

MIAMI BEACH

PLANNING DEPARTMENT 2016 FEB 11 PM 5:07
City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

CMB PLANNING DEPT

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

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

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

- | | |
|---|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input type="checkbox"/> DESIGN REVIEW BOARD | <input checked="" type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

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

2. THIS REQUEST IS FOR:

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

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

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

4. NAME OF APPLICANT Washington Squared Owner, LLC

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

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

Miami Beach

FL 33140

ADDRESS OF APPLICANT

CITY

STATE ZIP

BUSINESS PHONE # (305) 763-8457

CELL PHONE # _____

E-mail address: aj@turnbridgeequities.com

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

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

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Jim Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc. 161 Almeria Avenue, Coral Gables FL 33134

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # (305) 443-5206 CELL PHONE #

E-mail address: jwurst@nbww.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Michael W. Larkin, Esq. 200 S. Biscayne Blvd, Suite 850 Miami FL 33131

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # (305) 377-6231 CELL PHONE #

E-mail address: mlarkin@brzoninglaw.com

b. Matthew Amster, Esq. 200 S. Biscayne Blvd, Suite 850 Miami FL 33131

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # (305) 377-6236 CELL PHONE #

E-mail address: mamster@brzoninglaw.com

c. Morris Adjmi Architects, 60 Broad Street, 32nd Floor New York City NY 10004

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # (212) 982-2020 CELL PHONE #

E-mail address:

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

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

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [] NO
11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): _____ 138,714 _____ SQ. FT.
12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.
13. TOTAL FEE: (to be completed by staff) \$ 3,502.80

PLEASE NOTE THE FOLLOWING:

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

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

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

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

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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DAD C

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

ANDREW JOBLON

PRINT NAME

[Signature]

SIGNATURE

Sworn to and subscribed before me this 8TH day of FEBRUARY. The foregoing instrument was acknowledged before me by ANDREW JOBLON, MANAGING MEMBER WASHINGTON SQUARED OWNER, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

[Signature]
AURELIA ABREU-MORUZZI
NOTARY PUBLIC
PRINT NAME

My Commission Expires:



POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

ANDREW JOBLON, MANAGING MEMBER

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 3rd day of FEBRUARY, 2014. The foregoing instrument was acknowledged before me by ANDREW JOBLON MANAGING MEMBER WASHINGTON SQUARED OWNER LLC who has produced KNOW as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires.

[Signature]
NOTARY PUBLIC
AURELIA ABREU-MORUZZI
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME
NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT
% OF STOCK

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

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

DISCLOSURE OF INTEREST

1. CORPORATION

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

Washington Squared Owner, LLC

CORPORATION NAME

NAME AND ADDRESS

See Exhibit A

% OF STOCK

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

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

NOTE: Notarized signature required on page 8

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

DISCLOSURE OF INTEREST

2. TRUSTEE

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

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. PARTNERSHIP/LIMITED PARTNERSHIP

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

N/A

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

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

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

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

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

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

[Signature]
 SIGNATURE

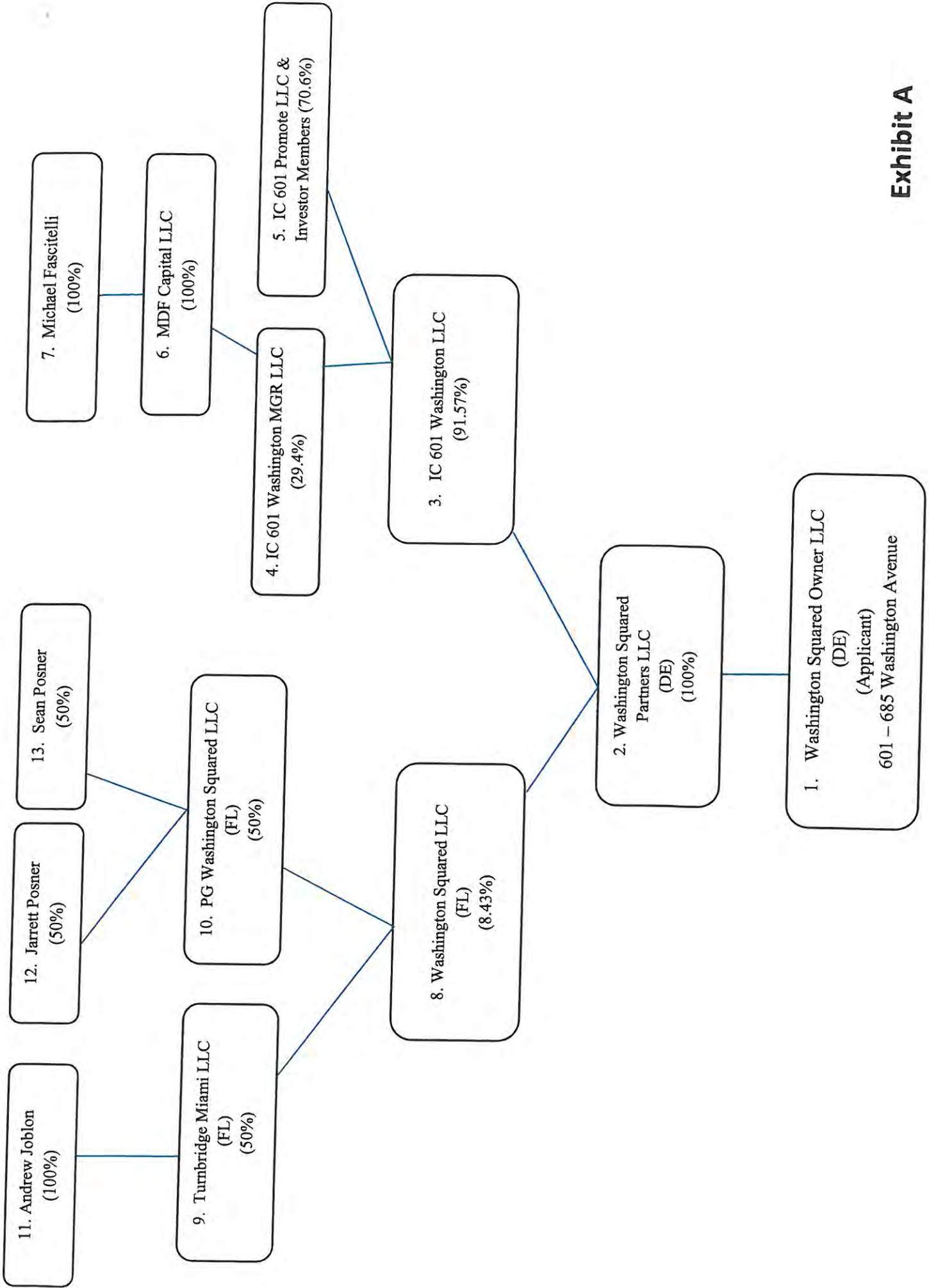
Sworn to and subscribed before me this 27th day of FEBRUARY, 2016. The foregoing instrument was acknowledged before me by ANDREW JOBLIN, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



[Signature]
 NOTARY PUBLIC
AURELIA ABREU-MORUZZI
 PRINT NAME

My Commission Expires:



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

Washington Squared Owner BTRs

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

Washington Squared Owner BTRs

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



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$766,575	\$63,120	\$9,729

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

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

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

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

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

Version:

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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

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

This Receipt may be transferred:

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

Additional Information

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

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

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

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

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

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



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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

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

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

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

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

This Receipt may be transferred:

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

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

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

Storage Locations

TRADE ADDRESS: 601 WASHINGTON AVE

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

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

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

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

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





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$437,520	\$129,010	

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

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

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

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

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

Version:

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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: MAJ MANAGEMENT, LLC D/B/A RACHEL'S STEAKHOUSE AND CA RECIPT NUMBER: RL-10002530
 IN CARE OF: Beginning: 10/01/2012
 ADDRESS: Expires: 09/30/2013
 Parcel No:

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

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

This Receipt may be transferred:

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

Additional Information
 Conditional Use file# PB 1875.

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

TRADE ADDRESS: 619-623 WASHINGTON AVE

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

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

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

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



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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

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Additional Information

287 Restaurant
 228 Lounge
 14 Waiting Area
 9 Cognac Lounge

538 TOTAL OCCUPANT LOAD, BMS0902746
 Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

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

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

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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: MAJ MANAGEMENT LLC D/B/A SAN ANGEL BAR
 IN CARE OF:
 ADDRESS:

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

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Additional Information

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

Storage Locations

TRADE ADDRESS: 619-623 WASHINGTON AVE

Code	Certificate of Use/Occupation
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE

NIGHTCLUB LOAD FEE	227
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$434,820	\$132,500	

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

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

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

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

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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: **SOUTH BEACH CAFETERIA & RESTAURANT**
 IN CARE OF: **MARZAR CHAVEZ**
 ADDRESS: **625 WASHINGTON AVE**

RECEIPT NUMBER: RL-10000865
 Beginning: 10/01/2014
Expires: 09/30/2015
 Parcel No: 0242030040830

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

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

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

FROM: CITY OF MIAMI BEACH
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 MIAMI BEACH, FL 33139-1819

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



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: ROTELLA AMUSEMENT, INC.
IN CARE OF: ---
ADDRESS:

RECEIPT NUMBER: RL-10000356
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0242030040830

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

Additional Information
625 Washington Av. South Bch Cafe Rest.
1 Pool tables
2 Juke Boxes
Decal #20140001 -#20140003 for Fiscal Year 2013-2014

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

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

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

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

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PERMIT No 1525



Bcu1400961

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

RECEIPT NUMBER: RL-10007802
Beginning:
Expires:
Parcel No: 0242030040830

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

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Additional Information

Storage Locations

TRADE ADDRESS: 625 WASHINGTON AVE

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

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

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

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





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

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

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

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

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

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

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Version:

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **STEIN'S INC**
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-87002892
Beginning: 10/01/2011
Expires: **09/30/2012**
Parcel No: 0242030040850

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

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

Additional Information

Storage Locations

TRADE ADDRESS: **633 WASHINGTON AVE**

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

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

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

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

STEIN'S INC





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$81,825	

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

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

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

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

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Version:

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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Additional Information

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

TRADE ADDRESS: 637 WASHINGTON AVE

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

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

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

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ALLAN MANNARELLI



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: **DSF UNLIMITED, LLC DBA DADDY'S SOUL FOOD**
 IN CARE OF: DANIELLE KELLEHER
 ADDRESS:

RECEIPT NUMBER: RL-10004391
 Beginning: 10/01/2010
 Expires: **09/30/2011**
 Parcel No: 0242030040840

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

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Additional Information

RESTURANT "DADDY'S SOUL FOOD"
 TOTAL OCCUPANT LOAD = 90 (BMS1101738)
 TOTAL EXITS = 2
 RESTAURANT ONLY ON THE FIRST FLOOR, AND THE KITCHEN.
 SECOND FLOOR NOT TO BE USED AS PART OF THE RESTAURANT.
 Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

Code	Certificate of Use/Occupation
btrapp transf	BUSINESS TAX RECEIPT APPLICATION FEE TRANSFER

CERTIFICATE OF USE	900
# OF SEATS	60
OCCUPANCY LOAD	90
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

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

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DANIELLE KELLEHER



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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

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This Receipt may be transferred:

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

Additional Information

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

Storage Locations

TRADE ADDRESS: 637 WASHINGTON AVE

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

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

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

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





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$943,737	\$144,350	

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

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

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

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

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

Version:

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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Additional Information

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

Storage Locations

TRADE ADDRESS: 655 WASHINGTON AVE

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

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

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

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PERMIT No 1525

KM CLUB LLC





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/8/2016

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



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

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$1,830,640	\$757,259	

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

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

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

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

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Version:

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SANDEL BEACH CORP D/B/A MANOLO, CHURROS, PIZZA & MUC RECEIPT NUMBER: RL-10001655
 IN CARE OF: Beginning: 10/01/2014
 ADDRESS: Expires: 09/30/2015
 Parcel No: 0242030040870

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 685 WASHINGTON AVE

Code	Certificate of Use/Occupation
016400	RESTAURANT / BARS

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

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

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



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

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

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

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

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This Receipt may be transferred:

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

Additional Information

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

Storage Locations

TRADE ADDRESS: 685 WASHINGTON AVE

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

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

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

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





BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@BRZoningLaw.com

VIA HAND DELIVERY

February 11, 2016

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

Re: Request for Planning Board Approval of a Conditional Use Permit for the Properties located at 601 - 685 Washington Avenue

Dear Tom:

This law firm represents Washington Squared Owner, LLC (the "Applicant") in its application concerning the seven adjacent parcels located at 601, 619, 623-625-627, 633, 637, 655 and 657-685 Washington Avenue (collectively the "Property"). Please consider this letter the Applicant's letter of intent in support of a Conditional Use Permit allowing new construction in excess of 50,000 square feet and operation of a Neighborhood Impact Establishment (NIE) with outdoor entertainment in connection with a mixed-use hotel development on the Property.

