI BEACH, FL 33139

TRESPASS GROUP LLC
1900 MERIDIAN AVE 202
MIAMI BEACH, FL 33139

TWO JUPITER MANAGEMENT LLC
13 15 STANTON ST
NEWARK, NJ 07114

TWOSUNS REAL ESTATE II LLC
8567 CORAL WAY STE 105
MIAMI, FL 33134

UNITED REALTY ASSOCIATION LLC
PO BOX BOX 867
HALLANDALE BEACH, FL 33008

US BANK NA TRS
LEHMAN XS TRUST
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

VDC PROPERTIES LLC
1500 BAY RD 1158S
MIAMI BEACH, FL 33139

VERA & ANI SETRAKIAN
15 WEST 53 ST #44D
NEW YORK, NY 10019

VERA & LARA SETRAKIAN
15 WEST 53 ST #44D
NEW YORK, NY 10019

VERONIQUE S PERRET
325 W 38 ST #1702
NEW YORK, NY 10018

VICTOR MANUEL GILI MENDEZ
1762 CALLE GLASGOW
SAN JUAN, PR 00921
PUERTO RICO

VIVIANE DASCOLA
110 WASHINGTON AVE #2618
MIAMI BEACH, FL 33139-3224

WILLIAM FLAGGE TRS
WILLIAM FLAGGE REVOCABLE TRUST
3707 BELLEGROVE DR
MARIETTA, GA 30062

WILLIAM HARRIS TRS
WILLIAM HARRIS REVOCABLE TRUST
1311 14 TER
MIAMI BEACH, FL 33139

WILLIAM J TOLEDO &W MARIA SALAZAR
1455 WEST AVE #703
MIAMI BEACH, FL 33139-3754

WILLIAM SAEDLO
CARLA SAEDLO
1500 BAY RD #922S
MIAMI BEACH, FL 33139

WILLOW PROPERTIES OF SOUTH
FLORIDA LLC
11516 LAKE POTOMAC DR
POTOMAC, MD 20854

WOW ESTATE LLC
C/O KELLERMANN VARELA PL
605 LINCOLN RD STE 420
MIAMI BEACH, FL 33139

XCEPTIONAL KNIGHT LLC
1445 16 ST #704
MIAMI BEACH, FL 33139

YANIR SHMARYOU
1500 BAY RD 1224S
MIAMI BEACH, FL 33139

YING ZUO
3145 WILLOW LN
WESTON, FL 33331

YOSHUAN B PASTRANA
PATRICK M FEENEY
1500 BAY RD 1240S
MIAMI BEACH, FL 33139

ZACHARY DVORKIN
1500 BAY RD #1542S
MIAMI BEACH, FL 33139-3252

ZAHRA SHANIN SAIDI TALEB
1023 4 ST 8
SANTA MONICA, CA 90403

ZDENKA PREMIZIC
1500 BAY RD 1226S
MIAMI BEACH, FL 33139

ZENRUS LLC
1430 S DIXIE HWY STE 105 1226
MIAMI, FL 33146

Name	Address	City	State	Zip	Country
ALESSANDRO LOPEZ ROSA IANOTTA	VIA R R PERIRA 183	ROME 00136			ITALY
ANTHONY R COSTA OSCAR ALONSO SANCHEZ	341 LOGAN AVE	TORONTO ON M4M 3P4			CANADA
BRUNO LEVY GABRIELE LEVY	109 RUE DE LONGCHAMP	NEUILLY SUR SEINE 92200			FRANCE
CHRISTIAN POUPART STEPHANIE V COLOMBE	3 BIS PASSAGE LEROY	44000 NANTES			FRANCE
CRISTINA PASANISI	CLAUDIO VILLA 71	ROME 00128			ITALY
DANIEL KLEIN	3 RUE DE FOSSE DES ORPHELINS	STRASBORG 67000			FRANCE
DAVID VOLFSON	100 ARNOLD AVE	THORNHILL ON L4J 1B5			CANADA
ERIC CARRA	LES PATIOS 91 AVE DU GENERAL LECLERC	SAINT TROPEZ 83990			FRANCE
FABIO FRIZZI FRANCESCA FERRARI	VIA ATTILIO FRIGGERI 146	ROME 00136			ITALY
FILIPPO PALUMBI	VIA AZZURRA 16	BOLOGNA 40138			ITALY
FLAMINGO JAJE INC	208 CLUB MARIN	MONTREAL QC H3E 1V5			CANADA
GEORGE BERVIN	2166 BRULART	QUEBEC QC G1T 1G4			CANADA
J G W SUNNY RENTALS LLC	3399 AVENUE JAQUES BUREAU 306	LAVAL QC H7P 0H3			CANADA
JOANNE LYSACK RYAN BATES	9 LYNWOOD DR	HAMILTON CR01			BERMUDA
MARCO MARTEGIANI	96 VLE GIUSEPPE MAZZINI	ROME 00195			ITALY
MARIN GEORGE BREJE GABRIELA LACRIMIOARA BREJE	28 CREEKWOOD DR	SCARBOROUGH ON M1E 4L7			CANADA
MICHAEL JAMES DEE LILLA MARIANNA DEE	33 CARLISLE AVE	ST ALBANS HARTFORDSHIRE AL35LX			UNITED KINGDOM
NANCY HEICK	AVENIDA COLON 3785 PA MAR DE PLATA	BUENOS AIRES 7600			ARGENTINA
PHILIPPE LANGZAM JANY GURALNIK EP LANGZAM	149 AVE DE WAGRAM	PARIS 17E 75			FRANCE
ROMOLO MATTIOCCO	VIA ARISTIPPO #2	ROMA 00124			ITALY
SARA SPAGGIARI SILVIA SPAGGIARI	VIA SIBILLA ALERAMO #12	REGGIO EMILIA 42100			ITALY
STEPHEN H GOODMAN	4300 DEMISONNEUVE W #1216	MOTREAL QC H3Z 3C7			CANADA
VICENTE BRUNO BORDILS GIRONA	GRAN VIA MARQUES DEL TURIA 86 P06 10	VALENCIA 46005			SPAIN
ZARINA KHAN TREVOR OSCAR BYER	19 LOCUST HALL TER	ST GEORGE BB24008			BARBADOS
1310 FLAMINGO WAY LLC	1800 N MIAMI AVE	MIAMI	FL	33136	USA
1312 14TH TERRACE MB LLC	1311 14 TER	MIAMI BEACH	FL	33140	USA
1330 15TH STREET LLC	1504 BAY RD 720	MIAMI BEACH	FL	33139	USA
1425 BAY SPE LLC	1019 EAST AVE	MANTOLOKING	NJ	08738	USA
1439 WEST LLC	112 AMELIA CT	YORKTOWN	VA	23693	USA
1500 BAY ROAD 1038 LLC	760 NW 107 AVE STE 300	MIAMI	FL	33172	USA
1500 BAY ROAD 1068S LLC	126 SAINT MARKS PL	NEW YORK	NY	10009	USA
1500 BAY ROAD 1238 LLC	760 NW 107 AVE 300	MIAMI	FL	33172	USA
15TH STREET SOUTH BEACH ASSOCIATES LLC	421 MERIDIAN AVE #1	MIAMI BEACH	FL	33139	USA
242 MIAMI LLC	14 NE 1 AVE STE 801	MIAMI	FL	33132	USA
28SP LLC	1500 BAY RD UNIT 810S	MIAMI BEACH	FL	33139	USA
9224 3682 QUEBEC INC	1500 BAY RD #1474S	MIAMI BEACH	FL	33139	USA
A AND C REALTY GROUP LLC	235 E 87 ST 1G	NEW YORK	NY	10128	USA
ABE BROTHERS INC	5838 COLLINS AVE 108	MIAMI BEACH	FL	33140	USA
ABELARDO R SOTO (SR) &W MERCEDES	7705 ABBOTT AVE UNIT 401	MIAMI BEACH	FL	33141-5902	USA
ABP USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
AIDYN COLLAZO	1500 BAY RD 204S	MIAMI BEACH	FL	33139	USA
ALEX O BYRNE SOPHIE INCHLEY MORT	1312 15 TER	MIAMI BEACH	FL	33139	USA
ALIZA DAVIDOFF C/O JOSEPH AMINOFF	407 LINCOLN RD STE 6C	MIAMI BEACH	FL	33139	USA
AMELIA NUNEZ	355 19 ST 208	MIAMI BEACH	FL	33139	USA
AMIRA REASON	1500 BAY RD 856S	MIAMI BEACH	FL	33139	USA
ANA KRISNA CHAN	1523 WEST AVE 104	MIAMI BEACH	FL	33139	USA
ANA M MAMONE LE REM CHANTELL MORERA	1335 15 ST 6	MIAMI BEACH	FL	33139	USA
ANA MARIA SALCEDO	8814 NW 168 ST	MIAMI LAKES	FL	33018	USA
ANDERS JIMMY LEWIN	1500 BAY RD UNIT 920S	MIAMI BEACH	FL	33139	USA
ANDREA TABARES	1333 15 ST 1	MIAMI BEACH	FL	33139	USA
ANDREAS P SUMA PATRICIA SUMA	1500 BAY RD #728S	MIAMI BEACH	FL	33139	USA
ANDREAS RAMSEIER	1500 BAY RD #422S	MIAMI BEACH	FL	33139	USA
ANDREW D SKLAWER JODI SKLAWER	3160 JEFFERSON ST	BOULDER	CO	80304-2639	USA
ANDREW PASTEWSKI	1500 BAY RD #834S	MIAMI BEACH	FL	33139-3224	USA