Property Description. The Property is comprised of approximately 69,437 square feet (1.59 acres) located on the entire eastern block of Washington Avenue between 6th and 7th Streets. The Washington Avenue corridor in this area supports mainly commercial uses. The Property's seven parcels are identified by Miami-Dade County Folio Nos. 02-4203-004-0810, -0820, -0830, -0850, -0840, -0860 and -0870. The Property is located within the City of Miami Beach ("City") Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial, Medium Intensity ("CD-2"), a zoning district allowing hotels as a main permitted use and NIEs as a conditional use. Further, the CD-2 zoning district provides recently adopted development incentives for the Washington Avenue corridor in which the Property is located. The Property is currently improved with ten buildings that were constructed between 1925 and 1939. All of the structures except for one (619

Washington Avenue) are listed as “contributing” buildings in the City’s Historic Properties Database.

Proposed Development Program. The Applicant proposes a 7-story mixed-use development on the Property with ground floor retail and second floor parking level in a 2-story podium spanning the entire block and a 5-story, Z-shaped hotel tower located above the podium at the southern half of the Property.

The proposal includes renovation and restoration of the historic exteriors of the majority of the existing contributing structures. Located mid-block on the ground floor, a landscaped breezeway running completely through the building will provide open air pedestrian access between Washington Avenue and Collins Court, and entry into the 1st-floor hotel lobby. The western half of the breezeway will be approximately 2-stories tall and west end of the breezeway will have a decorative portico structure.

The podium’s entire 2nd-story will contain vehicular parking spaces that will be setback from the ground floor retail and heavily landscaped to screen the parking. The parking level will be operated by a valet service and the majority of the spaces will be triple-stacked. The ingress-egress will be located along Collins Court. Additional landscaped areas will be placed at the base of the hotel tower, creating a green roof on the podium.

The hotel tower will be composed of reduced-sized hotel rooms as permitted by the Washington Avenue incentives. To complement the smaller hotel units, the hotel project will feature a unique recreational amenity level on the northern half of the 3rd floor. This recreational space will be open to the public and, located from south to north, will include an indoor restaurant, an outdoor café, a pool deck and swimming pool and a terrace area. The pool deck and terrace areas will also include two bars, cabanas and lawn chairs, provision for DJ and live music, and back-of-house areas. The amenity deck will be lushly landscaped to provide a tropical atmosphere and beautify the neighborhood.

The outdoor entertainment provided by either DJ or live music will cease operation at 8 PM daily. Entertainment may continue inside the restaurant until 1 AM. Multiple small speakers distributed appropriately throughout the amenity deck and a secure, password protected sound system will be installed under the guidance of an acoustical expert to properly maintain all sound on the Property without adverse impact to the neighboring properties.

Conditional Use Requests. As the total size of new construction exceeds 50,000 square feet, the project requires conditional use approval from the Planning Board pursuant to Section 142-303(a)(10) of the City Code ("Code"). In addition, given that the large outdoor amenity area includes food and beverage uses that serve alcohol and are open to the public with an occupant load greater than 299, Code Section 142-303(a)(12) requires that the project receive conditional use approval for the operation of an NIE.

(i) General Guidelines for Conditional Uses. Pursuant to Code Section 118-191(a), review and approval of conditional uses includes evaluation of the proposed use in relation to the following guidelines:

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

A mixed-use commercial project with on-site parking is not only consistent with the comprehensive plan and permitted by the underlying CD-2 regulations, but this type of development is specifically contemplated by the City's Washington Avenue Master Plan (the "Master Plan"). Accordingly, the project utilizes several zoning incentives that were amended into the CD-2 zoning regulations in 2015 as a result of the recommendation by the Washington Avenue Blue Ribbon Panel.

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

The construction of the project is not expected to have any negative impact in excess of the thresholds of level of service provided for in the comprehensive plan. Further, there is an identified parking deficit with regard to the areas closest to Washington Avenue. This project will satisfy its own required parking supply, and will also provide desired retail and hotel uses along a mass transit corridor. A traffic study included with the application materials concludes that the proposed project will not adversely impact the traffic in the area.

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

All of the improvements to the structure and development of the Property will require Historic Preservation Board approval, which the Applicant will subsequently file, and will be consistent with the City's LDRs. The hotel will utilize newly adopted development incentives concerning requirements for off-street parking and minimum unit sizes when providing increased amenities. This composition is representative of a

trend in hospitality for smaller hotel rooms and larger common areas. Enhanced public spaces, measured design guidelines and opportunities for mass transit serve to offset the smaller room sizes and provide a mixed-use combination appropriate for Washington Avenue.

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

The existing conditions and prior night club uses of the buildings have been poor and unattractive, and detract from the historic nature of the structures and diminish the vibrancy of the neighborhood. In addition, declining standards for maintenance and cleanliness on Washington Avenue have attracted unfavorable types of visitors to the commercial corridor. This innovative redevelopment will benefit the community by serving as a catalyst project to revitalize Washington Avenue and clean up its streetscape. The tasteful architecture and enhanced pedestrian experience will attract retailers and spur daytime foot traffic. The new uses created will generate jobs and increase the tax base, thereby stimulating the local economy and jumpstarting consumer activity all along Washington Avenue.

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

At present, insufficient parking along Washington Avenue discourages retail customers. The Applicant will provide ample off-street parking spaces onsite for use by all land uses on the Property. Multiple drop-off curb cutouts are located along Washington Avenue for operation of the 24/7 valet parking system (self-parking is not contemplated for the project). Valet drivers will then park cars on the 2nd level, which is accessed via an entrance ramp located on Collins Court and adjacent to the loading dock. In addition to the 2nd level that is completely devoted to vehicular parking, a bicycle parking parklet will be located on the Washington Avenue sidewalk.

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

The Applicant's design team has taken great care to design a quality project that will provide for the safety and security of the entire area. The Applicant will be implementing all necessary tools to mitigate any potential harmful effects, including operational constraints such as limited hours and sound system controls. Building and façade articulation ensure a beautiful development that is compatible with the historic district and with the ground level contributing structures below. The taller levels of new construction are defined by substantial setbacks offset from the ground level frontage. Furthermore, the existing, historic façades of the expansive street level

frontage will be restored and upgraded. The redevelopment protects the buildings' architectural integrity and will only enhance Washington Avenue's pedestrian-oriented streetscape. Dramatic landscaping will animate the right-of-way, and continue up the building's façades and rooftop, including large canopy trees and character sabal palms.

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

To the contrary, the Washington Avenue corridor presently lacks both hotel uses and mixed-use projects. The Master Plan has highlighted Washington Avenue as an ideal location to introduce this type of redevelopment, as it will pose a positive impact on the surrounding neighborhood.

(ii) Supplemental Review Criteria for New Construction. Pursuant to Code Section 118-192(b) of the Code, the Planning Board's review of an application for conditional use for new structures 50,000 square feet and over considers the following supplemental review guidelines:

(1) Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.

The Applicant has submitted a business operations plan with the application materials that provides all pertinent operational characteristics and the plan ensures compatibility with the neighborhood. In addition to the main hotel use and its accessory uses on the 3rd-level, the mixed-use project will consist of several ground floor retail bays that will operate at various hours that are appropriate for the CD-2 district. While outdoor entertainment open to the public is proposed for the hotel's 3rd-floor pool deck, the Applicant proffers a condition that this outdoor entertainment ceases at 8 p.m., seven days a week.

(2) Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.

Unlike the existing businesses which currently operate loading service in the alley, the Applicant will utilize internalized, loading onsite. Delivery trucks will access the four large loading bays from Collins Court. These bays are entirely enclosed inside the Property and off of the right-of-way, with private access to the individual retail uses provided through a service corridor not utilized by the public. Temporary loading space will also be provided on a select portion of Collins Court as well. The provision of off-street loading is an improvement to existing conditions and will serve to mitigate the impact of new commercial uses.

(3) Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.

The nearby area contains numerous tall buildings of similar scale and massing, including to the south and east of the Property. While the Applicant proposes an entertainment use open to the public, the outdoor pool amenity will be located on the 3rd level, close by 8 p.m. and have a properly managed and controlled sound system. Additional entertainment hours inside the restaurant will cease at 1 a.m. This serves in contrast to the long-term entertainment uses, such as nightclubs, on Washington Avenue that are less favored because they are located at street level and primarily operate at nighttime into the early hours of the morning. The street level uses proposed by the project will provide goods and services during the daytime and therefore are consistent with the City's vision for the area. The high quality development and street activation are in line with the desired direction for investment in Washington Avenue, and the project's size is consistent with the taller buildings already existing in the immediate vicinity. The hotel tower's unique design ensures that the project's massing does not impact the context and scale of the surrounding built environment.

(4) Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.

A parking plan has been included along with the traffic study. The 2nd-story parking level, containing 259 spaces, mostly in triple-stack format, is setback further from the ground floor retail level and an attractive, decorative landscaping screen will buffer the interior parking from outside view. Adequate parking is provided onsite, and it will be operated entirely by valet. Visitors to the Property can leave their vehicles at valet stands on Washington Avenue or near the entrance to the parking garage ramp in the rear on Collins Court.

(5) Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.

The well-designed ground floor pedestrian access via the centrally located, two-story promenade will provide midblock street connectivity that has not previously existed on the Property and is important in this urban neighborhood. A second entrance for the public will be located near the northeast corner of the building, allowing access to and from the amenity level. Vertical circulation will be supported by several elevators and stairwells, including ADA accessible facilities.

(6) Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.

Safety on the Property will be maintained by onsite hotel security personnel, as well as a comprehensive security system employing video camera monitoring within all areas throughout the Property.

(7) Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.

The Applicant has engaged a traffic engineer to determine the effect of the project on the roads and traffic. The report produced by Traf Tech Engineering, Inc. has been submitted with the application. The Applicant will work with City staff to address any and all service levels and concerns that may arise.

(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

At present, loading occurs in the Collins Court alley way and even on Washington Avenue. The Applicant proposes an off-street loading area, which will serve to buffer noise and visual impacts. Much of the loading will occur within the building's enclosed, concrete walls, thus noise impacts will be minimized. Other safeguards will be

employed to dampen and control noise from these operations, including limiting the hours.

(9) Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.

The Applicant will contract with a waste collection company for refuse collection as needed during daytime hours only. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

(10) Whether the proximity of the proposed structure to similar sized structures and to residential uses creates adverse impacts and how such impacts are mitigated.

The project is not larger in size to certain existing structures and approved projects along this area of Washington Avenue, and its unique design reduces the tower's presence when viewed from the street. Residential uses are not immediately adjacent and the City's multilevel parking garage is located behind the Property across Collins Court. In addition, the hotel's operational plans will serve to reduce any adverse impacts from its outdoor uses.

(11) Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

This urban, mixed-use area has been specifically designed to promote pedestrianism, shopping, and dining. A hotel project with tourist guests will only benefit the existing commercial retailers along Washington Avenue.

- (iii) Supplemental Review Criteria for NIEs. Pursuant to Section 142-1362(a) of the Code, the Planning Board's review of an application for an NIE considers the following supplemental review guidelines:

(1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.

The ground floor retail uses will have primarily daytime operational hours and the restaurant's hotel will provide three-meal service. As previously noted, all

entertainment will be properly controlled through a sound system approved by an acoustical expert. Entertainment on the 3rd floor outdoor pool amenity area will cease by 8 p.m. and indoor entertainment in the restaurant will end by 1 a.m. The Applicant has submitted a business operations plan with the applicant materials that describes the hours of operation, number of employees, sample menu items, goals of business, security issues, and deliveries and collections.

- (2) A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed.**

The Applicant has submitted a parking plan and information regarding the valet parking service and off-street automobile storage provided in the onsite 2nd level garage within the Property. The ingress-egress to the parking level is from Collins Court at the rear of the Property. Additional drop-off areas will be located along Washington Avenue and 7th Street.

- (3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.**

The main entrance to the hotel lobby is through the central breezeway, coming from either Washington Avenue or Collins Court. Elevators by the lobby take guests and the general public to the 3rd level amenities, which include the indoor restaurant and outdoor café, pool and pool deck and terrace area, and continue into the hotel tower to take guests to their rooms. Ample space is provided in the hotel lobby and the restaurant to accommodate patrons. Employees will monitor occupancy and manage the crowd, advising patrons that the venues are full and to return another time as necessary. A second entrance to the amenity level will allow the general public and hotel guests to access from the northeast corner of the Property. Ample space exists on the amenity level to accommodate patrons. Employees will also monitor the crowd and advise patrons as necessary to return later due to full capacity.

- (4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.**

Security cameras will be located at all entrances and perimeter areas. Locks will be fitted at key access points around the exterior of the Property and throughout the interior of the Property to ensure security. Restaurant and bar staff will be assisted by

hotel security in preventing underage alcohol consumption by verifying the age of patrons.

(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

The Applicant has submitted the aforementioned traffic study by Traf Tech Engineering, and will continue to work with the City to address any traffic concerns through the peer review process.

(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

The trash area is located along the service corridor on the east side of the Property and has direct access to Collins Court through the garage entrance. The Applicant will contract with a waste collection company for refuse collection as needed during daytime hours only. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.

Following the specifications of the submitted noise study by AudioBug, Inc. will enable the Applicant to strategically install small speakers throughout the pool deck, in order to ensure that the music playing for hotel guests and the public does not permit excessive noise to emanate from the Property. Importantly, the outdoor entertainment on the amenity deck will cease at 8 p.m. so as to prevent any nighttime impacts. The amenity level will be designed with landscaping and architectural features that will attenuate visual and audible noise. These include lush landscaping like large scale flowering trees, giant sabal palms, and trellises covered with fragrant vines, tent structures to provide shading, and water features that create white noise.

(8) Proximity of proposed establishment to residential uses.

The Property does not abut nor is it located within close proximity to residential uses. The City's large parking garage and the MXE zoning district abut the Property to the rear (east). Wide streets surround the Property on three sides and the other adjacent

Thomas Mooney, Planning Director
February 11, 2016
Page 11

properties are commercial uses. Nevertheless, the Applicant is respectful of its neighbors and has been proactive in designing the use so that noise is contained onsite.

(9) Cumulative effect of proposed establishment and adjacent pre-existing uses.

The proposed outdoor entertainment use on the amenity deck is important for the hotel concept and will add to the character of this area. Enabling the hotel to contain this amenity will contribute to its commercial success and also bring foot traffic and visibility to the street level retail uses. The entertainment use is an integral element of a mixed-use hotel project that is consistent with the Master Plan's vision for Washington Avenue.

Conclusion. We believe that the approval of the proposed request will promote quality infill redevelopment and reuse of historic properties. In concert with the incentives of the Master Plan, the project refocuses the pedestrian environment of Washington Avenue, with high quality, mixed-use building design above. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,



Matthew Amster

cc: Andrew Joblon
Michael W. Larkin, Esq.
Justin Karr, Esq.



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

January 5, 2016

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

Re: Property Owners List within 375 feet of:

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

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

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

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

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

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

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

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

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

Sincerely,

Rio Development Resources, LLC

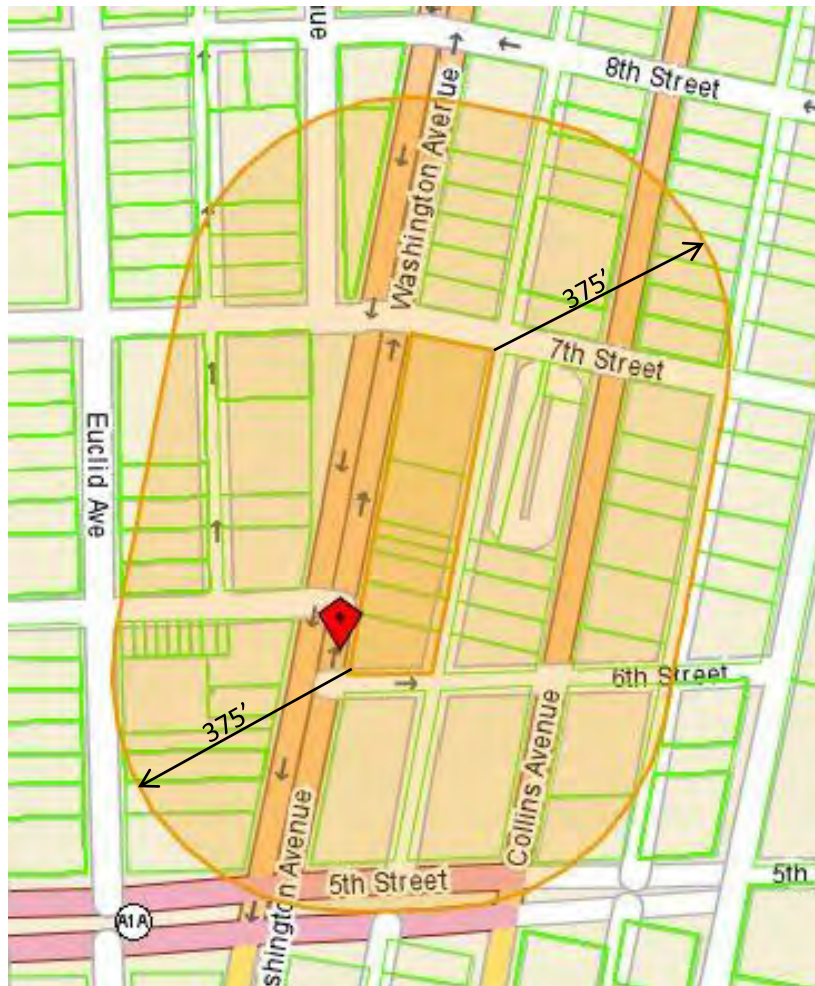
A handwritten signature in blue ink, appearing to read "D. Rio".

Diana B. Rio

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

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

375' RADIUS MAP



SUBJECT: 601 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-004-0810

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SUBJECT: 619 Washington Avenue, Miami Beach, FL 33139

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LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

SUBJECT: 633 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-004-0850

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

SUBJECT: 637 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-004-0840

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

SUBJECT: 655 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-004-0860

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

SUBJECT: 685 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-004-0870

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34

Name
ABDEL RAFEEK
GEORGES ABITBOL TRS SYLVAIN ABITBOL TRS
JOHN KIERSNOWSKI
R PIOTROWICZ
WALTER PYREN JOHN PYREN
CLARK P SCHNEIDER &W 31 RANDOLPH AVE
MARIA EUGENIA BOTTI
VALENTINA SANGES
JUAN BORIS JULIO SUMAR PUPPO JORGE CHAVEZ 599 DPTO. 603
ROBIN PAULEY 62 NEW CALEDONIAN WHARF
11 LOVELL DRIVE LLC
536 WASHINGTON LLC
55 THOMSON ST INVESTMENTS LP C/O HOLD-THYSSEN INC
600 COLLINS LLC C/O FUNARO AND CO
616 COLLINS ASSOCIATES LLC JOSEPH KLEIN
701 SOUTH BEACH LLC C/O RONALD H KAUFFMAN
713COLLINS38 LLC
730 PENNSYLVANIA LLC
735 COLLINS LLC C/O JENEL MANAGEMENT CORP
ACH COLLINS LLC COLLINS PROPERTIES LLC
ADAM J WECHSLER SCOTT HOWARD WECHSLER
AGNESE INC
ALEJANDRO J GUTMAN
ALESSIO LOLLI
ALEX ZELEDON CLARIMAR ZELEDON
ALVARO A GICHARD JTRS HUGO BASTIDA JTRS
AMADA SEMEDO JOSE ALBA SEMEDO
ANDREA TOLEDO HELLOT
ANDREW VERBIC
ANGLERS VENTURE SUB LLC C/O KIMPTON HOTEL & RESTAURANT GR
ANTONELLA BALDI C/ JETSET GROUP
APOGEE CAPITAL INVESTMENTS LLC
ARMONIA GEJO
ATA BEACH CORP C/O CJELAW
AVIV IFRAH WILLIAM S POLLAK
BAHADOR MOINIAN AFSANEH GOODARZPOOR
BANK OF AMERICA NA
B&C COLLINS AVE LLC
BEACH OKO LLC
BEANHEAD INVESTMENTS LLC
BEATRICE BASSO
BELKIS ESTELA CALLEGARI DOMINGO JULIO CALLEGARI
BENNY LLC
BEN RIEGEHAUPT LE REM SARIT GRUBERG
BERACHA 72 LLC C/O ISAAC BENMERGUI P A
BERNARD RUDLER REGINE RUDLER

B & F PROPERTIES 1 LLC
BLANCA DOCINA FRANCISCO LEON
B LESLIE SCHARFMAN B LESLIE SCHARFMAN REV TRUST
BORIS BLECIC
BRENT WALTER LATHAM
BRIAN J KIEDROWSKI
CANDIDA LANGSDALE LE REM GUY BARD LANGSDALE
CARLO MARIA FERRARA
CARLOS ANDRES VAZQUEZ
CARLOS H MATEU
CARMEN JIMENEZ DE MALIBRAN JTRS ELOISE JIMENEZ JTRS
CARMEN M CAMPO JTRS MARC RENE FERNANDEZ JTRS
CAULFIELD AND CARRAWAY LLC
CAULFIELD AND CARRAWAY LLC
CAULFIELD AND CARRAWAY LLC
CHARLES AFTON
CHRISTIAN MULLER EDALIRA MARIA CARLOS MULLER
CHRISTOPHER MADER
CLAIRE RICARD
CLIFFORD SELBY MARIE SELBY
COLLINS 409 INC C/O ANDREA VITELLOZZI
COMAZE FL LLC
CONSTANCE MOLLICK TRS EMILIO FAMILY 2015 IRREVOCABLE TR
COOKIES & CRACKERS CORP
DAVID LEBRON
DAVID W RIGGS
DINA LEZNOVA
DIPESH PATEL RAVINDER SODHI
DOLORES M ARIAS TRS MAXIMO ARIAS TRS
DOMENICO ITA LLC
DORA BELLORINI LE REM CARMELINA MANFREDI
DORKIS ALVAREZ CURA
DORKIS ALVAREZ CURA
D & R DESIGN DISTRICT LLC
EDUARDO J ELIZONDO JTRS HILDA ELIZONDO JTRS
ELENA MIAMI BEACH LLC
ELETTI USA CORP
ELISSA TRUMAN
ELLEN CHOI JACOB OH
ENF OCEAN TRADING LLC
ENZA MB LLC
EOSII AT 555 WASHINGTON LLC C/O KBS REALTY ADVISORS LLC
ERNEST BLUM LOIS BLUM
EUGEKA LLC
EYAL PASTERNAK
FACE INVESTMENTS LLC
FEDERAL NATIONAL MORTGAGE ASSN