ANGEL BEATO	1500 BAY RD 956S	MIAMI BEACH	FL	33139	USA
ANISS DRISS SENDA AJROUD DRISS	1500 BAY RD #774S	MIAMI BEACH	FL	33139	USA
ANN A AMOS & DARRELL MCCOWAN	1500 BAY RD UNIT 1102S	MIAMI BEACH	FL	33139-3207	USA
ANNA JANE HUDSON	1333 15 ST 4	MIAMI BEACH	FL	33139	USA
ANTON RADKEVICH	1500 BAY RD 822S	MIAMI BEACH	FL	33139	USA
ANTONIO REYES MIRAS	59 JOHN ST 3F	NEW YORK	NY	10038	USA
ARA MANSOUR	304 MULBERRY ST #LM	NEW YORK	NY	10012	USA
ARANCE HOLDINGS LLC	100 SE 2 ST STE 2610	MIAMI	FL	33131	USA
ARDR INTERNATIONAL LLC	1500 BAY RD STE 514	MIAMI BEACH	FL	33139	USA
ARDR INTERNATIONAL LLC	1500 BAY RD #514 S	MIAMI BEACH	FL	33139	USA
ARIANA ANGELA VANIN DANIELE GEORGE VANIN	1320 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
ARMANDO RAFAEL LOPEZ JTRS CATHERINE CAMELIA LOPEZ JTRS JORGE A LOPEZ JTRS	1455 WEST AVE #702	MIAMI BEACH	FL	33139	USA
ARROYO REAL ESTATE INVEST LLC	PO BOX 654433	MIAMI	FL	33265	USA
ART DECO PROPERTY INVESTMENT LLC	52 NW 47 ST	MIAMI	FL	33127	USA
AS INTERNATIONAL SERVICES LLC	1335 15 ST 5	MIAMI BEACH	FL	33139	USA
ASHRAF SOLTAN	1455 WEST AVE #801	MIAMI BEACH	FL	33139-3754	USA
ASMAA BENKIRANE KACHTIHI MARIA C KACHTIHI LOPEZ DEL MORAL HICHAM BENKIRANE KACHTEHI	1500 BAY RD UNIT 340S	MIAMI BEACH	FL	33139	USA
AYSE OLGUN	1500 BAY RD 932S	MIAMI BEACH	FL	33139	USA
AYSE OLGUN C/O MERVE GUMUSYAZICI	1500 BAY RD #932S	MIAMI BEACH	FL	33139	USA
B & B CAPITAL MANAGEMENT LLC	1133 102 ST 803	BAY HARBOR ISLANDS	FL	33154	USA
BAHAR ORTACI JEAN BAPTISTE VANDEGINSTE	1515 WEST AVE 5	MIAMI BEACH	FL	33139	USA
BAYTACK LLC	1523 WEST AVE #304	MIAMI BEACH	FL	33139	USA
BAYVIEW 1528 LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
BEATRIZ MONTEAVARO	1439 WEST AVE #304	MIAMI BEACH	FL	33139-3776	USA
BELKYS ROSE DE BENEDETTO TRS BELKYS ROSE DE BENEDETTO	1510 WEST AVE UNIT 2	MIAMI BEACH	FL	33139	USA
BLANCA L SANCHEZ	1500 BAY RD #1182S	MIAMI BEACH	FL	33139-3227	USA
BOBBY SIMPSON	1523 WEST AVE 102	MIAMI BEACH	FL	33139	USA
BRIGHT BLOOM INC	1500 BAY RD 820S	MIAMI BEACH	FL	33139	USA
BRODIS LLC	1500 BAY RD 1054S	MIAMI BEACH	FL	33139	USA
BRUNO LEBOUCHER JTRS PAMELA MARTINEZ JTRS	1455 WEST AVE #202	MIAMI BEACH	FL	33139	USA
BRYAN HENDERSON ANICA HENDERSON	12934 MOUNTAIN VIEW CT	SYLMAR	CA	91342	USA
BULLDOG CAPITAL INVESTMENTS LLC	1400 NE MIAMI GARDENS DR 202	NORTH MIAMI BEACH	FL	33179	USA
CARLOS OTERO	1455 WEST AVE #304	MIAMI BEACH	FL	33139	USA
CARLOS R VERDECIA LE REM ELINA M VERDECIA	1455 WEST AVE 502	MIAMI BEACH	FL	33139	USA
CARMEN ELENA NAVARRO	1435 WEST AVE 3	MIAMI BEACH	FL	33139	USA
CASA NOBLE PROPERTIES LLC	16242 EMERALD COVE	WESTON	FL	33331	USA
CASA VIEL LLC	15585 OLD CUTLER RD	PALMETTO BAY	FL	33157	USA
CATHERINE MAUBERT CHRISTIAN MAUBERT	1515 WEST AVE #1	MIAMI BEACH	FL	33139	USA
CEYDA BALABAN	1500 BAY RD 458S	MIAMI BEACH	FL	33139	USA
CHARLES F LESKO	1428 WEST AVE #202	MIAMI BEACH	FL	33139	USA
CHEBI INVESTMENT GROUP LLC	1390 BRICKELL AVE #104	MIAMI	FL	33131	USA
CHIYO KANEKO	1500 BAY RD #1210	MIAMI BEACH	FL	33139	USA
CHRIS PETERS	231 SICKLETOWN RD	ORANGEBURG	NY	10962	USA
CHRISTENSEN SUNSHINE DREAMS CORPORATION	1500 BAY RD #1476S	MIAMI BEACH	FL	33139	USA
CHRISTOPHER JAMES SCHULTZ	100 S DOHENY DR 522	LOS ANGELES	CA	90048	USA
CIOPPPO LLC C/O ELEONORA DEPALMA PA	PO BOX 190026	MIAMI BEACH	FL	33119	USA
CLIFFORD C SWINT	1220 SE 24TH AVE	POMPANO BEACH	FL	33062-7047	USA
CMD RE CORP	8301 NW 197 ST	MIAMI	FL	33015	USA
COCONUT PROPERTIES LLC	1500 BAY RD 1122S	MIAMI BEACH	FL	33139	USA
COCONUT PROPERTIES LLC	2840 SQUIRREL BEND	TOLEDO	OH	43617	USA
COLLINS AND COLLINS MANAGEMENT LLC	5601 COLLINS AVE	MIAMI BEACH	FL	33140	USA
CRAIG CONDON SIEGAL TOMER CONDON SIEGAL	1500 BAY RD #824S	MIAMI BEACH	FL	33139	USA
CRYSTAL HILL LLC	20 LAMBS WAY	STONINGTON	CT	06378	USA
DANIEL LEBOVITS KARIN FELDMAN	1500 BAY RD APT 1006S	MIAMI BEACH	FL	33139	USA
DANIEL LEBOVITS KARIN FELDMAN	1500 BAY RD UNIT 914S	MIAMI BEACH	FL	33139	USA

DANIEL SCHULTZ DEREK STILL JR	5525 INGLEWOOD BLVD	CULVER CITY	CA	90230	USA
DANKO BLAJIC DOMINIS	1500 BAY RD 1420S	MIAMI BEACH	FL	33139	USA
DANO CONSULTING INC	23 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
DAVID EPHRAIM YURKOFKY	1500 BAY RD 238S	MIAMI BEACH	FL	33139	USA
DAVID L SPECKMAN KAROL S SPECKMAN	1500 BAY RD 128S	MIAMI BEACH	FL	33139	USA
DAVID MAURRASSE	145 E 15 ST #6R	NEW YORK	NY	10003	USA
DAVID POSIADALA	44 DOVER CIRCLE	FRANKLIN	MA	02038	USA
DAVID UTHE	1007 CURTIN ST	HOUSTON	TX	77018	USA
DAVID WEISSMAN JTRS ROBERT PRIMAVERA JTRS	1500 BAY RD APT 640	MIAMI BEACH	FL	33139	USA
DAYLIGHTPHOTO L C	1481 BAY RD 7	MIAMI BEACH	FL	33139-3767	USA
DEBORAH H WIZNITZER SUSAN SELMAR	555 W 31 ST	MIAMI BEACH	FL	33140	USA
DELPHINE LAURE LEGRAND	1500 BAY RD #844S	MIAMI BEACH	FL	33139	USA
DESIREE DEL SOCORRO VINDELL MIRNA ISABEL PALACIOS ANTONIO VINDELL	1439 WEST AVE 201	MIAMI BEACH	FL	33139	USA
DIANA ESPINO & H LUIS GUILLERMO	1500 BAY RD #806S	MIAMI BEACH	FL	33139-3223	USA
DIEDRIK JACOBS	1455 WEST AVE #204	MIAMI BEACH	FL	33139-3733	USA
DONALD M CONNOR TRS DONALD M CONNOR REVOCABLE TRUST OLGA A CONNOR TRS	650 OCEAN DR 9B	KEY BISCAYNE	FL	33149	USA
DONN S DUTTON	1439 WEST AVE #401	MIAMI BEACH	FL	33139	USA
E AND M SOBE LLC	1330 WEST AVE #1010	MIAMI BEACH	FL	33139	USA
EDELWEISS DEV CORP	66 WHITE STREET 501	NEW YORK	NY	10013	USA
EDGAR MERIDA	1435 WEST AVE UNIT #4	MIAMI BEACH	FL	33139	USA
EDWIN SOFYER	1500 BAY RD 436S	MIAMI BEACH	FL	33139	USA
EG HOLDINGS SOBE LLC	788 WEST MARIETTA ST NW 1802	ATLANTA	GA	30318	USA
EL LAUREL LLC	1500 BAY RD 1178S	MIAMI BEACH	FL	33139	USA
ELAINE FIELDS & BARRINGTON FIELDS	145 TRAILS END	NEW CITY	NY	10956	USA
ELENA B BULATOVA EFRAIM MASHIAH	73190 EL PASEO	PALM DESERT	CA	92260	USA
ELIZABETH M BERTENS ALMARZA	1500 BAY RD 406	MIAMI BEACH	FL	33139	USA
ELLEN M PARKER	1520 WEST AVE 7	MIAMI BEACH	FL	33139	USA
ELOY GAETA SABINA GAETA	1455 WEST AVE 902	MIAMI BEACH	FL	33139	USA
ENRICO DISCOLO SARAH ELDER	1500 BAY RD 532S	MIAMI BEACH	FL	33139	USA
ERASMO ALMAGNO VERONICA ALMAGNO	1455 WEST AVE #302	MIAMI BEACH	FL	33139-3733	USA
ERIC A WEISSMANN	PO BOX 20650	BOULDER	CO	80308	USA
ERIC ANTHONY DIGIOSE JADE ANNAKA GLEITSMAN	1523 WEST AVE 202	MIAMI BEACH	FL	33139	USA
ERIKA LEINS	1500 BAY RD #504S	MIAMI BEACH	FL	33139-3218	USA
ERIN WILLIAMS	1621 BAY RD APT PH2	MIAMI BEACH	FL	33139	USA
ETI ITAH	1510 WEST AVE 1	MIAMI BEACH	FL	33139	USA
EVGENIY A CHERVONENKO	1455 WEST AVE 504	MIAMI BEACH	FL	33139	USA
EVGENIY BINEV	1341 15 ST #20S	MIAMI BEACH	FL	33139	USA
F3 SYRUP LLC	942 LAFAYETTE AVE	BROOKLYN	NY	11221	USA
FALKIMMO LLC	14 NE 1 AVE STE 900	MIAMI	FL	33132	USA
FARIDE KARAM	1523 WEST AVE #302	MIAMI BEACH	FL	33139-0916	USA
FASTIGHESBYRAN DRIFT SL	1500 BAY RD UNIT 416S	MIAMI BEACH	FL	33139	USA
FG FLAMINGO LLC	15807 BISCAYNE BLVD 101	NORTH MIAMI BEACH	FL	33160	USA
FILIPPO BONFIGLIO FRANCESCA LOPRESTI	1500 BAY RD 1516S	MIAMI BEACH	FL	33139	USA
FL 1118 INC	367 LESLIE DR	HALLANDALE BEACH	FL	33009	USA
FLAMINGO 1062S LLC	52 EAST END AVE #22B	NEW YORK	NY	10028	USA
FLAMINGO 1436S LLC	17 N STATE ST STE 1770	CHICAGO	IL	60602	USA
FLAMINGO 1464 LLC	1500 BAY RD #1464	MIAMI BEACH	FL	33139	USA
FLAMINGO 316S LLC	1500 BAY RD UNIT #316S	MIAMI BEACH	FL	33139	USA
FLAMINGO 520 LLC	17 N STATE ST #1770	CHICAGO	IL	60602	USA
FLAMINGO 724 LLC	3300 NE 191 ST #1111	AVENTURA	FL	33180	USA
FLAMINGO 938 INC	1500 BAY RD UNIT #938S	MIAMI BEACH	FL	33139	USA
FLAMINGO 958 CORP C/O SALCEDO ATTORNEYS AT LAW P A	200 S BISCAYNE BLVD #2700	MIAMI	FL	33131	USA
FLAMINGO EWING 1116 LLC	407 LINCOLN RD STE 2K	MIAMI BEACH	FL	33139	USA
FLAMINGO POINT 14TH LLC	1500 BAY RD 1432S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA

FLAMINGO SOUTH ACQUISITIONS LLC	6700 A ROCKLEDGE DR #110	BETHESDA	MD	20817	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD #1204S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD 802S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD 860 S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD 880S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	2401 COLLINS AVE #1802	MIAMI BEACH	FL	33140	USA
FLAMINGO SOUTH ACQUISITIONS LLC MS235 C/O RYAN LLC	13155 S NOEL RD #100 LB 73	DALLAS	TX	75240	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4282 S ULSTER STREET STE 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER DR 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER PKWY #1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST #1700	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST 100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST PKWY #100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC C/O AIMCO	4582 S ULSTER ST PKWY 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4585 S ULSTER ST STE 1700	DENVER	CO	80237	USA
FLAMINGO SOUTH BEACH 1540 LLC	3162 NE 166 ST	NORTH MIAMI BEACH	FL	33160	USA
FLAP LLC	10221 SW 40 ST	DAVIE	FL	33328	USA
FLORENCIO RIVERA & W BETTY E	1439 WEST AVE UNIT 402	MIAMI BEACH	FL	33139-3749	USA
FLOWERS INVESTMENTS 882S LLC C/O ANGEL M GARCIA-OLIVER	250 BIRD RD STE 312	CORAL GABLES	FL	33146	USA
FORTEZZA FAMILY PROPERTIES LLC	450 ALTON RD APT 1902	MIAMI BEACH	FL	33139	USA
FOUR REASONS LLC	5600 COLLINS AVE 17Y	MIAMI BEACH	FL	33140	USA
FRANCESCA NICOLE CERCHIONE GREGORY T CERCHIONE	2622 NATIONAL DR	BROOKLYN	NY	11234	USA
FRANCISCO M CARCASSES & W ALINA D	1330 FLAMINGO WAY	MIAMI BEACH	FL	33139-3718	USA
FRANCO MOLINA & FRANCISCO MOLINA	1300 ALTON RD APT 7B	MIAMI BEACH	FL	33139-3858	USA
FRANK RODRIGUEZ	1310 - 15 ST APT 3	MIAMI BEACH	FL	33139-2246	USA
FUTERNICK PROPERTIES VII LLC	1234 S DIXIE HWY #1226	CORAL GABLES	FL	33146	USA
GABRIEL BOVEA	1455 WEST AVE #603	MIAMI BEACH	FL	33139-3753	USA
GABRIELA HEMMERDE	5750 COLLINS AVE #4B	MIAMI BEACH	FL	33140	USA
GABRIELA PICARELLI RUSSO LEITE	1500 BAY RD #382S	MIAMI BEACH	FL	33139	USA
GARY R TWIST	300 WEST 41 ST STE 213	MIAMI BEACH	FL	33140-3627	USA
GENARO RODRIGUEZ TERESA BERGSTROM RODRIGUEZ	2401 COLLINS AVE #1802	MIAMI BEACH	FL	33140	USA
GENFLAT LLC	301 ARTHUR GODFREY RD #500	MIAMI BEACH	FL	33140	USA
GEORGE B GUNDES	1500 BAY RD #1028S	MIAMI BEACH	FL	33139	USA
GERHARD PAUL KARL URBASCH NATALIE JOUVENAL	1500 BAY RD APT #432S	MIAMI BEACH	FL	33139	USA
GERHARD PAUL KARL URBASCH NATALIE JOUVENAL	15371 GREEN RIVER CT	DELRAY BEACH	FL	33446	USA
GG FLAMINGO LLC	1717 N BAYSHORE DR STE 215	MIAMI	FL	33132	USA
GINO MIGUEL PAINO	514 S HARVARD BLVD	LOS ANGELES	CA	90020	USA
GINO PAINO & W ANDREA DAVIS	1320 15 ST #4	MIAMI BEACH	FL	33139-2247	USA
GIOVANNI GARGIULO LETICIA GOMEZ ZAS	1335 15 ST 7	MIAMI BEACH	FL	33139	USA
GISELE I MCEL RATH JTRS RACHEL DAWN MORAX JTRS	1455 WEST AVE UNIT 1001	MIAMI BEACH	FL	33139	USA
GISELE SAMUELY BERNAL & H EDGARD	45 10 KISSENA BLVD #1L	NEW YORK	NY	11355	USA
GIUSEPPE VOLPICELLA MARION A MARGAUX SALVADORA RAUZY	1500 BAY RD 322S	MIAMI BEACH	FL	33139	USA
GOESCA LLC	1390 BRICKELL AVE 27S	MIAMI	FL	33131	USA
GREAT VIEW 2 LLC	1500 BAY RD 1544S	MIAMI BEACH	FL	33139	USA
GTL VENTURES LLP	28 LAUREL COVE RD	OYSTER BAY	NY	11771	USA
HAIGO MANUKIAN JTRS DIEGO T FAIRBANKS JTRS	1915 A SPEYER LN APT A	REDONDO BEACH	CA	90278	USA
HANI ZAHDEH JULIA ZAHDEH	7601 RIVER RD APT 728	NORTH BERGEN	NJ	07047-6374	USA
HANS J CROSBY	1125 W ST STE 200	ANNAPOLIS	MD	21401	USA
HANS LUIK	1500 BAY RD #114S	MIAMI BEACH	FL	33139-3202	USA
HARRY BODAN ALMENDRA BODAN	1428 WEST AVE 402	MIAMI BEACH	FL	33139	USA
HASAN KAYA	10199 NW 28 TER	DORAL	FL	33172	USA
HECTOR LOPEZ & W RUTH M LLORENS	130 AVE WINSTON CHURCHILL PMB 163	SAN JUAN	PR	00926	PUERTO RICO
HELMUT MICHAEL KLEIN	1500 BAY RD 1034	MIAMI BEACH	FL	33139	USA
HERMIA LLC	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA

HERNANDEZ FAMILY HOLDINGS LLC	16841 SW 1 MANOR	PEMBROKE PINES	FL	33027	USA
HOWK HONG CHIN &W FEI FONG WONG	2405 GREENWICH ST	SAN FRANCISCO	CA	94123	USA
HSBC BANK NA TRS C/O NATIONSTAR MORTGAGE LLC DEUTSCHE ALT A SECURITIES	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019	USA
HSH BEACH LLC	376 NE 194 TER	MIAMI	FL	33179-3995	USA
HUGO A VASQUEZ	101 WINDING WOOD DR #7A	SAYREVILLE	NJ	08872	USA
HUMBERTO PERRONE LE TERESA C PERRONE LE REM LETICIA PERRONE CAMPOS MELLO	1439 WEST AVE 301	MIAMI BEACH	FL	33139	USA
HUMBERTO SANCHEZ	1428 WEST AVE #403	MIAMI BEACH	FL	33139-3710	USA
HWGC LLC	225 COLLINS AVE	MIAMI BEACH	FL	33139	USA
IDERSA LLC	20900 NE 30 AVE 818	AVENTURA	FL	33180	USA
IDO SAFRUTI TRS THE IDO SAFRUTI LIVING TR	4701 N MERIDIAN AVE UNIT 624	MIAMI BEACH	FL	33140	USA
IGOR PESIN	1500 BAY RD 9185	MIAMI BEACH	FL	33139	USA
ILAN SCHUMAN LAURA BUSERWINI MURRAY GOTTLIEB	4022 COMPTON CT	LIVERMORE	CA	94550	USA
IRINA POLISKIY	1500 BAY RD 4465	MIAMI BEACH	FL	33139	USA
ISABEL ANDERSON	1455 WEST AVE APT 203	MIAMI BEACH	FL	33139-3733	USA
IZARO ETXEA LLC	1110 BRICKELL AVE 317	MIAMI	FL	33131	USA
JACOB FISH ORA FISH	135 WEST 70 ST APT 10B	NEW YORK	NY	10023	USA
JACQUELINE MOSS	1500 BAY RD 15525	MIAMI BEACH	FL	33139	USA
JAIRO A & DIEGO ESTRADA	1455 WEST AVE #403	MIAMI BEACH	FL	33139-3713	USA
JAMES E ANDERSON LE YOLANDA ANDERSON LE REM JAMES CHRISTIAN ANDERSON	1455 WEST AVE 704	MIAMI BEACH	FL	33139	USA
JAMES L ENSLEY JR & SERGIO DEFREITAS	PO BOX 1850	RICHLAND	WA	99352-6450	USA
JAMES SCHWITALLA MICHELE SCHWITALLA EMILY SCHWITALLA	14630 SW 81 AVE	PALMETTO BAY	FL	33158	USA
JAMIESON ANDREW COX	845 MICHIGAN AVE #12	MIAMI BEACH	FL	33139	USA
JANE ELIZABETH BIGELOW JAMES MICHAEL CEIL JR	1435 WEST AVE UNIT 2	MIAMI BEACH	FL	33139	USA
JARLATH DOHERTY PAUL WILKINSON	1428 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JASON BALFOUR	1341 15 ST #203	MIAMI BEACH	FL	33139	USA
JASON SAVITZ	1500 BAY RD 7385	MIAMI BEACH	FL	33139-3239	USA
JAVID HYDER	2303 3 ST	EAST MEADOW	NY	11554	USA
JAVIER ECHEVERRY CLAUDIA ABADIA	1455 WEST AVE 1003	MIAMI BEACH	FL	33139	USA
JAYSON LEO SEGURA VILMA ROSARIO LOFFREDO BRUNO A LOFFREDO	1333 15 ST 3	MIAMI BEACH	FL	33139	USA
JBIRD MANAGEMENT LLC	1390 BRICKELL AVE 200	MIAMI	FL	33131	USA
JEDIDIAH D VANDER KLOK SHWETHA SRINIVASAN	1455 WEST AVE 301	MIAMI BEACH	FL	33139	USA
JEFFREY PARDO JUDITH PARDO	1500 BAY RD 6705	MIAMI BEACH	FL	33139	USA
JEFFREY PARDO JUDITH PARDO JOSEPH I PARDO	1500 BAY RD APT 1002	MIAMI BEACH	FL	33139	USA
JENNIFER MCDONOUGH	1500 BAY RD UNIT 280-5	MIAMI BEACH	FL	33139	USA
JENNIFER PETTIT	1345 WEST AVE 1002	MIAMI BEACH	FL	33139	USA
JEOVANNY JUNIOR RODRIGUEZ	1523 WEST AVE 203	MIAMI BEACH	FL	33139	USA
JESSICA M WINGERATH	1335 15 ST #9	MIAMI BEACH	FL	33139	USA
JESUS A GUTIERREZ &W LIYANIS	15400 GARFIELD DR	HOMESTEAD	FL	33033-2520	USA
JOEY GRANT LUTHER	414 W 45 ST APT 4	NEW YORK	NY	10036	USA
JOHN BARTOLONE ARLETTE BARTOLONE	160 BALMFORTH ST	BRIDGEPORT	CT	06603	USA
JOHN J MARSHALL	1500 BAY RD #10705	MIAMI BEACH	FL	33139	USA
JOHN K CARINO	1500 BAY RD #6185	MIAMI BEACH	FL	33139	USA
JOHN M CRITTENDEN (JTRS) EDWIN D VALLE (JTRS)	1455 WEST AVE #1002	MIAMI BEACH	FL	33139	USA
JOKER INVEST LLC	1500 BAY RD 14505	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY RD #4765	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY RD #5465	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY RD #6445	MIAMI BEACH	FL	33139	USA
JOSE BOTERO	1523 WEST AVE #303	MIAMI BEACH	FL	33139	USA
JOSELIN PENA NATHALIE PENA	1326 15 ST APT#2	MIAMI BEACH	FL	33132	USA
JOSEPH BROWN	1500 BAY RD #6385	MIAMI BEACH	FL	33139-3220	USA
JOSEPH M MAROCCO	1500 BAY RD 5385	MIAMI BEACH	FL	33139	USA
JOSEPH MISITI	1428 WEST AVE 405	MIAMI BEACH	FL	33139	USA
JOSEPH SAUNDERS	1439 WEST AVE 501	MIAMI BEACH	FL	33139	USA
JOSEPH SUTTON	1500 BAY RD 1524	MIAMI BEACH	FL	33139	USA
JOVANNA CORREA	450 ALTON RD 2206	MIAMI BEACH	FL	33139	USA

JUAN C TRUEBA JAMELYN TRUEBA	1428 WEST AVE 205	MIAMI BEACH	FL	33139	USA
JUAN CARLOS RUIZ JULIE ANDREA LARA	1500 BAY RD APT 1148S	MIAMI BEACH	FL	33139	USA
JUAN HERNANDEZ MIRYAM MONASTER CHANG	3900 NW 79 AVE #438	DORAL	FL	33166	USA
JUAN M JOVER TRS RAINBOW ECOLOGICAL LIVING TR	1500 BAY RD 1538S	MIAMI BEACH	FL	33139	USA
JUAN SAMANIEGO	1500 BAY RD UNIT 1250 S	MIAMI BEACH	FL	33139-3228	USA
JUAN SARDI	1455 WEST AVE 303	MIAMI BEACH	FL	33139	USA
JULIA B LANG TRS JULIA B LANG REV TRUST	402 FOREST HILLS BLVD	FOREST HILLS	FL	34113	USA
KABIR RLIAS ENGEL IZAK	1700 NE 105 ST #108	MIAMI	FL	33138	USA
KAREN A BETZ	1500 BAY RD #1480S	MIAMI BEACH	FL	33139-3213	USA
KAREN KAZUMYAN SHOGHER ZARGARYAN	1520 WEST AVE 6	MIAMI BEACH	FL	33139	USA
KAUTIYA SHAURYA KUMAR CHANDRAMANI SANGITA SAHAY	1428 WEST AVE 201	MIAMI BEACH	FL	33139	USA
KEN LIU &W GLORIA	1087 NEW DOVER RD	EDISON	NJ	08820	USA
KENIA BRIU LE REM ANABEL BRIU	1390 OCEAN DR 301	MIAMI BEACH	FL	33139	USA
KENNETH ROTHLY	1500 BAY RD #116S	MIAMI BEACH	FL	33139-3202	USA
KEVIN S HALSTNK PAMELA ANN HALSTUK	1500 BAY RD 930S	MIAMI BEACH	FL	33139	USA
KEVIN S HALSTUK C/O LOWELL J KUVIN ESQ PAMELA HALSTUK	1500 BAY RD APT 928S	MIAMI BEACH	FL	33139	USA
KEVIN WALSH	80 NEWELL ST	BROOKLYN	NY	11222	USA
KIMBERLY K MERRIMAN HECTOR CORNILLLOT	PO BOX 456	AMBLER	PA	19002	USA
KRISTIN CORP	1500 BAY RD 1114S	MIAMI BEACH	FL	33139	USA
KSENJIA GAJOHA	1500 BAY RD #1138S	MIAMI BEACH	FL	33139	USA
KYRIAKI NARES	1315 FLAMINGO WAY	MIAMI BEACH	FL	33139-3717	USA
LAKI REAL ESTATE HOLDINGS LLC	1111 SW 1 AVE #3320	MIAMI	FL	33130	USA
LATROD DAWANE GARNER DETRESS CELESTE HOWARD	7789 FAIRWAY BLVD	MIRAMAR	FL	33023	USA
LEAM REAL ESTATE LLC	1000 S ST STE 219	MIAMI BEACH	FL	33139	USA
LENKA HEREJKOVA TICHY	1500 BAY RD #142	MIAMI BEACH	FL	33139	USA
LEWIS R COULSON TRS LEWIS R COULSON LIVING TRUST ALEXANDER BAIRACTAROV TRS	1500 BAY RD 748S	MIAMI BEACH	FL	33139-3252	USA
LEWIS STECKLER LIN ZHANG STECKLER	1341 15 ST #105	MIAMI BEACH	FL	33139	USA
LILIANA HASBUN ABEL EMILY MARIE HASBUN ABEL	1500 BAY RD 328S	MIAMI BEACH	FL	33139	USA
LIN ZHANG STECKLER LEWIS STECKLER	936 SW 1 AVE 86	MIAMI	FL	33130	USA
LINDA MIDDLETON	1455 WEST AVE #501	MIAMI BEACH	FL	33139	USA
LINDA ROULEAU & RENEE BAKARIAN & DAVID XAVIER KENNEY JTRS	1500 BAY RD #438S	MIAMI BEACH	FL	33139-3217	USA
LIYALI LLC	1500 BAY RD 1256	MIAMI BEACH	FL	33139	USA
LORENZO LARINI SILVIA BARGIGLI	164 W 74 ST UNIT 4A	NEW YORK	NY	10023	USA
LORETTA CHARLOTTE SPENCER	1500 BAY RD 234S	MIAMI BEACH	FL	33139	USA
LOURDES CEARA	9 ISLAND AVE #710	MIAMI BEACH	FL	33139	USA
LUCY SMITH	11725 SW 80 RD	MIAMI	FL	33156	USA
LUDWIG F ABELLO DARRYL CEREMSAH	1455 WEST AVE #903	MIAMI BEACH	FL	33139-3734	USA
LUIZ MIRANDA	3740 N HALSTED ST 1007	CHICAGO	IL	60613	USA
MAGEN LLC	170 SE 145 ST 140S	MIAMI BEACH	FL	33131	USA
MANDRONA LLC	1500 BAY RD 220S	MIAMI BEACH	FL	33139	USA
MANSOUR INVESTMENT GROUP LLC	8271 NW 34 DR	DORAL	FL	33122	USA
MANUEL CIMADEVILLA	12218 SW 16 TER #D105	MIAMI	FL	33175	USA
MARCELO FREIRE	1500 BAY RD #352S	MIAMI BEACH	FL	33139-3215	USA
MARCOS MIRANDA MATILDA MIRANDA MARGARET MIRANDA	4776 BALMORAL ST	WHITE PLAINS	MD	20695	USA
MARIA ALEXANDRA CARMONA GDN	1500 BAY RD 848S	MIAMI BEACH	FL	33139-3252	USA
MARIA B ASTIGARRAGA LLC	1500 BAY RD 758S	MIAMI BEACH	FL	33139	USA
MARIE FRANCE KARAM	1500 BAY RD UNIT 1262-S	MIAMI BEACH	FL	33139	USA
MARILYN JORGE	221 MERIDIAN AVE UNIT 410	MIAMI BEACH	FL	33139	USA
MARILYN STANDER LE REM WENDY SUSAN FRANK REM ALAN EDWARD STANDER	2350 PHILLIP ROAD #2104	TALLAHASSEE	FL	32308	USA
MARIO CLEMENS	1535 BAY RD 153S	MIAMI BEACH	FL	33139	USA
MARION K OTT	439 15 ST APT 8	MIAMI BEACH	FL	33139-7911	USA
MARIUS FLISKI	1850 S OCEAN DR #1909	HALLANDALE BEACH	FL	33009	USA
MARK SLANKARD ANNE LORRAINE SLANKARD	1335 15 ST 10	MIAMI BEACH	FL	33139	USA
MARTA FANTACCI JTRS GIULIA FANTACCI JTRS	1500 BAY RD 426S	MIAMI BEACH	FL	33139	USA
MARTAKO HOLDINGS LTD	PO BOX 11120	FT LAUDERDALE	FL	33339	USA

MARTIN PANDURO FROM	1500 BAY RD UNIT 1518 S	MIAMI BEACH	FL	33139	USA
MATT CARROLL	1500 BAY RD 6225	MIAMI BEACH	FL	33139	USA
MATTEO GAZZOLO	1341 15 ST 104	MIAMI BEACH	FL	33139	USA
MATTHEW C OWEN SR JTRS VALERIE OWEN JTRS MATTHEW C OWEN JR JTRS	1410 16 ST	MIAMI BEACH	FL	33139	USA
MATTHEW C OWEN SR JTRS VALERIE OWEN JTRS MATTHEW C OWEN JR JTRS	1500 BAY RD #10465	MIAMI BEACH	FL	33139	USA
MCM 0916 LLC	2642 COLLINS AVE #501	MIAMI BEACH	FL	33140	USA
MCZ/CENTRUM FLAMINGO II LLC C/O THOMSON PROPERTY TAX SERVICES	PO BOX 111397	CARROLLTON	TX	75011	USA
MCZ/CENTRUM FLAMINGO III LLC C/O THOMSON PROPERTY TAX SERVICE	PO BOX 111397	CARROLLTON	TX	75011	USA
MEM INVESTMENT GROUP LLC	8797 ESTATE DR	WELLINGTON	FL	33411	USA
MEMA LLC	1500 BAY RD 11625	MIAMI BEACH	FL	33139	USA
MG 1704 INC	367 LESLIE DR	HALLANDALE BEACH	FL	33309	USA
MIAMI AVE INVESTMENT XIII LLC	90 SW 3 ST CU5	MIAMI	FL	33130	USA
MIAMI ISLES 102 LLC	1500 BAY RD 14085	MIAMI BEACH	FL	33139	USA
MICHAEL A O REILLY ANGELA P O REILLY	1827 CHANNEL RD	QUEENS	NY	11693	USA
MICHAEL K SPAMER MIREILLE C SPAMER	1500 BAY RD 5165	MIAMI BEACH	FL	33139	USA
MICHAEL SHAYA	1500 BAY RD #6245	MIAMI BEACH	FL	33139	USA
MICHAEL WESCHLER MARLENE AGUILAR	21 WEST END AVE #2705	NEW YORK	NY	10023	USA
MICHEL MUSZYNSKI MALGORZATA Cwierdzinska	1500 BAY RD #12645	MIAMI BEACH	FL	33139	USA
MIKE VISSICHELLI	1500 BAY RD 6205	MIAMI BEACH	FL	33139	USA
MIKO BRANCH	16 SE 13 AVE	FT LAUDERDALE	FL	33301	USA
MILANA VOROBIEVA NINA VOROBIEVA	1500 BAY RD 9805	MIAMI BEACH	FL	33139	USA
MIRABY LLC	407 LINCOLN RD #11C	MIAMI BEACH	FL	33139	USA
MONICA ACEVEDO & GAYLE DURHAM	1455 WEST AVE #804	MIAMI BEACH	FL	33139-3734	USA
MOSHE M OVADYA	324 S BEVERLY DR 753	BEVERLY HILLS	CA	90212	USA
NADAV MOR CASSIE MOR	1500 BAY RD #1514	MIAMI BEACH	FL	33139	USA
NALENE RAMPERSAUD	800 WEST AVE UNIT 635	MIAMI BEACH	FL	33139-5537	USA
NAWEED KAMRAN MAJID & W ZARMINA	16 SUNSET CT	MONTVILLE	NJ	07045	USA
NICHOLAS NAVARRO	1510 WEST AVE 3	MIAMI BEACH	FL	33139	USA
NICOLAS PEYRONNEAU	1341 15 ST #101	MIAMI BEACH	FL	33139	USA
NIKOLAS BOULOUBASIS	1500 BAY RD 6105	MIAMI BEACH	FL	33139	USA
NINO PADULA	85 OAKLAND AVE	LYNBROOK	NY	11563	USA
NORMA SAN JUAN	8553 SHERATON DR	MIRAMAR	FL	33025	USA
NOUBLA BENTAYEB JOSE ANTONIO VILA RUIZ	1250 WEST AVE 7R	MIAMI BEACH	FL	33139	USA
OLIVER WALTMAN C/O WALTMAN ORTEGA	2727 JACKSON ST	HOLLYWOOD	FL	33020	USA
OREN GALCHEN VIKI GALCHEN DEAN LEDERMAN	1500 BAY RD #12225	MIAMI BEACH	FL	33139-3252	USA
OROCOYAL LLC	3600 NE 170 ST 307D	NORTH MIAMI BEACH	FL	33160	USA
OSCAR COLINDRES	1500 BAY RD #12725	MIAMI BEACH	FL	33139-3252	USA
OSCAR CONRADO	1500 BAY RD UNIT #5265	MIAMI BEACH	FL	33139	USA
PAOLA TUCCiarONE C/O ALBERTO F GUZMAN	9130 S DADELAND BLVD #1600	MIAMI	FL	33156	USA
PAUL DOTY	173 LAKE DRIVE	LAKE PEEKSKILL	NY	10537	USA
PAUL FISCHMAN	1559 MICHIGAN AVE UNIT 305	MIAMI BEACH	FL	33139-3332	USA
PAUL TUCKER	225 N COLUMBUS DR UNIT 7401	CHICAGO	IL	60601-5270	USA
PAX INVESTMENTS USA LLC	6538 COLLINS AVE #286	MIAMI BEACH	FL	33141	USA
PEDRO J SAIZ DE LA MORA	1439 WEST AVE UNIT 503	MIAMI BEACH	FL	33139-3750	USA
PETER LEUNG	1500 BAY RD 14225	MIAMI BEACH	FL	33139	USA
PETER S IGNELL MARY IGNELL	1500 BAY RD 9485	MIAMI BEACH	FL	33139	USA
PHOEBE THOMAS MATTHEW GREENE	1520 WEST AVE 5	MIAMI BEACH	FL	33139	USA
PIKE HOLDINGS LLC	25 CROTON ST	WELLESLEY	MA	02481	USA
PIRET AAVA TRS PIRET AAVA LIVING TRUST	1455 WEST AVE 404	MIAMI BEACH	FL	33139	USA
PRAGUIS LLC	2320 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
PRETORIA ESTATE AG LLC	1455 OCEAN DR IL VILLAGGIO 806	MIAMI BEACH	FL	33139	USA
PRIMA MIAMI AM CORP	323 S 21 AVE C	HOLLYWOOD	FL	33020	USA
PRIMI LLC	340 SEVILLA AVE	CORAL GABLES	FL	33134	USA
PROPERTY HOLDINGS GROUP LLC	1395 BRICKELL AVE 800	MIAMI	FL	33131	USA
RAFAEL UBAL TENA	1500 BAY RD #3305	MIAMI BEACH	FL	33139	USA