FLAMINGO BAYSIDE LLC
FOR EXPORT VACATIONS LLC
FRANCISCO CABRAL JTRS ELIZABETH J JORDAN JTRS
FRANCOISE C CAPDEBOSCQ
FRANCO ROLANDO
FRECKLED RED INVESTMENT LLC
GABRIEL A INFIESTA TERESA INFIESTA
GAIA PROPERTIES LLC
GEORGE M JONES TRS GEORGE M JONES REVOCABLE TRUST
GLORIA TERESA S TEME DE BORDA
GPMIA LLC
GREAT MOUNTAIN INC C/O FINLEY BOLOGNA INTERNATIONAL
GUIA GRYNSPAN JTRS DAFNA GRYNSPAN JTRS
HABITAT PLUS MIAMI LLC
HAMPTON 505 LLC
HAMPTON ON WASHINGTON AVENUE C/O ASSOCIATION LAW GROUP P L
HAMPTON W8 LLC
HARRIET DANNIN BETH HINDIN
ISRAEL M LANDAU LE REM YAGIL LANDAU
ITALEMPIRE LLC
ITALEMPIRE LLC
JACOB ALKOV
JAMES KOTFAS
JAMES R THOMAS HEATHER A COOPER
JAMESTOWN PREMIER 727 COLLINS AVE C/O JAMESTOWN LP
JAMESTOWN PREMIER 736 COLLINS C/O JAMESTOWN L P 1 OVERTOWN PK
JAMESTOWN PREMIER 755 WASHINGTON AVENUE LLC
JANE SHIRLEY EAGLESON
JANINA DOMAGALA LE REM JOSEF K DOMAGALA
JERUCHAM F GOLDBERG GOLDBERG TRUST
JOHN B MORGAN
JOHN H FORD
JOHN MAHONEY MAUREEN MAHONEY
JOHN TORTORELLA HELEN TORTORELLA
JOSE ANTONIO GARCIA MIRIAM R GARCIA
JOSEF BARNES
JOSE M GONZALEZ MARIO HIDALGO
JOSEPH GUSTAVO TERRAZAS CAROLE ZAKKAK TERRAZAS
JOYCE C BOGGERSON
JUAN CARLOS DEL SOL
JUAN H VECCO TRS JUAN H VECCO REVOCABLE TRUST
JULES R BRICKER TRS JULES R BRICKER REVOCABLE TRUST
KARA E CALLAHAN & ANDREW R GRAHAM
KINGSTON AND KROMWELL LLC
KINGSTON AND KROMWELL LLC
KINGSTON AND KROMWELL LLC
LATITUDE SUN LLC

LILIAM M MARTINEZ
LINDA LOU WHITE TRS LINDA LOU WHITE FAMILY TRUST
LION 590 LLC
LISANDRO EUGENIO ROLDAN TRS ROLDAN FAMILY REVOCABLE LIVING TR
LLOYD WARMAN
MAJESTY CROWN LLC
MAMTAMOEXA LLC
MANUEL LOPEZ PRIETO
MARCELO FRANCISCO FERRARO DAVID M DOS SANTOS
MARCO ZANNA
MARIA GABRIELA JOVEL
MARIA LUISA GHINI
MARIA V TAMERON
MARIO MANCUSO LEOPOLDA L MANCUSO
MARK ANDREW SALINAS JENNIFER LYNN JOHNSON
MARK F KUFEL
MARTHA AGUIAR LE REM RUBEN L OSES
MARTIN WISCHHUSEN JTRS MIA MAARIT SHAUGHNESSY JTRS
MATTHEW D WHITE TRS THE DOROTHY C WHITE INCOME
MATTHEW J DEGENNARO JTRS CHRISTIAN A LARSEN JTRS
MDHI FOUR LLC
MIAMI 6305 INC
MIAMI DREAM PROJECT LLC
MIAMI GUEST HOUSE LLC
MICHAEL C WOOD
MICHAEL DALIS
MICHAEL J PARKER
MICHAEL S KAPLAN ELLEN B KAPLAN
MICHAEL SOLARI JOHN THOMPSON
MICHELE MERLO
MILACLA LLC
MILLENNIUM UNITED USA LLC
MIRIAM N ASSUERO LE REM OFELIA ASSUERO
MONACCO EXCLUSIVE RENOVATION LLC
MOONLIT LLC C/O KEYSTONE PROPERTY MGMT
NAVAN & GLAC LLC
NC INVEST LLC
NICOLA V LO PRESTI JTRS KIMBERLY LO PRESTI JTRS
NORBERTO M TROBO FABIANA BENAVIDES
NORMA MEDINA
OPADREAM LLC
OTTAVIO LOPRESTI ANDREANA LOPRESTI
OXANA SHOLOKHOVA
PAMELA AVELLI
PARASKIEWIA PALCZAK
PASCAL HALFON KIKI PATRICK HALFON
PAUL VARNAVA

PCUBE DOMAS INC
PEDRO FERREIRA DOS SANTOS
PENN 608 LLC
PHILIP COBB EDWARD TURK
PHILIPPE L DUPONT MONIQUE B DUPONT
PRESENT LIGHT HOLDINGS LLC
RAMI AFIFI
RAUL A COSSIO
RICHARD LOERKY LE(JTRS) REM ERIKA MOSIER (JTRS)
RICHARD SHIH
RICK SHERMAN CELIA SHERMAN
RODOLFO CARDOSO
RONALDO C SOARES MARQUES TRS RONALDO C SOARES MARQUES AND
RONALD ZELHOF CARLA ZELHOF
ROOSEVELT 26 LLC
ROSANE FONSECA DO AMARAL
RTV INT LLC
SANDRA BOLOGNA
SANGIOVANNI INC
SANTOS JOMAR LLC
SEC & TAT LLC
SHEROB 15 LLC
SIGSUG LLC
SOBEGOOD LLC
SOBE HOLDING LLC
SOBE VILLAS LLC ARON L AIZENSTAT
SOGOL AFSHARJAVAN (CUSTDN) FOR DORSA AFSHARJAVAN (MINOR)
SOLE BELLO REAL ESTATE CORP C/O RGPA
SOLOMON TOMBERG TRS SOLOMON TOMBERG REV TR
SONIA PLANSON
SOPHIA IOANNIDIS
STEFANIE EPSTEIN
SULLY HOLDINGS IV LLC
SZD LLC
TERESITA LORENZO LE REM BARBARA GONZALEZ LORENZO
THE ISLANDER BA CORP
THOMAS FRATACCI FABIENNE FOURQUET
TODD BRAVERMAN
TOMMASO BILOTTA FLORIANA CANCELLI
TOTALITY RE USA LLC
TROY A BERRY
VALENTINA KHAMZINA
VALERIO PERFETTI
VALIER REALTY LLC
VIDOCQ INVESTMENTS LLC
VVG REAL ESTATE INVESTMENTS LLC
WALTER MAKSIMOVICH LE REM ANDREW MAKSIMOVICH

WALTER WASENDA KRYSZYNA E WASENDA
WASABI SKYLARK LLC
WASABI SKYLARK LLC C/O LISA PEARSON PA
WASHINGTON SQUARED OWNER 700 LLC
WASHINGTON SQUARED OWNER LLC
WELLCOME INVESTMENT LLC
WILLIAM G BOUCHER MARTHA M BOUCHER
YANESLIAN LLC C/O MANUEL J VADILLO
516 WASHINGTON AVE APARTMENTS INC
601 COLLINS LTD
615-5TH STREET CORP
710 LLC
710 WASHINGTON LLC
750 COLLINS LC
758 WASHINGTON AVE LTD LLLP
758 WASHINGTON AVENUE LC
758 WASHINGTON AVENUE LTD
ADAM A NEHME
ALBERT LERNER
ALBERTO J CASTRO
ALBERTO VELEZ CARMEN E VELEZ
ALEKSANDER RYSZKO
ALFONSO SALAS & FANNY ROSERO
ALI ALAVI
ANA TONELLI
ANDREA CECCONI
ANDREA RHULE
ANDREA V LEGGIERI
ANDRES KORDA
ANDREW WHARTON
ANELYS PINERA
ANGELA FISCHETTI
ANGELA SUAREZ
ANGLERS RESORT LLC
ANITA MILLER BERGIER
ANNA & ARTHUR RUSZCZYCKI
ANNA FARBANEC (LE) REM WALTER SWAHLA & OLGA CHAWANEC
ARMAND J LE BEAU
ARMANDO ALONSO
ASHFAQ AHMED
AUGUSTO & LUCIA SANDINO TRS
BEACH AN LLC
BELSON KEEM JR & IRWIN MORITZ
BENGE ENTERPRISES CORP
BIG TIME PRODUCTIONS INC
BLAZ KOS
BRUCE HOLBROOK LIVING TRS BRUCE HOLBROOK

CARIDAD PEREZ
CARLOS ALVAREZ
CARLOS DOBAL
CARLOS H DOBAL
CARLOS M CRUZ & MARIA R MURILLO
CARLTON JOHN GAMBLE
CARMELA BASCONE
CATINA LOTT
CHARLTON J WALDMAN & W ELLEN
CHRISTOPHER DELLISANTI
CITY NATIONAL BANK OF FL TR
CITY NATIONAL BANK OF FL TR
CITY OF MIAMI BEACH
C J ST CROIX LLC
CLAUDE CEFALU & W GERALDINE DARREN CEFALU
CLAUDE CEFALU & W GERALDINE & DARREN CEFALU JTRS
CLAUDIO M NOBILE
CLB ASSOCIATES LTD
COLLINS 1E LLC
CONGREGATION BINYAN DAVID INC
CONRAD RITTER
CSM COLLINS EQUITIES LP % RABINA REALTY
DAGMAR GRECO LUCIANO BOGNI
DALGIS PENIN
DANIELA M NICOLAI C/O AURORA ROTELLA
DANIEL A ROMITO
DANIEL CONNELL
DANIEL E CABRERA
DANIEL H ADDARIO & W GABRIELA L % MARCELO G ADDARIO/SOTHEBY'S RTY
DANIEL SAROL & IVETTE MARTINO
DANILO MONZON & W OLGA
DARA COOK NAIMA COOK
DAVID J MAURRASSE
DEAN CHURACK
DEAN MORRIS SOFIA MORRIS
DENIS KELLY
DENIS WILLIAM BEAUSEJOUR
DENNIS GIRARD & W LUZ & ALVARO E RIVAS
DIMITRI E SARTAN
DIOSMEL GONZALEZ
DORIN VINEARSCHI
DORON MAROM & W LIAT
EDEL GARCIA
EDWARD E DIPIERO & DAVID J DIPIERO & DEBORAH HUNKUS
EDWARD L REAGAN & W MARY I
EDWARD REAGAN & W MARY TORRES
EDWARDS A WELLS

ELISA GOSSELIN TR
ELOISA GIMENEZ
ELSY A OVALLE
EMANUELE NINFOLE
EMILIO ALIBERTI
EROS VIOLA
ESTABAN DOMASZCZUK
EUGENIO MOLINA &W GRACIELA BONTI
EURYS D GAMEZ GLORIA GAMEZ
EVELIO NAZCO &W EVELIA
FABIAN GONZALEZ
FABIENNE FOURQUET THOMAS FRATACCI
FIRST AMERICAN PROP INVEST CORP
FRANCISCA ESTELA RAMOS LE REM MARIA E RAMOS RIVERA & ETALS
FRANCISCO AGUIAR
FRANCISCO AGUIAR
GARY E FRIEDMAN ANDREA L DRESDALE FRIEDMAN
GARY ZIMMERMAN
GEORGE LAVALLEE
GEORGE M ZAMORA & ALBERT G ZAMORA
GEORGE REKBLATT SOPHIA REKBLATT
GEORGE & SOPHIA REKBLATT
GILBERTO V ALBA JR GILBERTO VALDES
GILLES ROMAIN
GLADYS BOSQUET
GLORIA T SUSANA TEME DE BORDA
GREG BROWN
GUILLERMO RAMIREZ
GUSTAVE F COMPTIS EST OF CARLOS COMPTIS &W TERESA
GUSTAVO T COMPTIS &W VILMA M RODRIGUEZ
HAMPTON WASH AVE CONDO ASSOC INC
HARIKLIA R GIOSMAS
HARRIS REALTY & ASSOCIATES LP C/O HARRIS REALTY HOLDINGS LLC
HARRY JAY HOESCH
HECTOR & GUILLERMINA N CUENCA TR
HENRY SUAREZ
HENRY SUAREZ
HENRY SUAREZ
HENRY W SCHETTINI &W VIVIANA A SCHETTINI
HORTENSIA RIVERO
IDALMIS P BATISTA-BLAIR
IGOR M APTEKMAN
IMAD SAAH
ISABEL MARRERO
ISAIAS RAMIREZ IGNACIO M VRLJICAK
IVETTE CAVE
JAIME & CARMEN I SAMPERIO & AMAYA SAMPERIO JTRS