RANDY BERKOWITZ PENELOPE MESSINA	1505 PARKS ST	ATLANTIC BEACH	NY	11509	USA
RAYMEL INVESTMENTS CO INC	3357 TAMiami TRAIL NORTH	NAPLES	FL	34103	USA
REEY YADIN	1500 BAY RD 4745	MIAMI BEACH	FL	33139	USA
REINALDO SANCHEZ	1439 WEST AVE #505	MIAMI BEACH	FL	33139	USA
RENE JOSE JR MARCELO MATTOSO	1439 WEST AVE #403	MIAMI BEACH	FL	33139	USA
RICCARDO ROMANO MICHELE ROMANO	1500 BAY RD 4545	MIAMI BEACH	FL	33139	USA
RICHARD KRAMER EST OF	1500 BAY RD #10225	MIAMI BEACH	FL	33139-3226	USA
RIVIERA FLAMINGO LLC	8220 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
ROBERT ENNIS	1428 WEST AVE 404	MIAMI BEACH	FL	33139	USA
ROBERT KARVER	1223 SW 19 TER	MIAMI	FL	33145	USA
ROBERT NOVIGROD & MICHAEL ROSENBAUM	201 ALHAMBRA CIR #601	CORAL GABLES	FL	33134-5199	USA
ROBERTO LAJOLO	1500 BAY RD 2465	MIAMI BEACH	FL	33139	USA
ROGER BRENES	8003 SW 158 PL	MIAMI	FL	33193	USA
ROLANDO ENRIQUE SANTOS	1341 15 ST 204	MIAMI BEACH	FL	33139	USA
RONEN BEN DAVID	1545 BAY RD 1545	MIAMI BEACH	FL	33139	USA
ROOKMAN MAHARAJ &W GANGADAI	1321 FLAMINGO WAY	MIAMI BEACH	FL	33139-3717	USA
ROSARIO T LANDMAN MIRTHA A YASHIMURA	7553 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
ROSELINE BIEN AIME	1455 WEST AVE 1004	MIAMI BEACH	FL	33139	USA
RUBEN RESTREPO &W MARTHA	1455 WEST AVE UNIT 803	MIAMI BEACH	FL	33139-3734	USA
RYAN ATKIN	718 NE 4 CT	HALLANDALE BEACH	FL	33009	USA
S F C MANAGEMENT LLC	5333 COLLINS AVE #602	MIAMI BEACH	FL	33140	USA
SAKS 1202 LLC	214 37 33 AVE	BAYSIDE	NY	11361	USA
SAM PROPERTY MANAGEMENT LLC	1500 BAY RD UNIT 2725	MIAMI BEACH	FL	33139	USA
SANDINVEST LLC	8297 CHAMPIONSGATE BLVD 519	CHAMPIONSGATE	FL	33896	USA
SANTIAGO MESA	1500 BAY RD 11765	MIAMI BEACH	FL	33139	USA
SANTINO INVESTMENTS LLC	12864 BISCAYNE BLVD #151	NORTH MIAMI	FL	33181	USA
SARA GIOVANNONI JTRS DIMER GIOVANNONI JTRS COSETTA AMADORI GIOVANNONI JTRS	1605 MERIDIAN AVE APT 204	MIAMI BEACH	FL	33139	USA
SARA ROSE HARCUS JOSHUA DAVID HARCUS	1460 WEST AVE 1	MIAMI BEACH	FL	33139	USA
SARA SILVA	1530 WEST AVE	MIAMI BEACH	FL	33139-2355	USA
SARA-ANA INC	230 - 174 ST #803	SUNNY ISLES BEACH	FL	33160	USA
SARAH LADNER TRS BLUE PRINT IRREV TR MARILYN LADNER TRS	1500 BAY RD UNIT 4605	MIAMI BEACH	FL	33139	USA
SCOTT A SHORT	1775 WASHINGTON AVE PH-1	MIAMI BEACH	FL	33139	USA
SCOTT DAVID SHAMES &W TAMMY	1500 BAY RD #7265	MIAMI BEACH	FL	33139-3219	USA
SEBASTIAN L DELMONICO SCHOLL	334 ATLANTIC AVE	SUNNY ISLES BEACH	FL	33160	USA
SENIOS LLC	1500 BAY RD 8265	MIAMI BEACH	FL	33139	USA
SEP MIAMI LLC	2301 COLLINS AVE 1016	MIAMI BEACH	FL	33139	USA
SERGE MICHAEL KRASNYSKY	1500 BAY RD 8385	MIAMI BEACH	FL	33139	USA
SERGIO ALVAREZ VICUNA	155 OCEAN LN DR 804	KEY BISCAYNE	FL	33149	USA
SIBILA ORPHEE	1500 BAY RD 2185	MIAMI BEACH	FL	33139	USA
SIDI GROUP REALTY LLC	1763 COLUMBIA RD NW 509	WASHINGTON	DC	20009	USA
SILVIA SPAGGIARI SARA SPAGGIARI	1500 BAY RD #7445	MIAMI BEACH	FL	33139	USA
SIMON SILBERG &W HELEN ESTATE OF	1310 - 15 ST #1	MIAMI BEACH	FL	33139	USA
SMNI LLC	1500 BAY RD #51442	MIAMI BEACH	FL	33139	USA
SOFIA ORNELAS	1500 BAY RD 5725	MIAMI BEACH	FL	33139	USA
SOUTH BEACH 348S LLC	444 E 86 ST APT 17D	NEW YORK	NY	10028	USA
STA DEVELOPMENT LLC	649 ST LUCIE CRESCENT	STUART	FL	34994	USA
STACY MORGAN	101 N PINE ST APT 6	NEW SMYRNA BEACH	FL	32169-2580	USA
STARVIP LLC	2601S BAYSHORE DR 18 FLR	COCONUT GROVE	FL	33133	USA
STELLA SANCHEZ TRS Y AND S SANCHEZ JOINT REVOC TR YESID SANCHEZ TRS	11490 N BAYSHORE DR	NORTH MIAMI	FL	33181	USA
STEPHAN GOODMAN	1500 BAY RD #L425	MIAMI BEACH	FL	33139	USA
STEPHEN PLUMMER	1500 BAY RD #15465	MIAMI BEACH	FL	33139	USA
STEPHEN R SANDLER	1331 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
STEVEN MICHAELS CHERYL ROSENTHAL	1446 PARK ST	ATLANTIC BEACH	NY	11509	USA
STEVEN SANDLER	1500 BAY RD #9165	MIAMI BEACH	FL	33139-3225	USA
SUNRISE MIAMI LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA

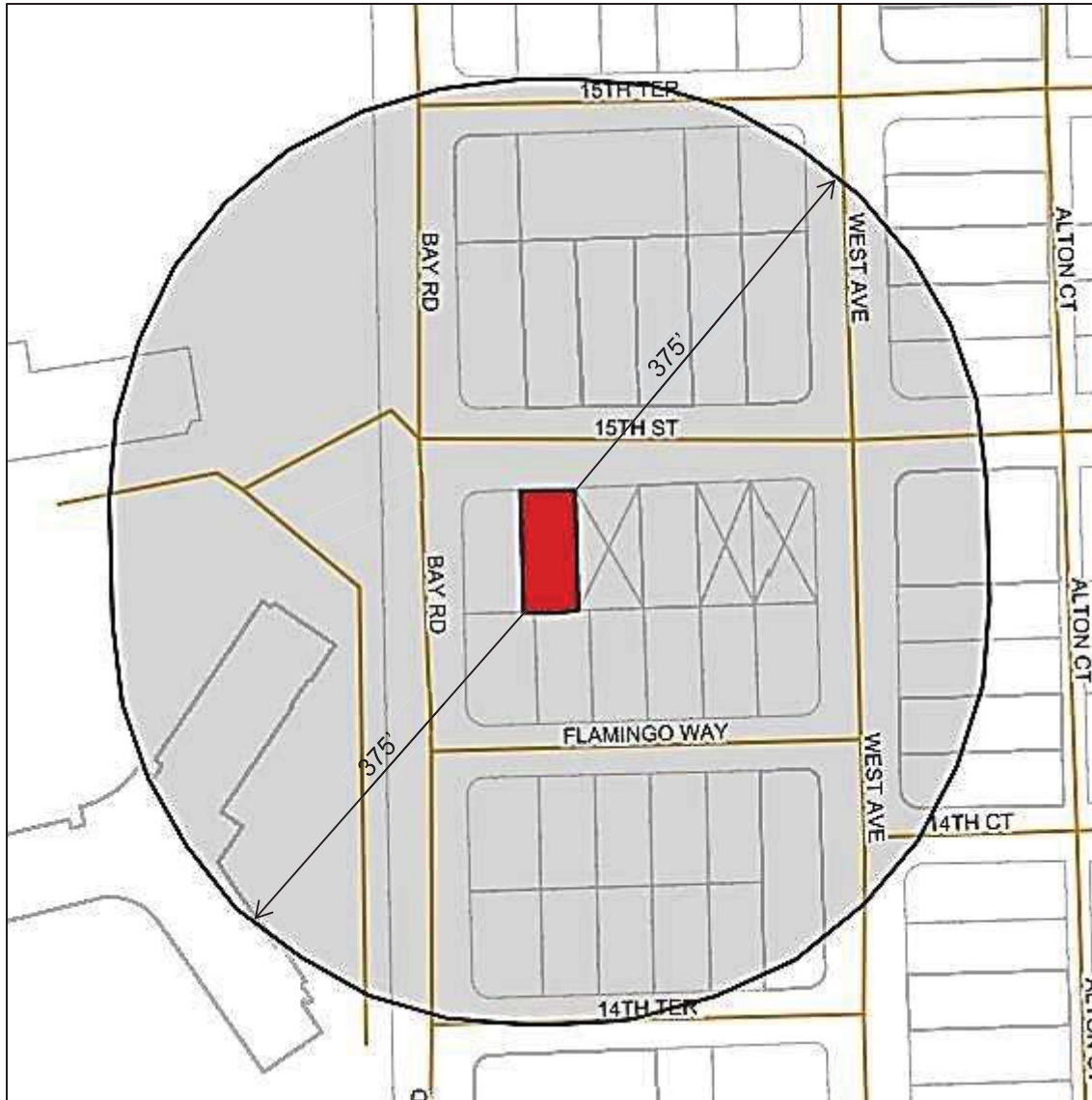
TAMAS KOVACS TIMEA KATALIN KOVACS	340 EAST RANDOLPH ST #1901	CHICAGO	IL	60601	USA
TARCO INC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
TDK REAL ESTATE LIMITED	407 LINCOLN RD 2H	MIAMI BEACH	FL	33139	USA
TDK REAL ESTATE LLC	407 LINCOLN RD 2H	MIAMI BEACH	FL	33139	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THE MONTSERRAT GROUP LLC	1751 JAMES AVE	MIAMI BEACH	FL	33139	USA
THE SAGE 201 LLC	666 GREENWICH ST #908	NEW YORK	NY	10014	USA
THIAGO PIMENTAL DE MENEZES YULIA PIMENTAL DE MENEZES HADI HABIB	843 MERIDIAN AVE APT 2	MIAMI BEACH	FL	33139	USA
THIERRY COULON	1500 BAY RD #1385	MIAMI BEACH	FL	33139-3202	USA
TIZIANA F CASCARANO URDANETA	1455 WEST AVE 604	MIAMI BEACH	FL	33139	USA
TOBIAS PETER OERUM CHRISTEL GROENNING OERUM	1500 BAY RD UNIT #5405	MIAMI BEACH	FL	33139	USA
TOMAS CHAMORRO PREMUZIC	3 NORTHSIDE PIERS APT 27N	BROOKLYN	NY	11249	USA
TOMAS PICEK	1515 WEST AVE 10	MIAMI BEACH	FL	33139	USA
TRESPASS GROUP LLC	1900 MERIDIAN AVE 202	MIAMI BEACH	FL	33139	USA
TWO JUPITER MANAGEMENT LLC	13 15 STANTON ST	NEWARK	NJ	07114	USA
TWOSUNS REAL ESTATE II LLC	8567 CORAL WAY STE 105	MIAMI	FL	33134	USA
UNITED REALTY ASSOCIATION LLC	PO BOX BOX 867	HALLANDALE BEACH	FL	33008	USA
US BANK NA TRS LEHMAN XS TRUST	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019	USA
VDC PROPERTIES LLC	1500 BAY RD 11585	MIAMI BEACH	FL	33139	USA
VERA & ANI SETRAKIAN	15 WEST 53 ST #44D	NEW YORK	NY	10019	USA
VERA & LARA SETRAKIAN	15 WEST 53 ST #44D	NEW YORK	NY	10019	USA
VERONIQUE S PERRET	325 W 38 ST #1702	NEW YORK	NY	10018	USA
VICTOR MANUEL GILI MENDEZ	1762 CALLE GLASGOW	SAN JUAN	PR	00921	PUERTO RICO
VIVIANE DASCOLA	110 WASHINGTON AVE #2618	MIAMI BEACH	FL	33139-3224	USA
WILLIAM FLAGGE TRS WILLIAM FLAGGE REVOCABLE TRUST	3707 BELLEGROVE DR	MARIETTA	GA	30062	USA
WILLIAM HARRIS TRS WILLIAM HARRIS REVOCABLE TRUST	1311 14 TER	MIAMI BEACH	FL	33139	USA
WILLIAM J TOLEDO & W MARIA SALAZAR	1455 WEST AVE #703	MIAMI BEACH	FL	33139-3754	USA
WILLIAM SAEDLO CARLA SAEDLO	1500 BAY RD #9225	MIAMI BEACH	FL	33139	USA
WILLOW PROPERTIES OF SOUTH FLORIDA LLC	11516 LAKE POTOMAC DR	POTOMAC	MD	20854	USA
WOW ESTATE LLC C/O KELLERMANN VARELA PL	605 LINCOLN RD STE 420	MIAMI BEACH	FL	33139	USA
XCEPTIONAL KNIGHT LLC	1445 16 ST #704	MIAMI BEACH	FL	33139	USA
YANIR SHMARYOU	1500 BAY RD 12245	MIAMI BEACH	FL	33139	USA
YING ZUO	3145 WILLOW LN	WESTON	FL	33331	USA
YOSHUAN B PASTRANA PATRICK M FEENEY	1500 BAY RD 12405	MIAMI BEACH	FL	33139	USA
ZACHARY DVORKIN	1500 BAY RD #15425	MIAMI BEACH	FL	33139-3252	USA
ZAHRA SHANIN SAIDI TALEB	1023 4 ST 8	SANTA MONICA	CA	90403	USA
ZDENKA PREMUZIC	1500 BAY RD 12265	MIAMI BEACH	FL	33139	USA
ZENRUS LLC	1430 S DIXIE HWY STE 105 1226	MIAMI	FL	33146	USA



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

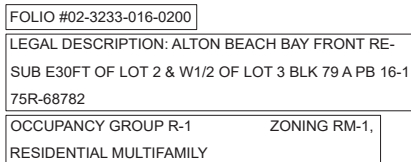
375' RADIUS MAP (N.T.S.)



SUBJECT: 1330 15 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-016-0200

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2016 FQ4



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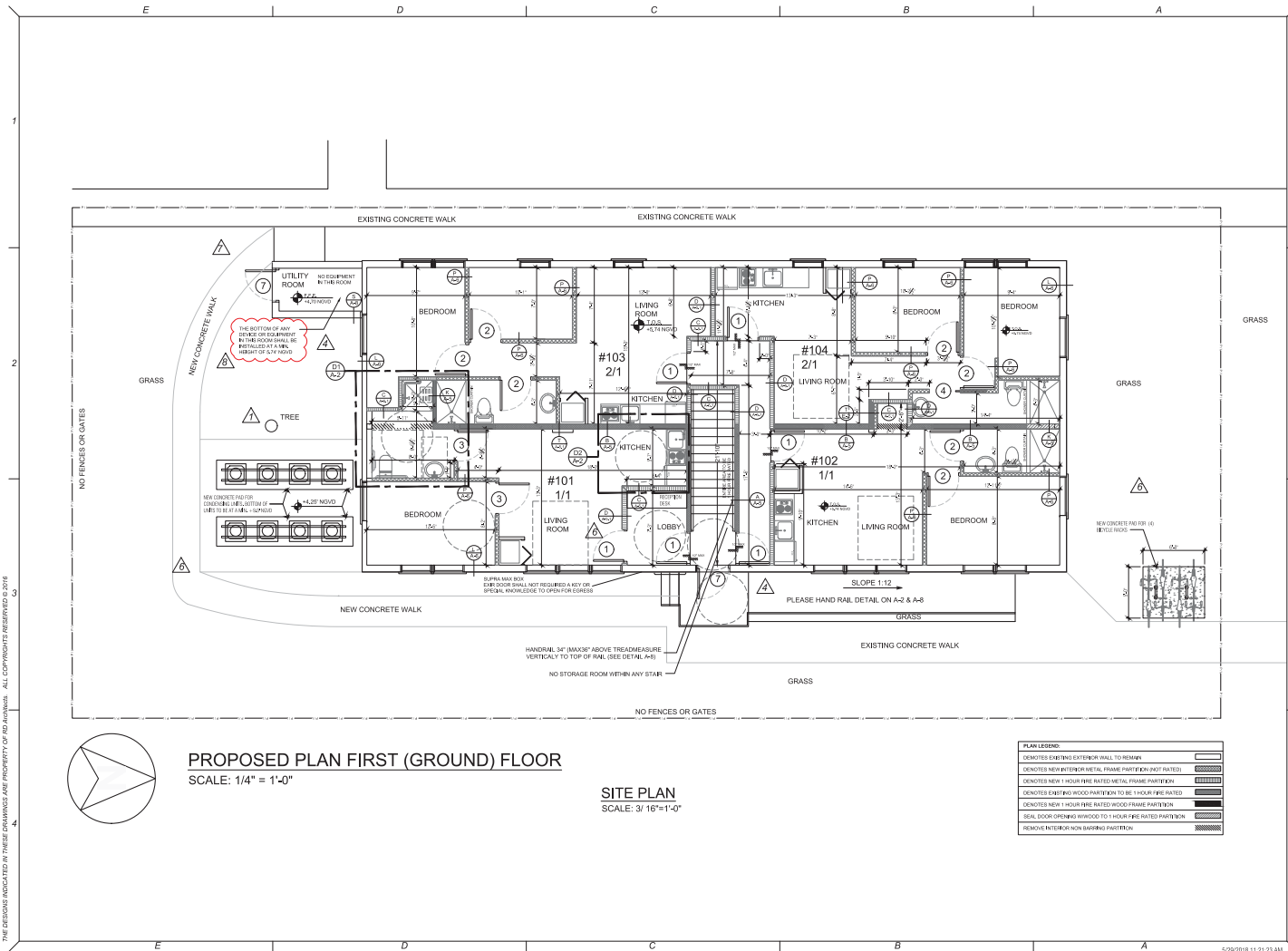
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DDCI Project #: 1615.00
Drawn by: URB
Approved by: VHR

G-1

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PROJECT: **1330 Building**

1330 13th Street, Miami Beach, FL 33139

PROJECT OWNER: **NOTUS, LLC**
435 21st Street, Miami Beach, FL 33139

ARCHITECT OF RECORD: **RD Architects**
1801 SW 1st Avenue, Suite 807, Miami, Florida 33129
P: 786.762.2679 F: 305.831.8079 C: 305.262.0005
Email: info@rd-architect.com
www.rd-architect.com / A42000210

CONSULTANT ENGINEER:

NOT VALID IF MISSING SIGNATURE

Victor H. Rodriguez,
Registered Architect
State of Florida # AR0004965
305.262.0005 info@rd-architect.com

PERMIT SET

Issue	Issue Date / For
1	08.12.2018 / Changes of Architect
2	10.05.2018 / Owner Approval
3	12.17.2017 / City Comments
4	03.19.2018 / City Comments
5	04.20.2018 / Reviewer Comments
6	05.29.2018 / Reviewer Comments

DDO: Project #: 1828.00
Drawn by: VHR
Approved by: VHR
SHEET VIEW

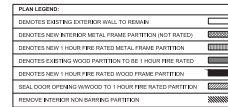
- Proposed Ground Floor Plan

SCALE:
SHEET NO:

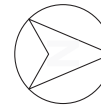
A-1

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SCALE: 1/4" = 1'-0"



Victor H. Rodriguez,
Registered Architect
State of Florida # AR0094965
305 - 282 - 0005 vhr.rodriguez@rda-archint.com

<u>Issue</u>	<u>Issue Date / For</u>
A	12.05.2016 / Owner Revisions
A	05.05.2017 / Reviewer Comments
A	08.07.2017 / Reviewer Comments
A	12.17.2017 / Fire Dept. Comments