JAMEE K HANEY
JAMES GENEVER
JAMES HEAD
JAMES R WIGHTMAN
JAVIER O CAMINERO ORLANDO ALLEGUE
JEANE A CARPENTER
JENNY M & JANET REDONDO
JESSE SPIRER
JOEL BARTLEY
JOHN HRANYCZNY
JOHN W PATRICK CARLOS A CORTES
JORGE HERNANDEZ & MAUELA PEREZ JTRS
JORG NOWAK
JOSEFA GUILLEN EST OF
JOSE HARVEY VARGAS
JOSE O BAEZ
JOSEPH SWIDERSKI ANN SWIDERSKI
JUAN CORTES
JUAN F DELVALLE &W ROSAURA
JULIO OSCAR PLA &W CRISTINA
KATARZYNA HRYNENKO MARIA & TOM BARANIECKI
KATRINA JACQUELINE DIAZ
KENNETH M PERSINKO KEITH PINHEIRO
KEVIN LAWS & FRED CREECH
KIRK A KALOGIANNIS
LAWRENCE FERRARA
LEO-JAMES INC
LEONARDO CURBELO &W MIRTA CURBELO
LESTER BEGANYI
LESTER BEGANYI
LILIA REYNAGA
LINDA SAETHER-VRANJICAN
LINDA ZINN
LISA ANN VOLPE
LORI MEZGER
LOUIS A ALEXANDER
LOUIS ALEXANDER &W MATILDE
LOUISE & AIDA ALEXANDER
LOURDES RODRIGUEZ
M A D INTERNATIONAL INC
M A D INTERNATIONAL INC
MARCELO ADDARIO
MARCIA H MURAKAMI
MARIA BARROS
MARIA C DAZA
MARIA FESZ
MARIA I NUNEZ

MARIA LOUISA LO PRESTI
MARIANNA SLUPINSKA
MARISA ZACCAGNINI
MARTHA BETANCOURT
MELANIA TURKIEWICZ
METROPOLE HOTEL APTS LLC
MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL
MICHAEL A FOSTER
MICHAEL DALIS
MILACLA LLC
MIRIAM G OTERO
MISAEAL SABUGO &W ILEANA
MONICA L LLERENA
MOSHE MARK TARICH & BENNY TARICH
NATALIZ PROP LLC
NATHALIE RUDY
NICK SBOUKIS
NICOLAS MASSIMINI
NIURCA FONTE
NOEMI A & DENISE V HAJAISTROM
NOHELIA VERGARA
NORBERT & HERMAN CZIMENT TRS & SAMUEL CZIMENT TRS
OLGA ALVAREZ
OLGA AMAYA
OLGA CABALLERO & RODOLFO ALVAREZ &W MARTA M
ORLANDO T RUBIO
OSMANI GONZALEZ &W GLADYS U
OTTI G CEPIN
PAMELA R SUTTON
PAUL VANDER PLOEG
PAUL V PEDULLA
PHILIPPE R MOUTARDIER TRS HERMIS L MOUTARDIER TRS
QUN LIN
RALPH J DONOFRIO
RALPH SOTOLONGO &W ROSA A
RAUL CHOQUE
RAYMOND CARPIO &W ROSEMARY
RAYMONDE WARING
RC VACATION PROPERTIES LLC
RICARDO SABLON &W MARTHA L
RICHARD D WALKER
RISA FOGEL
RLG PROP LLC
ROBERT D GANCE
ROBERTO FERNANDEZ &W DIANA
ROMAN PIROG &W KAREN TAYLOR
RONALD RUTNIK

ROSA M FERNANDEZ
ROSHNI CHOTRANI
SALVADOR CARALTO & DORIS CARALTO TRS
SANDRA G MAZZONE TRS
SCOTT ROTEMAN & W SHARON
SINA BAHADORAN
SINGER ISL DEVELOPMENT
SO BE JMR LLC
SOLOMON COHEN & W DENISE M
SOUTH BEACH MANOR LC
SOUTH BEACH VILLAS LC % IRVING SHIMOFF
STAN BRENNER
ST GEORGE CONDO ASSOCIATION INC C/O MERY LOPEZ PA
TAMARA BARBARA SOTELO
TEONILA R CAMARGO
TERESA CALHOON & JENNIFER BASS
TERESA M NUNEZ
TETE LLC
THE BALLET VALET PARKING CO LTD
THE PLAZA AT WASHINGTON INC
TITO SANCHEZ & W ELDA SANCHEZ
VASIL ZAVIYSKY LE & W MARIA ZAVIYSKY LE
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VINCENT VALENTIN
VINCENZO AMADDEO TR
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WALTER SWAHLA & OLGA CHOWANEC
WANDA I RUFIN & H LUIS
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WILLIAM D CALHOON TRUST
WILLIAM JESUS KOSKY & W CARMEN
WILLIAM R HUBBARD
YOLANDA E PRADES & MANUEL J PRADES JTRS
YOLANDA HERNANDEZ & ALVARO A ZARATE ETAL (JTRS)
YOLANDA HILLIARD EST OF

Address	City	State	Zip
1 KING ST WEST STE 2403	TORONTO ONTARIO M5H 1A1		
411 ST JOSEPH WEST	MONTREAL QC H2V 2P3		
56 FAIRVIEW AVE	TORONTO ONTARIO M6P 3A4		
7122 LACORDAIRE BLVD	ST LEONARD QUEBEC H1S 2A4		
11 BRIDGETOWN DR	TORONTO ONTARIO M9C2P5		
LONDON W91BQ	LONDON		
VIA FUORI PONTE 2	REGGIO EMILIA		
VIA VARNA 32	ROME 00124		
MIRAFLORES	LIMA L18		
6 ODESSA ST	LONDON SE16 7TW		
763 PENNSYLVANIA AVE #133	MIAMI BEACH	FL	33179
534 WASHINGTON AVE	MIAMI BEACH	FL	33139
301 S. NEW YORK AVE # 200	WINTER PARK	FL	32789
1111 BRICKELL AVE #2650	MIAMI	FL	33131
150 E 58 ST 39TH FL	NEW YORK	NY	10155
100 SE 2 ST # 2700	MIAMI	FL	33131
1200 BRICKELL BAY DRIVE	MIAMI	FL	33131
300 S POINTE DR # 1603	MIAMI BEACH	FL	33139
275 MADISON AVENUE #702	NEW YORK	NY	10016
150 3 AVE SOUTH #1600	NASHVILLE	TN	37201
524 WASHINGTON AVE #210	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #319	MIAMI BEACH	FL	33139
5210 NW 109 AVE 102	MIAMI	FL	33178
710 WASHINGTON AVE #519	MIAMI BEACH	FL	33139
12901 SW 42 ST	MIRAMAR	FL	33027
720 COLLINS AVE UNIT 410	MIAMI BEACH	FL	33139
12500 NE 15 AVE #501	NORTH MIAMI	FL	33161
407 LINCOLN RD PH NE	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE #703	MIAMI BEACH	FL	33139
222 KEARNY ST # 200	SAN FRANCISCO	CA	94108
635 EUCLID AVE #111	MIAMI BEACH	FL	33139
7777 NW 146 ST	MIAMI LAKES	FL	33016
730 PENNSYLVANIA AVE 609	MIAMI BEACH	FL	33139
1395 BRICKELL AVE # 800	MIAMI	FL	33131
19 WEST FLAGLER ST #607	MIAMI	FL	33130
1049 RECTOR LANE	MCLEAN	VA	22102
1525 S BELTLINE	COPPELL	TX	75019
2121 W FLETCHER	CHICAGO	IL	60618
290 174 ST #805	SUNNY ISLES BEACH	FL	33160
840 S SHORE DR	MIAMI BEACH	FL	33141
730 PENNSYLVANIA AVE #709	MIAMI BEACH	FL	33139
524 WASHINGTON AVE 203	MIAMI BEACH	FL	33139
8301 NW 197 STREET	HIALEAH	FL	33015
730 PENNSYLVANIA AVE #409	MIAMI BEACH	FL	33139
1150 KANE CONCOURSE 2 FLOOR	BAY HARBOR	FL	33154
635 EUCLID AVE #106	MIAMI BEACH	FL	33139

763 PENNSYLVANIA AVE #108	MIAMI BEACH	FL	33139
701 COLLINS AVE #4E	MIAMI BEACH	FL	33139
401 PALMETTO DR	MIAMI SPRINGS	FL	33166
635 EUCLID AVE #226	MIAMI BEACH	FL	33139
3187 VIA ABITARE	MIAMI	FL	33133
3708 ADAMS STREET	HOLLYWOOD	FL	33021
619 EUCLID AVE 2D	MIAMI	FL	33139
619 EUCLID AVE #1B	MIAMI BEACH	FL	33139
4412 SE 12 AVE	CAPE CORAL	FL	33904
605 EUCLID AVE #105	MIAMI BEACH	FL	33139
35-11 85 ST #7G	JACKSON HEIGHTS QUEENS	NY	11372
720 COLLINS AVE #301	MIAMI BEACH	FL	33139
101 CONVENTION DR #700	LAS VEGAS	NV	89109
101 CONVENTION CENTER DR #200	LAS VEGAS	NV	89101
4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947
730 PENNSYLVANIA AVE #310	MIAMI BEACH	FL	33139
750 COLLINS AVE #304	MIAMI BEACH	FL	33139
701 EUCLID AVE # 204	MIAMI BEACH	FL	33139
720 COLLINS AVE #801	MIAMI BEACH	FL	33139
24 CIDER MILL HEIGHTS	NORTH GRANDY	CT	06060
220 MANHATTAN AVE #4J	NEW YORK	NY	10025
75 VALENCIA AVE #700	CORAL GABLES	FL	33134
2295 OCEAN PKWY	BROOKLYN	NY	11223
15907 NW 52 AVE	HIALEAH	FL	33014
730 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE 412	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE APT 607	MIAMI BEACH	FL	33139-6169
730 PENNSYLVANIA #204	MIAMI BEACH	FL	33139
339 COMMONWEALTH AVE	WARWICK	RI	2886
1300 WASHINGTON AVE #121	MIAMI BEACH	FL	33139
720 COLLINS AVE 204	MIAMI BEACH	NY	33139
7501 E TREASURE DR # 7P	NORTH BAY VILLAGE	FL	33141
720 COLLINS AVE #210	MIAMI BEACH	FL	33139
927 LINCOLN RD #214	MIAMI BEACH	FL	33139
110 W SUNRISE AVE	CORAL GABLES	FL	33133
PO BOX #115	MIAMI BEACH	FL	33139
8301 NW 197 ST	MIAMI	FL	33015
435 N ANDREWS AVE #208	FORT LAUDERDALE	FL	33301
66 CLAUSS AVE	PARAMUS	NJ	07652
3865 NW 168 TER	MIAMI GARDENS	FL	33055
710 WASHINGTON AVE #511	MIAMI BEACH	FL	33139
620 NEWPORT CENTER DR STE 1300	NEWPORT BEACH	CA	92660
10101 SW 142 ST	MIAMI	FL	33176
950 BRICKELL BAY DR #5505	MIAMI	FL	33131
690 SW 1 CT #2507	MIAMI	FL	33130
1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139
7105 CORPORATE DR	PLANO	TX	75024