DDCI Project #: 1628.00
 Drawn by: VHR
 Approved by: VHR
 SHEET INDEX

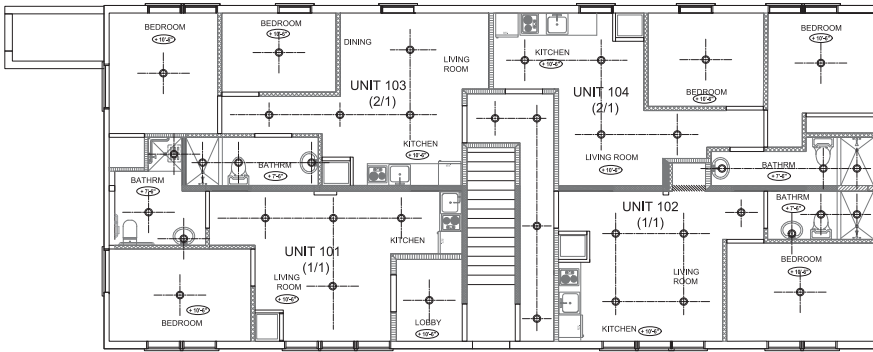
- *Proposed Level 2
Floor Plan*

SCALE: _____

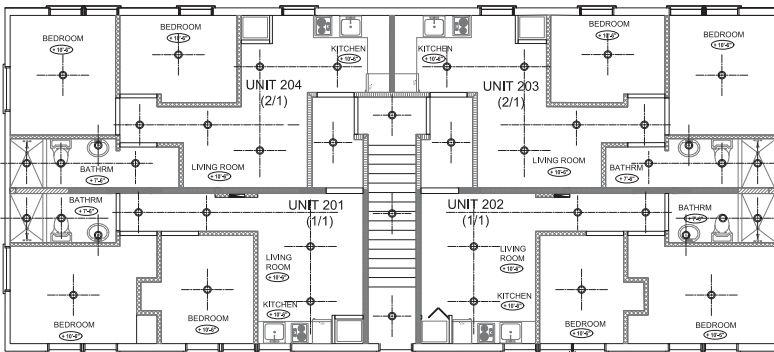
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A-1.1

E D C B A



REFLECTED CEILING PLAN LEVEL 1
SCALE : 1/4"=1'-0"



REFLECTED CEILING PLAN LEVEL 2
SCALE : 1/4"=1'-0"

E D C B A

PROJECT: **1330 Building**
1330 13th Street, Miami Beach, FL 33139
PROJECT OWNER: NOTUS, LLC
435 21st Street, Miami Beach, FL 33139
ARCHITECT OF RECORD: **RD Architects**
1801 SW 1st Avenue, Suite 807, Miami, Florida 33129
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www.rd@rd-architect.com / A420002910
CONSULTANT ENGINEER:



SIGNATURE: (DATE: 05/01/2018)
NOT VALID IF MISSING SIGNATURE
3 Victor H. Rodriguez,
Registered Architect
State of Florida # AR0004965
305. 262. 0005 info@rd@rd-architect.com

PERMIT SET		
Issue	Issue Date	For
1	12/06/2016	Owner Review
2	05/05/2017	Reviewer Comments
3	08/07/2017	Reviewer Comments
4	12/12/2017	Final Design Comments
5	12/17/2017	Final Design Comments
6	06/18/2018	Code Comments

DDCI Project #: 1828.00
Drawn by: VNR
Approved by: VNR

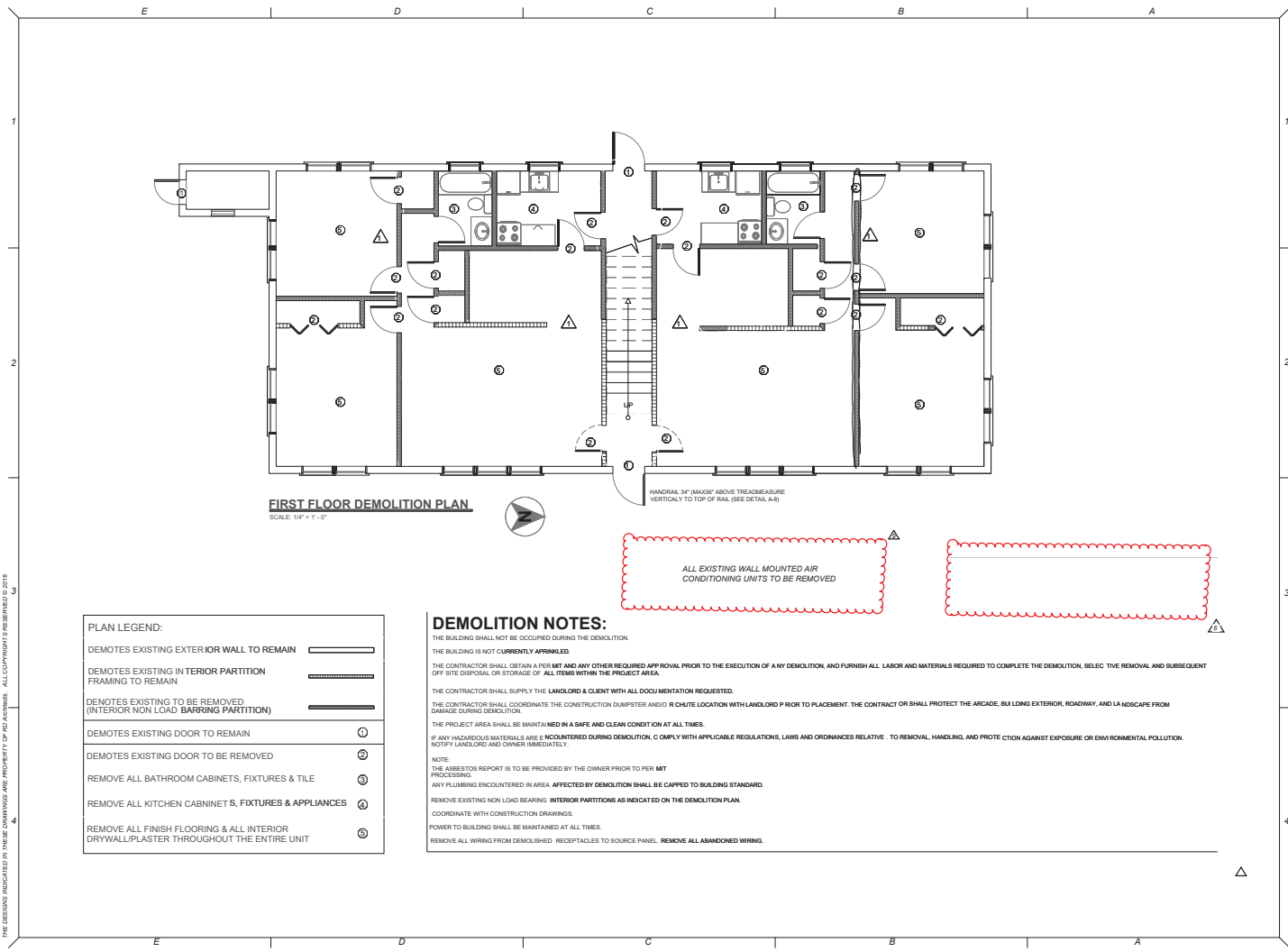
4 - Proposed Reflected Ceiling Plans Levels 1 and 2
SCALE: 1/4" = 1'-0"
SHEET NO.
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PLAN LEGEND:	
DEMOTES EXISTING EXTERIOR WALL TO REMAIN	———
DEMOTES EXISTING INTERIOR PARTITION FRAMING TO REMAIN	———
DEMOTES EXISTING TO BE REMOVED (INTERIOR NON LOAD BEARING PARTITION)	———
DEMOTES EXISTING DOOR TO REMAIN	①
DEMOTES EXISTING DOOR TO BE REMOVED	②
REMOVE ALL BATHROOM CABINETS, FIXTURES & TILE	③
REMOVE ALL KITCHEN CABINETS, FIXTURES & APPLIANCES	④
REMOVE ALL FINISH FLOORING & ALL INTERIOR DRYWALL/PLASTER THROUGHOUT THE ENTIRE UNIT	⑤

DEMOLITION NOTES:

THE BUILDING SHALL NOT BE OCCUPIED DURING THE DEMOLITION.

THE BUILDING IS NOT CURRENTLY APPROPRIATED.

THE CONTRACTOR SHALL OBTAIN A PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA.

THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.

THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.

NOTE:
THE ASBESTOS REPORT IS TO BE PROVIDED BY THE OWNER PRIOR TO PERMIT PROCESSING.
ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING NON-LOAD BEARING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.
COORDINATE WITH CONSTRUCTION DRAWINGS.

POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES.

REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.

PROJECT: **1330 Building**

1330 15th Street, Miami Beach, FL 33139

PROJECT OWNER: **NOTUS LLC**

435 21st Street, Miami Beach, FL 33139

ARCHITECT OF RECORD:

RD Architects

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ARCHITECT: **RD Architects**

1800 SW 1st Avenue, Suite 807, Miami, Florida 33129
P: 786.762.2079 F: 305.861.8079 C: 305.592.0000
Email: info@rd-architect.com
www.rd-architect.com

STRUCTURAL ENGINEER:

CONSULTANT:

KEY PLAN:

SIGNATURE: DATE: SCALE:

Victor H. Rodriguez,
Registered Architect
State of Florida # AR0004965
786.762.2079 info@rd-architect.com

PERMIT SET

Issue	Issue Date / For
1	12.05.2016 / Revision
2	02.19.2018 / City Comments
3	08.25.2018 / City Comments

DOC# Project #: 1615.00
Drawn by: UMR
Approved by: VHR
SHEET NO.

- Existing- Demo Level 1

SCALE:
SHEET NO.

A-1.2

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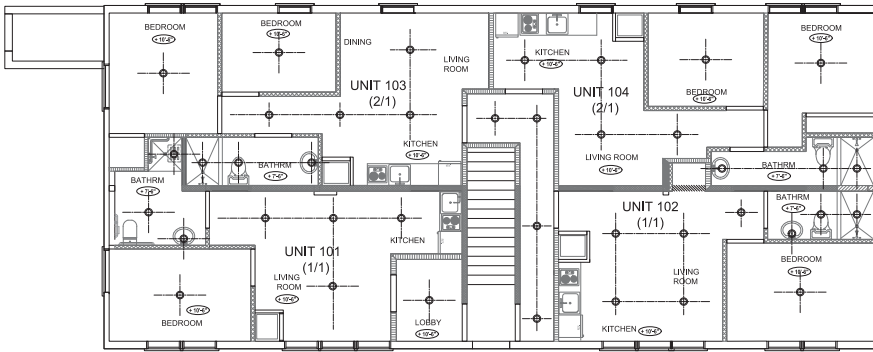


POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES.