635 EUCLID AVE #113	MIAMI BEACH	FL	33139
1900 MERIDIAN AVE #202	MIAMI	FL	33140
701 EUCLID AVENUE #201	MIAMI	FL	33139
730 PENNSYLVANIA AVE #603	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #514	MIAMI BEACH	FL	33139
2330 PONCE DE LEON BLVD STE 201	CORAL GABLES	FL	33134
1933 SW 7 ST #304	MIAMI	FL	33135
8301 NW 197 ST	MIAMI	FL	33015
4 BEACON WAY #1420	JERSEY CITY	NJ	07304
524 WASHINGTON AVE #313	MIAMI BEACH	FL	33139
619 EUCLID AVE # 3C	MIAMI BEACH	FL	33139
150 SE 2 AVE #1010	MIAMI	FL	33131
720 COLLINS AVE #705	MIAMI	FL	33139-6239
1000 ISLAND BLVD #1405	AVENTURA	FL	33160
2001 BISCAYNE BLVD #113	MIAMI	FL	33137
PO BOX 311059	MIAMI	FL	33231
701 BRICKELL AVENUE #1650	MIAMI	FL	33131
40 WATERVIEW	LONG BRANCH	NJ	07740
210 174 ST U 2408	SUNNY ISLE	FL	33160
865 COLLINS AVE #207	MIAMI BEACH	FL	33139
4775 COLLINS AVE #607	MIAMI BEACH	FL	33139
825 COLLINS AVE #5	MIAMI BEACH	FL	33139
9811 MANISTEE AVENUE	CHICAGO	IL	60617
635 EUCLID AVE #109	MIAMI BEACH	FL	33139
675 PONCE DE LEON AVE NE 7TH FL	ATLANTA	GA	30308
3625 CUMBERLAND BLVD S E 12 FLOOR	ATLANTA	GA	30339
675 PONCE DE LEON AVE NE 7FL	ATLANTA	GA	30308
77 BLEEKER ST #1214	NEW YORK	NY	10012
730 PENNSYLVANIA AVE 610	MIAMI BEACH	FL	33139
21055 NE 37 AVE APT 2106	AVENTURA	FL	33180
640 PENNSYLVANIA AVE UNIT 7	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE #206	MIAMI BEACH	FL	33139
725 CRITTENS LN	SOUTHOLD	NY	11971
635 EUCLID AVE APT 118	MIAMI	FL	33139-8669
PO BOX 347196	CORAL GABLES	FL	33234
4230 POST AVE	MIAMI BEACH	FL	33140
720 COLLINS AVE UNIT 408	MIAMI BEACH	FL	33139
UNIT 3450 BOX 165	DPO	AA	34023-0165
1717 EAST CAPITOL ST SE #348	WASHINGTON	DC	20003
720 COLLINS AVE 606	MIAMI BEACH	FL	33139-6229
19110 SW 29 CT	MIRAMAR	FL	33029
966 HUNGERFORD DRIVE #268	ROCKVILLE	MD	20850
190 ALAMEDA DR	MERRITT ISLAND	FL	32952
4730 S FORT APACHE RD STE 300	LAS VEGAS	NV	89147
PO BOX 27740	LAS VEGAS	NV	89126
101 CONVENTION CENTER DRIVE 700	LAS VEGAS	NV	89109
120 ORANGE ST STE 600	WILMINGTON	DE	19899

405 79 ST	NORTH BERGEN	NJ	07047
PO BOX 191326	MIAMI BEACH	FL	33119
301 WEST 41 ST #406	MIAMI BEACH	FL	33140
8555 NW 176 ST	MIAMI	FL	33015
100 SOUTH POINTE DR #506	MIAMI BEACH	FL	33139
13105 IXORA CT 214	NORTH MIAMI	FL	33181
7900 TATUM WATERWAY DRIVE #209	MIAMI BEACH	FL	33141
524 WASHINGTON AVE APT 304	MIAMI BEACH	FL	33139
763 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #421	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #303	MIAMI BEACH	FL	33139
363 CENTER ISLAND DR	GOLDEN BEACH	FL	33160
720 COLLINS AVE APT 506	MIAMI BEACH	FL	33139
1118 67 ST	BROOKLYN	NY	11219
1034 ROSEPOINT ST	HOUSTON	TX	77018
701 COLLINS AVE #2E	MIAMI BEACH	FL	33139
321 MOUNT SINAI	CORAM ROAD	NY	11766
2503 SE 14 ST	POMPANO BEACH	FL	33062
118-18 UNION TURNPIKE #12 H	KEW GARDENS	NY	11415
730 PENNSYLVANIA AVE #711	MIAMI BEACH	FL	33139
1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139-6660
420 LINCOLN RD #248	MIAMI BEACH	FL	33139
700 E DANIA BEACH BLVD #202	DANIA	FL	33004
220 NW 67 CT	MIAMI	FL	33126
720 COLLINS AVE #201	MIAMI BEACH	FL	33139
209 GOLDEN BEACH	GOLDEN BEACH	FL	33160
720 COLLINS AVE #403	MIAMI BEACH	FL	33139
PO BOX 1653	EDGARTOWN	MA	02539
PO BOX 4094	BOCA RATON	FL	33429
100 SOUTH POINT DR #1609	MIAMI BEACH	FL	33139
150 SE 2 AVE #1010	MIAMI	FL	33131
55 NE 5 AVE #501	BOCA RATON	FL	33432
720 COLLINS AVE UNIT 205	MIAMI BEACH	FL	33139
2129 WASHINGTON AVE #102	MIAMI	FL	33139
765 W 41 ST	MIAMI BEACH	FL	33140
1200 BRICKELL AVE #1800	MIAMI	FL	33131
1900 N BAYSHORE DR	MIAMI	FL	33132
110 FLANDERS DR	HILLSBOROUGH	NJ	08844
710 WASHINGTON AVENUE #208	MIAMI BEACH	FL	33139
650 PENNSYLVANIA AVE #28	MIAMI BEACH	FL	33139
150 SE 2 AVE STE 1010	MIAMI	FL	33131
72 MEEHAM AVE	RARITAN	NJ	08869
1746 MERIDIAN AVE #72	MIAMI BEACH	FL	33139
439 HICKS STREET #2 B	BROOKLYN	NY	11201
730 PENNSYLVANIA AVE # 402	MIAMI BEACH	FL	33139
10727 MAPLE CHASE DR	BOCA RATON	FL	33498
635 EUCLID AVE UNIT #225	MIAMI BEACH	FL	33139

1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139
763 PENNSYLVANIA AVE #140	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE 608	MIAMI BEACH	FL	33139-6196
1415 COMMONWEALTH AVE #301	BRIGHTON	MA	02135
487 EMERSON PL	VALLEY STREAM	NY	11580
7411 CARLYLE AVE #2	MIAMI BEACH	FL	33141-2628
701 EUCLID AVE 302	MIAMI BEACH	FL	33139
601 NE 36 ST #2701	MIAMI	FL	33137
710 WASHINGTON AVE #205	MIAMI	FL	33139
755 COUNTRY ST	BOCA RATON	FL	33487
903 SW 93 TER	PLANTATION	FL	33324
465 OCEAN DR 914	MIAMI BEACH	FL	33139
275 NE 18 ST #1508	MIAMI	FL	33132
5844 PARADISE POINT DR	PALMETTO BAY	FL	33157
777 ARTHUR GODFREY RD #207	MIAMI BEACH	FL	33140
631 EUCLID AVE 6	MIAMI BEACH	FL	33139
710 WASHINGTON AVENUE #302	MIAMI BEACH	FL	33139
635 EUCLID AVE #119	MIAMI BEACH	FL	33139
800 WEST AVE #822	MIAMI BEACH	FL	33139
635 EUCLID AVE #114	MIAMI BEACH	FL	33139
1358 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139
903 SW 93 TER	PLANTATION	FL	33324
20193 NE 16 PL	MIAMI	FL	33179
341 EUCLID AVE UNIT 8	MIAMI BEACH	FL	33139
2875 NE 191 ST #PH2	AVENTURA	FL	33180
635 EUCLID AVE 227	MIAMI	FL	33139
153 16 AMERICAN WAY	NORTH POTOMAC	MD	20878
3370 MARY STREET	MIAMI	FL	33133
405 N OCEAN BLVD APT 1411	POMPANO BEACH	FL	33062
640 PENNSYLVANIA AVE #10	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE #708	MIAMI BEACH	FL	33139
631 EUCLID AVE #5	MIAMI BEACH	FL	33139
419 MICHIGAN AVE	MIAMI BEACH	FL	33139
929 THOMPSON ST	GLASTONBURY	CT	06033
3001 SW 68 AVE	MIAMI	FL	33155
710 WASHINGTON AVE #423	MIAMI BEACH	FL	33139
10 NORTH 5 ST	BROOKLYN	NY	11211
150 OLD COUNTRY ROAD	MELVILLE	NY	11747
710 WASHINGTON AVE #214	MIAMI EBACH	FL	33139
130 3 ST STE 105	MIAMI BEACH	FL	33139
439 HAMILTON PL	BERGENFIELD	NJ	07621
818 MONTEREY ST	CORAL GABLES	FL	33134
609 EUCLID AVE #1	MIAMI BEACH	FL	33139
3370 MARY STREET	MIAMI	FL	33133
950 BRICKELL BAY DR #5505	MIAMI	FL	33131
2711 S OCEAN DR APT 3605	HOLLYWOOD	FL	33019
730 PENNSYLVANIA AVE #706	MIAMI BEACH	FL	33139

11 RAFFAELE PL	WALDWICK	NJ	07463-1029
4775 COLLINS AVE	MIAMI BEACH	FL	33140
1111 LINCOLN RD #400	MIAMI BEACH	FL	33139
1691 MICHIGAN AVE STE 445	MIAMI	FL	33139
1691 MICHIGAN AVE 445	MIAMI	FL	33139
5459 NW 72 AVENUE	MIAMI	FL	33166
2361 SOUTHLAWN CIR SW	ROANOKE	VA	24018
11402 NW 41 ST STE #202	DORAL	FL	33178
136 SE 1ST AVE	MIAMI	FL	33131
2340 SW 102 DR	DAVIE	FL	33324
136 SE 1 AVE	MIAMI	FL	33131
1881 WASHINGTON AVE #16F	MIAMI BEACH	FL	33139-7446
1070 STILLWATER DR	MIAMI BEACH	FL	33141-1024
747 4 ST #200A	MIAMI BEACH	FL	33139
500 NE 185 ST	MIAMI	FL	33179
500 NE 185 ST	MIAMI	FL	33179
500 NE 185 ST	MIAMI	FL	33179
4100 GALT OCEAN DR APT 205	FT LAUDERDALE	FL	33308
730 PENNSYLVANIA AVE UNIT 512	MIAMI BEACH	FL	33139-6129
730 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139-6127
13351 SW 30 ST	MIRAMAR	FL	33027
730 PENNSYLVANIA AVE #505	MIAMI BEACH	FL	33139
750 COLLINS AVE #1B	MIAMI BEACH	FL	33139-6230
2 SUGAR GUM	ALISO VIEJO	CA	92656
650 PENNSYLVANIA AVE #24	MIAMI BEACH	FL	33139-8643
3647 BROADWAY #8 H	NEWYORK	NY	10031
605 EUCLID AVE #201	MIAMI BEACH	FL	33139-8647
899 WEST AVE #4H	MIAMI BEACH	FL	33139-5534
524 WASHINGTON AVE #202	MIAMI BEACH	FL	33139-6664
635 EUCLID AVE #104	MIAMI BEACH	FL	33139-8666
5234 SW 134 CT	MIAMI	FL	33175-5257
710 WASHINGTON AVE #508	MIAMI BEACH	FL	33139-6221
17940 NW 63 CT	HIALEAH	FL	33015-4440
660 WASHINGTON AVE	MIAMI BEACH	FL	33139
180 CABRINI BLVD #114	NEW YORK	NY	10033
730 PENNSYLVANIA AVE #501	MIAMI BEACH	FL	33139-6168
730 PENNSYLVANIA AVE #304	MIAMI BEACH	FL	33139-6167
1605 MERIDIAN AVE #301	MIAMI BEACH	FL	33139
524 WASHINGTON AVE #212	MIAMI BEACH	FL	33139-6608
PO BOX 1493	TAYLOR	MI	48180
10922 HARROGATE PL	SANTA ANA	CA	92705
6444 COLLINS AVE #504	MIAMI BEACH	FL	33141
3632 CARLTON PL	BOCA RATON	FL	33496
645 COLLINS AVE	MIAMI BEACH	FL	33139-6213
59 NW 14 ST	MIAMI	FL	33136
710 WASHINGTON AVE #404	MIAMI BEACH	FL	33139-6225
730 PENNSYLVANIA AVE #611	MIAMI BCH	FL	33139-6169

730 PENNSYLVANIA AVE APT 305	MIAMI BEACH	FL	33139-6167
211 SW 41 AVE	MIAMI	FL	33134-1748
635 EUCLID AVE #110	MIAMI BEACH	FL	33139-8667
635 EUCLID AVE #229	MIAMI BEACH	FL	33139-8671
730 PENNSYLVANIA AVE #411	MIAMI BEACH	FL	33139-6168
PO BOX 190795	MIAMI BEACH	FL	33119-0795
25 GREENS WAY LANE	LAKESWOOD	NY	08701
720 COLLINS AVE #407	MIAMI BEACH	FL	33139-6236
711 BLEEKER AVE	MAMARONECK	NY	10543
10 ROME ST	NEWARK	NJ	07105
1261 20 ST	MIAMI BEACH	FL	33139
PO BOX 025611	MIAMI	FL	33102
1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139
3181 NW 61 ST	BOCA RATON	FL	33496
635 EUCLID AVE #120	MIAMI BEACH	FL	33139-8669
635 EUCLID AVE #101	MIAMI BCH	FL	33139-8666
465 OCEAN DR #1123	MIAMI BEACH	FL	33139-6628
1261 20 ST	MIAMI BCH	FL	33139
9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433
701 EUCLID AVE UNIT 101	MIAMI BEACH	FL	33139
619 EUCLID AVE #3D	MIAMI BEACH	FL	33139-8650
670 WHITE PLAINS RD STE 305	SCARSDALE	NY	10583
524 WASHINGTON AVE #306	MIAMI BEACH	FL	33139
3054 SW 27 ST	MIAMI	FL	33133-2927
2027 NE 123 ST	N MIAMI	FL	33181-2806
713 COLLINS AVE #27	MIAMI BEACH	FL	33139
720 COLLINS AVE #501	MIAMI BEACH	FL	33139-6236
4240 ROYAL PALM AVE	MIAMI BEACH	FL	33140-3017
8020 EAST DR UNIT 315	NORTH BAY VILLAGE	FL	33141
701 COLLINS AVE #3E	MIAMI BEACH	FL	33139-6243
9440 SW 136 ST	MIAMI	FL	33176-6802
5800 ARLINGTON AVE #15A	BRONX	NY	10471
635 EUCLID AVE #105	MIAMI BEACH	FL	33139
PO BOX 371429	MIAMI	FL	33137-5022
119 GREENWOOD PL	BEUTON	KY	42025
524 WASHINGTON AVE UNIT 209	MIAMI BEACH	FL	33139
713 COLLINS AVE #29	MIAMI BEACH	FL	33139-6276
710 WASHINGTON AVE UNIT 711	MIAMI BEACH	FL	33139-6248
701 COLLINS AVE UNIT 1-D	MIAMI BEACH	FL	33139-6230
650 PENNSYLVANIA AVE #32	MIAMI BEACH	FL	33139-8663
1316 GARDEN RD	WESTON	FL	33326
6750 NE 4 CT	MIAMI	FL	33138
720 COLLINS AVE #305	MIAMI BEACH	FL	33139-6235
900 RAVINE DR	YOUNGSTOWN	OH	44505
2120 W CORTEZ ST	CHICAGO	IL	60622
2120 W CORTEZ ST	CHICAGO	IL	60622
635 EUCLID #223	MIAMI	FL	33139

14 STAR ISLAND	MIAMI BEACH	FL	33139
35 - 11 85 ST APT 7-G	JACKSON HEIGHTS	NY	11372
710 WASHINGTON AVE #518	MIAMI BEACH	FL	33139-6221
640 PENNSYLVANIA AVE #34	MIAMI BEACH	FL	33139-8644
701 EUCLID AVE APT 203	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #223	MIAMI BEACH	FL	33139-6204
720 COLLINS AVE UNIT 206	MIAMI BEACH	FL	33139-6201
730 PENNSYLVANIA AVE APT 307	MIAMI BEACH	FL	33139-6167
2015 SW 23 AVE	MIAMI	FL	33145-2515
524 WASHINGTON AVE #206	MIAMI BEACH	FL	33139-6665
3519 HARKEN CIR	TAMPA	FL	33607
10 NORTH 5 ST	BROOKLYN	NY	11211
PO BOX 52-2793	MIAMI	FL	33152
411 SW 25 RD	MIAMI	FL	33129-2203
710 WASHINGTON AVE #304	MIAMI BEACH	FL	33139-6204
4674 NW 107 AVE #1701	MIAMI	FL	33178-4248
11 ANCHORAGE RD	PORT WASHINGTON	NY	11050
609 EUCLID AVE #7	MIAMI BEACH	FL	33139-8649
730 PENNSYLVANIA AVE #205	MIAMI BEACH	FL	33139
7899 N BAYSHORE CT #5A	MIAMI	FL	33138
445 NEPTUNE AVE # 18F	BROOKLYN	NY	11224
445 NEPTUNE AVE #18F	BROOKLYN	NY	11224
4455 SW 13 STREET	MIAMI	FL	33134
730 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139-6168
730 PENNSYLVANIA AVE UNIT 710	MIAMI BEACH	FL	33139-6170
710 WASHINGTON AVE #323	MIAMI BEACH	FL	33139
635 EUCLID AVE #230	MIAMI	FL	33139-8671
720 COLLINS AVE #804	MIAMI BEACH	FL	33139-6240
713 COLLINS AVE UNIT 31	MIAMI BEACH	FL	33139-6276
713 COLLINS AVE #24	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #C16	MIAMI	FL	33139-6248
4414 NE 2 AVE	MIAMI	FL	33137
22479 MARTELLA AVE	BOCA RATON	FL	33433
11 STERLING CREST CT	DOYLESTOWN	PA	18901
2457 COLLINS AVE #1706	MIAMI BEACH	FL	33140-4731
201 NW 68 AVEN AVE #309	MIAMI	FL	33126
524 WASHINGTON AVE #308	MIAMI BEACH	FL	33139-6619
524 WASH AVE UNIT 201	MIAMI BEACH	FL	33139-6664
710 WASHINGTON AVE #224	MIAMI BEACH	FL	33139-6204
2331 SW 122 CT	MIAMI	FL	33175-7318
104 THERESA BLVD	BINGHAMTON	NY	13904
701 EUCLID AVE #304	MIAMI BEACH	FL	33139
640 PENNSYLVANIA AVE #17	MIAMI BEACH	FL	33139-8678
730 PENNSYLVANIA AVE APT 311	MIAMI BEACH	FL	33139-6150
2109 BAMBOO WAY	ANTIOCH	CA	94509
720 COLLINS AVE #508	MIAMI BEACH	FL	33139-6237
7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1038

416 JOHN MAHAR HWY #3105	BRAINTREE	MA	02184
635 EUCLID AVE #116	MIAMI BEACH	FL	33139-8669
710 WASHINGTON AVE #306	MIAMI BEACH	FL	33139-6204
730 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139-6167
5900 ARLINGTON AVE	ARLINGTON	NY	10471
635 EUCLID AVE #224	MIAMI BEACH	FL	33139-8670
43-04 48 ST #D-34	SUNNYSIDE	NY	11104
6030 SW 84 ST	MIAMI	FL	33143-8138
650 PENNSYLVANIA AVE #29	MIAMI BEACH	FL	33139-8644
730 PENNSYLVANIA AVE #707	MIAMI BEACH	FL	33139-6170
635 EUCLID AVE #112	MIAMI BEACH	FL	33139-8668
605 EUCLID AVE #207	MIAMI BEACH	FL	33139-8648
635 EUCLID AVE #221	MIAMI BEACH	FL	33139-8669
720 COLLINS AVE UNIT 203	MIAMI	FL	33139-6201
710 WASHINGTON AVE	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE #306	MIAMI BEACH	FL	33139-6167
730 PENNSYLVANIA AVE UNIT 508	MIAMI BEACH	FL	33139
701 EUCLID AVE #401	MIAMI BEACH	FL	33139-6131
720 COLLINS AVE UNIT 504	MIAMI BEACH	FL	33139-6237
710 WASHINGTON AVE #326	MIAMI BEACH	FL	33139-6225
730 PENNSYLVANIA AVE #504	MIAMI BEACH	FL	33139-6168
701 COLLINS AVE #1A	MIAMI BEACH	FL	33139-6230
265 HARRINGTON LN	SOMERSET	MA	02726
3335 SE 18 AVE	CAPE CORAL	FL	33904
211 EILEEN DR	CEDAR GROVE	NJ	07009
287 HARVARD ST #73	CAMBRIDGE	MA	02139
1228 ALTON RD	MIAMI BEACH	FL	33139
710 WASHINGTON AVE #410	MIAMI BEACH	FL	33139-6225
524 WASHINGTON AVE #301	MIAMI BCH	FL	33139-6669
524 WASHINGTON AVE #205	MIAMI BEACH	FL	33139
730 PENNSYLVANIA AVE #702	MIAMI BEACH	FL	33139-6169
1537 INVENTORS CT	FT MYERS	FL	33901
14340 BISCAYNE BLVD	NORTH MIAMI BEACH	FL	33181-1206
701 COLLINS AVE UNIT 3-C	MIAMI BEACH	FL	33139-6243
609 EUCLID AVE #5	MIAMI BEACH	FL	33139-8627
12100 SW 47 ST	MIAMI	FL	33175-4908
713 COLLINS AVE #41	MIAMI BEACH	FL	33139-6287
12100 SW 47 ST	MIAMI	FL	33175-4908
PO BOX 1246	DANIA BEACH	FL	33004
710 WASHINGTON AVE #CU-7	MIAMI BEACH	FL	33139-6248
710 WASHINGTON AVE UNIT CU-8	MIAMI BEACH	FL	33139-6248
8020 EAST DR # 315	NORTH BAY VILLAGE	FL	33141
3 RED BUD	ALISO VIEJO	CA	92656
619 EUCLID AVE #2C	MIAMI BEACH	FL	33139-8630
710 WASHINGTON AVE #314	MIAMI BEACH	FL	33139-6204
720 COLLINS AVE #505	MIAMI BEACH	FL	33139-6237
3801 SW 82 AVE #4	MIAMI	FL	33155