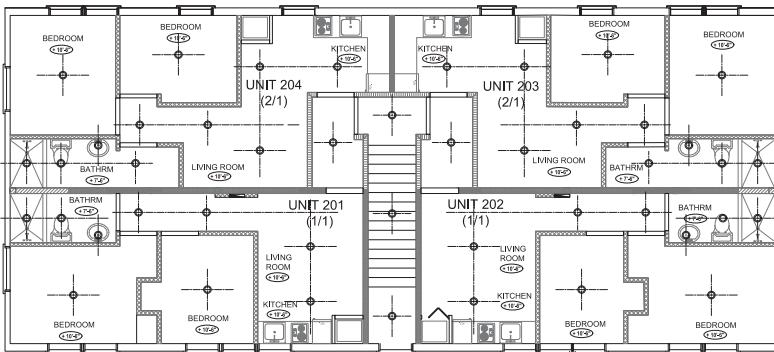
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E D C B A



REFLECTED CEILING PLAN LEVEL 1
SCALE : 1/4"=1'-0"



REFLECTED CEILING PLAN LEVEL 2
SCALE : 1/4"=1'-0"

E D C B A

PROJECT: **1330 Building**
1330 13th Street, Miami Beach, FL 33139
PROJECT OWNER: NOTUS, LLC
435 21st Street, Miami Beach, FL 33139
ARCHITECT OF RECORD: **RD Architects**
1801 SW 1st Avenue, Suite 807, Miami, Florida 33129
P: 786.762.2679 F: 305.831.8079 C: 305.262.0005
Email: info@rd-architect.com
www.rd@rd-architect.com / A420002210
CONSULTANT ENGINEER:



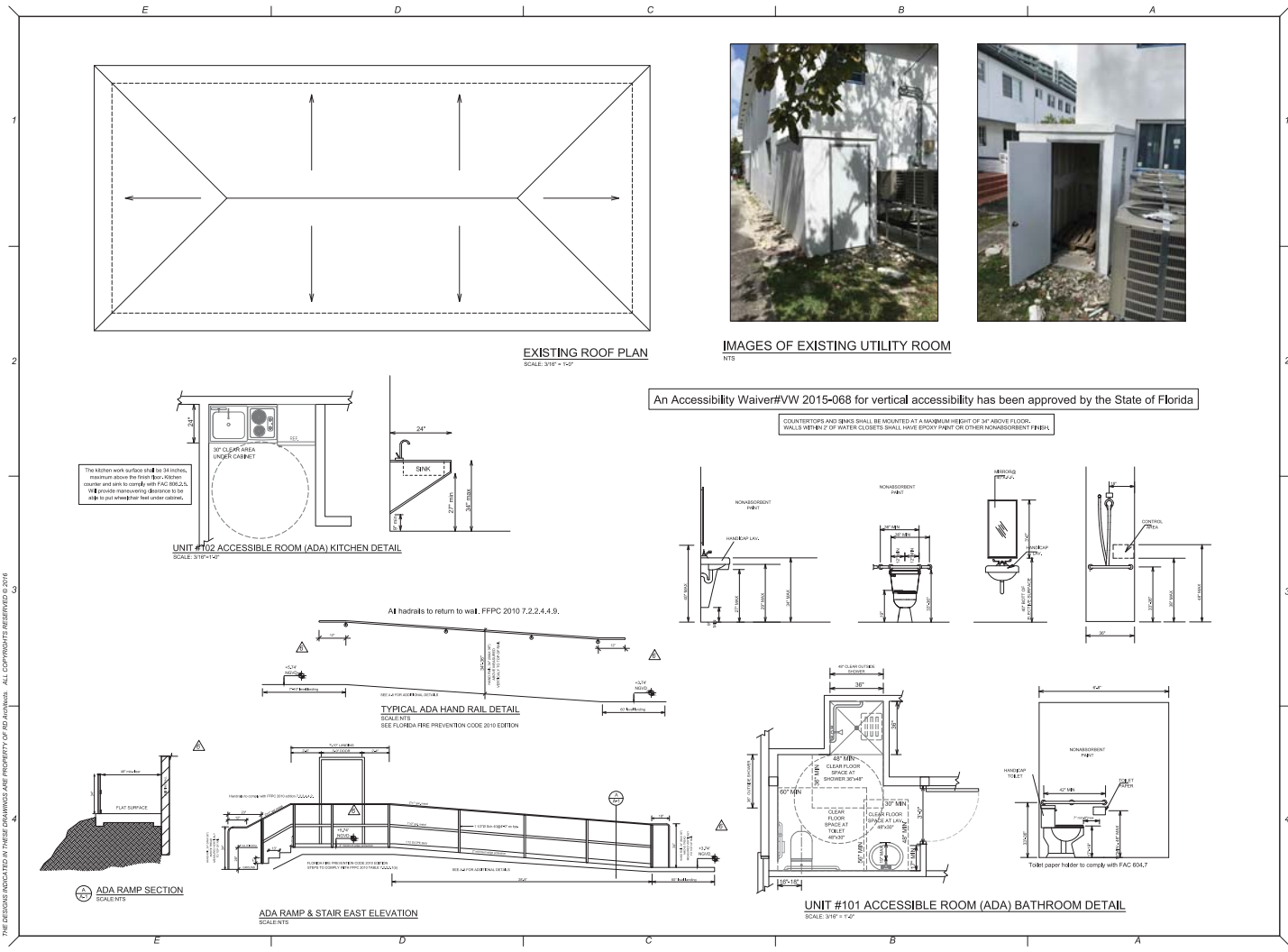
SIGNATURE: (DATE: 02/12/2016)
NOT VALID IF MISSING SIGNATURE
Viktor H. Rodriguez,
Registered Architect
State of Florida # AR0004965
305. 262. 0005 viktor@rd-architect.com

PERMIT SET	
Issue	Issue Date / For
CO	08.12.2015 / Change of Architect
Δ	12.17.2017 / Eng. Dept. Comments
Δ	03.19.2018 / City Comments
Δ	04.20.2018 / Reviewer Comments

DDCI Project #: 1628.00
Drawn by: VHR
Approved by: VHR
SHEET VIEW:
4 - Proposed Reflected Ceiling Plans Levels 1 and 2
SCALE: 1/8" = 1'-0"
SHEET NO.

A-1.1a

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PROJECT:

1330 Building

1330 13th Street, Miami Beach, FL 33139

PROJECT OWNER:

NOTUS, LLC
435 21st Street, Miami Beach, FL 33139

ARCHITECT OF RECORD:

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www.rd-architect.com / A42002210

CONSULTANT ENGINEER:

REVISIONS:

NO.	DATE	DESCRIPTION
1	02.19.2018	City Comments

PERMIT SET

DATE	ISSUE DATE	FOR
02.19.2018	02.19.2018	City Comments

DDO1 Project #: 1802-00
Drawn by: VNR
Approved by: VNR
SHEET INDEX

4 - Existing Roof Plan
- Accessible Ramp Details
- ADA bathrooms

SCALE:
SHEET NO.

A-2

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PROJECT: **1330 Building**
1330 13th Street, Miami Beach, FL 33139

PROJECT OWNER:
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CONSULTANT ENGINEER:
Victor H. Rodriguez,
Registered Architect
State of Florida # AR0004965
305.262.0005 vh@rd-architect.com

NOT VALID IF
MISSING
SIGNATURE

PERMIT SET

Issue	Issue Date / For
1	12.05.2018 / Owner Revisions
2	03.05.2017 / Reviewer Comments
3	08.07.2017 / Reviewer Comments
4	12.12.2017 / City Dept. Comments
5	03.19.2018 / City Comments

DDCI Project #: 18028.00
Drawn by: VNR
Approved by: VNR

SHEET KEY:
- Existing Elevations
- Proposed Elevations

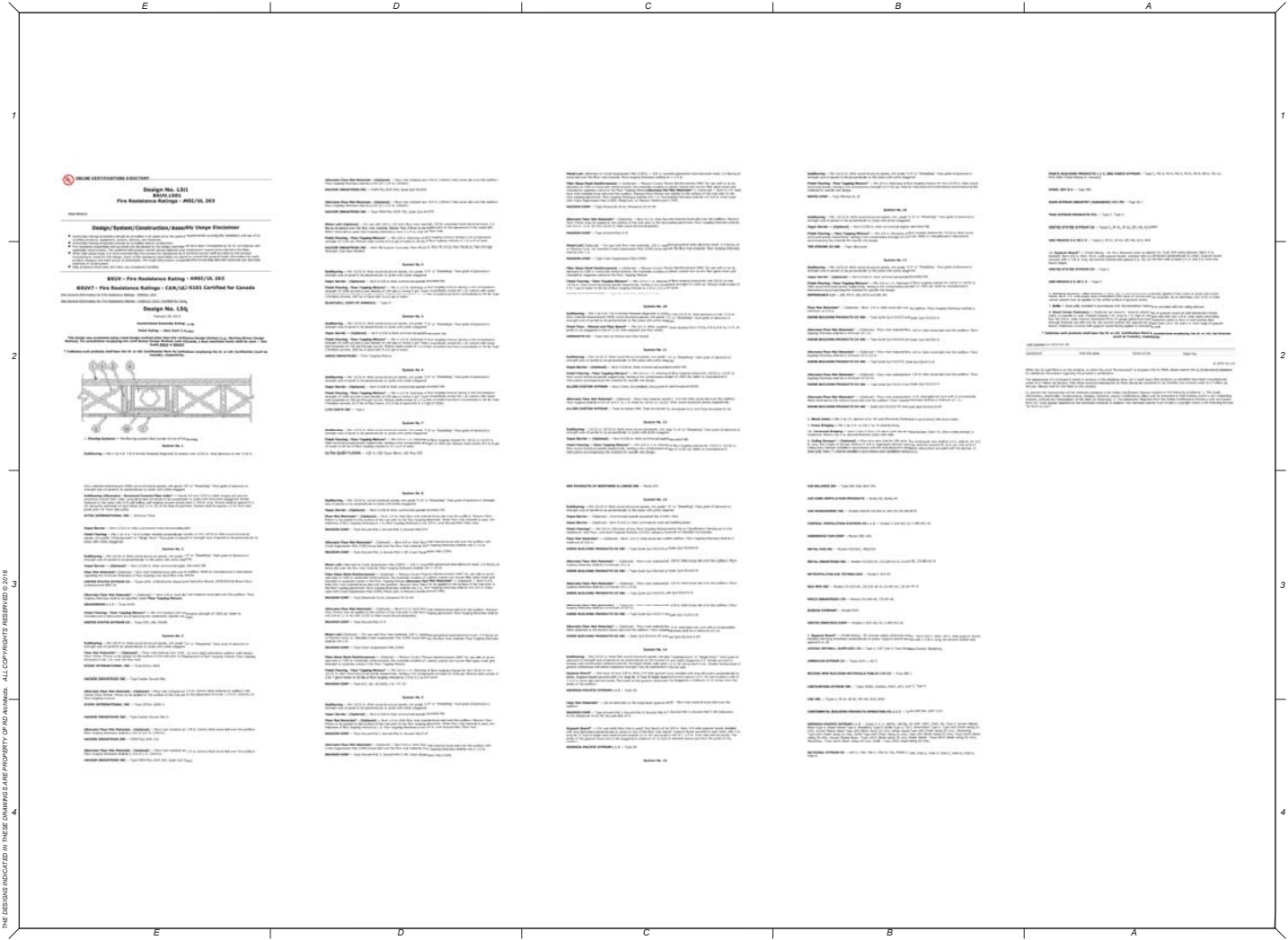
SCALE:
SHEET NO:

A-3

2/18/2018 4:26:02 PM

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PROJECT

1330 Building
1330 13th Street, Miami Beach, FL 33139
PROJECT OWNER
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435 21st Street, Miami Beach, FL 33139

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STRUCTURAL ENGINEER

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CONSULTANT

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SECTION

SECTION
1330 Building
1330 13th Street, Miami Beach, FL 33139
PROJECT OWNER
NOTUS LLC
435 21st Street, Miami Beach, FL 33139

PERMIT SET

Issue	Issue Date	For
1	05.29.2018	Design Review Board
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DOCS

Project #: 1815.00
Drawn by: VNR
Approved by: VNR
SHEET INDEX

SCALE

A-7.1

SHEET NO.

A-7.1

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