274 BROOKFIELD AVE	STATEN ISLAND	NY	10308
750 COLLINS AVE #300	MIAMI BEACH	FL	33139-9101
701 EUCLID AVE UNIT 202	MIAMI BEACH	FL	33139
PO BOX 228174	MIAMI	FL	33222-8174
720 COLLINS AVE UNIT 509	MIAMI BEACH	FL	33139-6237
1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704
8175 NW 12 ST	MIAMI	FL	33126
763 PENNSYLVANIA AVE #126	MIAMI BCH	FL	33139-6116
710 WASHINGTON AVE #222	MIAMI BEACH	FL	33139-6204
710 WASHINGTON AVE #414	MIAMI BEACH	FL	33139
609 EUCLID AVE #2	MIAMI BEACH	FL	33139-8627
650 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139-8679
730 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-6168
16470 NE 30 AVE	NORTH MIAMI BEACH	FL	33160-4133
100 LINCOLN RD #833	MIAMI BEACH	FL	33139-2013
635 EUCLID AVE #108	MIAMI BEACH	FL	33139-8667
730 PENNSYLVANIA AVE #401	MIAMI BEACH	FL	33139-6150
720 COLLINS AVE #706	MIAMI BEACH	FL	33139-6239
605 EUCLID AVE #205	MIAMI BEACH	FL	33139-8648
701 EUCLID AVE UNIT 404	MIAMI BEACH	FL	33139-6131
2920 POINT E DR APT N506	MIAMI	FL	33160
157 RODNEY AVE	BROOKLYN	NY	11211
559 E 53 ST	HIALEAH	FL	33013-1655
720 COLLINS AVE #604	MIAMI BEACH	FL	33139-6238
720 COLLINS AVE APT 207	MIAMI BEACH	FL	33139-6201
710 WASHINGTON AVE 217	MIAMI BEACH	FL	33139-6224
720 COLLINS AVE #605	MIAMI BEACH	FL	33139-6238
750 COLLINS AVE #200	MIAMI BEACH	FL	33139-9101
6061 COLLINS AVE #22-F	MIAMI BEACH	FL	33140
73793 KRUG AVE	PALM DESERT	CA	92260
287 HARVARD ST #73	CAMBRIDGE	MA	02139
4450 SW 13 ST	MIAMI	FL	33134
640 6 ST	MIAMI BEACH	FL	33139-8602
710 WASHINGTON AVE #216	MIAMI BEACH	FL	33139-6224
720 COLLINS AVE APT 510	MIAMI BEACH	FL	33139-6238
1930 N HIBISCUS DR	NORTH MIAMI	FL	33181-2352
701 COLLINS AVE # 4C	MIAMI BEACH	FL	33139
775 - 6 AVE APT 2	NEW YORK	NY	10001
18809 SW 80 CT	CUTLER BAY	FL	33157
3084 S HIATUS RD	DAVIE	FL	33330
350 11TH AVE UNIT 1130	SAN DIEGO	CA	92101-7482
730 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-6168
PO BOX 190480	MIAMI BEACH	FL	33119
3425 COLLINS AVE	MIAMI	FL	33140-4005
10270 SW 60 ST	MIAMI	FL	33173
171 COLES ST	JERSEY CITY	NJ	07302
720 COLLINS AVE #304	MIAMI BEACH	FL	33139-6235

10321 SW 50 TERR	MIAMI	FL	33165-6251
730 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-6127
2712 N ASHWOOD ST	ORANGE	CA	92865
2022 83 ST	BROOKLYN	NY	11214
729 BIRCHWOOD DR	WESTBURY	NY	11590
631 EUCLID AVE #2	MIAMI BEACH	FL	33139-8635
710 PENNSYLVANIA AVE #3	MIAMI	FL	33139-6126
100 NORTH BISCAYNE BLVD #500	MIAMI	FL	33132
701 COLLINS AVE 2C	MIAMI	FL	33139
701 COLLINS AVE #4F	MIAMI BEACH	FL	33139-6203
100 SE 2 ST STE 3920	MIAMI	FL	33131-2148
710 WASHINGTON AVE #221	MIAMI BEACH	FL	33139-6224
150 NW 168 STREET STE 214	NORTH MIAMI BEACH	FL	33169
710 WASHINGTON AVE #416	MIAMI BEACH	FL	33139-6205
730 PENNSYLVANIA AVE UNIT 511	MIAMI BEACH	FL	33139-6129
1372 APSLEY RD	SANTA ANA	CA	92705
730 PENNSYLVANIA AVE #507	MIAMI BEACH	FL	33139
1394 RIVONA DR	WATERFORD	MI	48328
804 OCEAN DRIVE	MIAMI BEACH	FL	33139
2200 BISCAYNE BLVD	MIAMI	FL	33137
720 COLLINS AVE #209	MIAMI BCH	FL	33139-6235
730 PENNSYLVANIA AVE #502	MIAMI BEACH	FL	33139
701 COLLINS AVE #2F	MIAMI BEACH	FL	33139-6200
730 PENNSYLVANIA AVE UNIT 201	MIAMI	FL	33139-6127
720 COLLINS AVE #602	MIAMI BCH	FL	33139-6238
640-650 PENNSYLVANIA AVE APT 6	MIAMI BEACH	FL	33139
720 COLLINS AVE #307	MIAMI BEACH	FL	33139-6202
524 WASHINGTON AVE #311	MIAMI BEACH	FL	33139-6666
4992 SW 166 AVE	MIRAMAR	FL	33027
14 LINWOOD TERR	OLD BRIDGE	NJ	08857
12581 SW 35 ST	MIAMI	FL	33175-2907
635 EUCLID AVE #222	MIAMI BEACH	FL	33139-8669
713 COLLINS AVE #32	MIAMI BEACH	FL	33139-6242
1372 APSLEY RD	SANTA ANA	CA	92705
37527 5 ST E	PALMDALE	CA	93550
619 EUCLID AVE 1A	MIAMI	FL	33139
701 COLLINS AVE #2D	MIAMI	FL	33139
650 PENNSYLVANIA AVE #19	MIAMI BEACH AE	FL	33139-8642
720 COLLINS AVE UNIT 401	MIAMI BEACH	FL	33139-6202

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

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

JOHN KIERSNOWSKI
56 FAIRVIEW AVE
TORONTO ONTARIO M6P 3A4
CANADA

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

WALTER PYREN JOHN PYREN
11 BRIDGETOWN DR
TORONTO ONTARIO M9C2P5
CANADA

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

MARIA EUGENIA BOTTI
VIA FUORI PONTE 2
REGGIO EMILIA
ITALY

VALENTINA SANGES
VIA VARNA 32
ROME 00124
ITALY

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

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

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

536 WASHINGTON LLC
534 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

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

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

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

713COLLINS38 LLC
1200 BRICKELL BAY DRIVE
MIAMI, FL 33131

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARMONIA GEJO
730 PENNSYLVANIA AVE 609
MIAMI BEACH, FL 33139

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

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

BAHADOR MOINIAN AFSANEH
GOODARZPOOR
1049 RECTOR LANE
MCLEAN, VA 22102

BANK OF AMERICA NA
1525 S BELTLINE
COPPELL, TX 75019

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

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

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

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

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

BENNY LLC
8301 NW 197 STREET
HIALEAH, FL 33015

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

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

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

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

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

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

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

BRENT WALTER LATHAM
3187 VIA ABITARE
MIAMI, FL 33133

BRIAN J KIEDROWSKI
3708 ADAMS STREET
HOLLYWOOD, FL 33021

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ELETTI USA CORP
8301 NW 197 ST
MIAMI, FL 33015

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

ELLEN CHOI JACOB OH
66 CLAUSS AVE
PARAMUS, NJ 07652

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

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

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

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

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

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

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

FEDERAL NATIONAL MORTGAGE
ASSN
7105 CORPORATE DR
PLANO, TX 75024

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

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

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

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

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

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

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

GAIA PROPERTIES LLC
8301 NW 197 ST
MIAMI, FL 33015

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

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

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

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

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

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

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

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

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

HARRIET DANNIN BETH HINDIN
40 WATERVIEW
LONG BRANCH, NJ 07740

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

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

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

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

JAMES KOTFAS
9811 MANISTEE AVENUE
CHICAGO, IL 60617

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

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

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

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

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

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

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

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

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

JOHN MAHONEY MAUREEN
MAHONEY
725 CRITTENS LN
SOUTHOLD, NY 11971

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

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

JOSEF BARNES
4230 POST AVE
MIAMI BEACH, FL 33140

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

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

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

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

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

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

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

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

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

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

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

LILIAM M MARTINEZ
405 79 ST
NORTH BERGEN, NJ 07047

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MICHAEL DALIS
209 GOLDEN BEACH
GOLDEN BEACH, FL 33160

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

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

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

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

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

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

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

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

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

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

NC INVEST LLC
1900 N BAYSHORE DR
MIAMI, FL 33132

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

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

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

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

OTTAVIO LOPRESTI ANDREANA
LOPRESTI
72 MEEHAM AVE
RARITAN, NJ 08869

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

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

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

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

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

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

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

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

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

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

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

RAMI AFIFI
701 EUCLID AVE 302
MIAMI BEACH, FL 33139

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

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

RICHARD SHIH
755 COUNTRY ST
BOCA RATON, FL 33487

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

RODOLFO CARDOSO
465 OCEAN DR 914
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

SHEROB 15 LLC
903 SW 93 TER
PLANTATION, FL 33324

SIGSUG LLC
20193 NE 16 PL
MIAMI, FL 33179

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

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

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

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

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

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

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

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

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

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

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

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

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

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

TODD BRAVERMAN
150 OLD COUNTRY ROAD
MELVILLE, NY 11747

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

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

TROY A BERRY
439 HAMILTON PL
BERGENFIELD, NJ 07621

VALENTINA KHAMZINA
818 MONTEREY ST
CORAL GABLES, FL 33134

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

VALIER REALTY LLC
3370 MARY STREET
MIAMI, FL 33133

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

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

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

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

WASABI SKYLARK LLC
4775 COLLINS AVE
MIAMI BEACH, FL 33140

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

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

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

WELLCOME INVESTMENT LLC
5459 NW 72 AVENUE
MIAMI, FL 33166

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

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

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

601 COLLINS LTD
2340 SW 102 DR
DAVIE, FL 33324

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

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

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

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

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

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

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

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

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

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

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

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

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

ALI ALAVI
2 SUGAR GUM
ALISO VIEJO, CA 92656

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

ANDREA CECCONI
3647 BROADWAY #8 H
NEWYORK, NY 10031

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

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

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

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

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

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

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

ANGLERS RESORT LLC
660 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

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

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

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

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

ASHFAQ AHMED
PO BOX 1493
TAYLOR, MI 48180

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

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

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

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

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

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

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

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

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

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

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

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

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

CARMELA BASCONE
25 GREENS WAY LANE
LAKEWOOD, NY 08701

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

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

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

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

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

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

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

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

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

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

CLB ASSOCIATES LTD
1261 20 ST
MIAMI BCH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEAN CHURACK
PO BOX 371429
MIAMI, FL 33137-5022

DEAN MORRIS SOFIA MORRIS
119 GREENWOOD PL
BEUTON, KY 42025

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

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

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

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

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

DORIN VINEARSCHI
1316 GARDEN RD
WESTON, FL 33326

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

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

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

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

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

EDWARDS A WELLS
635 EUCLID #223
MIAMI, FL 33139

ELISA GOSSELIN TR
14 STAR ISLAND
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

FABIAN GONZALEZ
3519 HARKEN CIR
TAMPA, FL 33607

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HARIKLIA R GIOSMAS
4414 NE 2 AVE
MIAMI, FL 33137

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

HARRY JAY HOESCH
11 STERLING CREST CT
DOYLESTOWN, PA 18901

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

JOSE HARVEY VARGAS
710 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

KIRK A KALOGIANNIS
211 EILEEN DR
CEDAR GROVE, NJ 07009

LAWRENCE FERRARA
287 HARVARD ST #73
CAMBRIDGE, MA 02139

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

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

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

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

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

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

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

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

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

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

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

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

LOURDES RODRIGUEZ
PO BOX 1246
DANIA BEACH, FL 33004

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

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

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

MARCIA H MURAKAMI
3 RED BUD
ALISO VIEJO, CA 92656

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

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

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

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

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

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

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

MARTHA BETANCOURT
PO BOX 228174
MIAMI, FL 33222-8174

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PAUL VANDER PLOEG
73793 KRUG AVE
PALM DESERT, CA 92260

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

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

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

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

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

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

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

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

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

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

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

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

RLG PROP LLC
PO BOX 190480
MIAMI BEACH, FL 33119

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

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

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

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

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

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

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

SANDRA G MAZZONE TRS
2022 83 ST
BROOKLYN, NY 11214

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

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

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

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

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

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

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

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

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

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

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

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

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

TETE LLC
1394 RIVONA DR
WATERFORD, MI 48328

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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