

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION

- ☒ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER

- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: "1212 Lincoln" (1600, 1614, 1616, 1620, 1624, 1628, and 1634 Alton Road)

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 45 Commercial Subdivision, Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida

FOLIO NUMBER (S) 02-3234-018-0180, 0170, 0160, 0150, 0140, 0130, 0120

FILE NO. _____

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

NAME ARRP Miami, LLC, 1212 Lincoln, LLC and Wells Fargo Bank
ADDRESS c/o Crescent Heights 2200 Biscayne Blvd. Miami Florida 33129
BUSINESS PHONE see attorney CELL PHONE see attorney
E-MAIL ADDRESS see attorney

APPLICANT (IF DIFFERENT FROM OWNER):

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

2. AUTHORIZED REPRESENTATIVE(S):

- ☒ ATTORNEY:

NAME Graham Penn
ADDRESS 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131
BUSINESS PHONE 305 374 5300 CELL PHONE 305 775 0340
E-MAIL ADDRESS gpenn@brzoninglaw.com

- ☐ AGENT:

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

- ☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Jose Gelabert Navia -- Perkins+Will Robot Associates
ADDRESS 806 Douglas Road, Suite 300 Coral Gables, FL 33134
BUSINESS PHONE 305 569 1333 CELL PHONE see attorney
E-MAIL ADDRESS jose.gelabert-navia@perkinswill.com

FILE NO. _____

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

Modification to approved design to adjust building height in accordance with newly adopted code and related variance.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

- IN ACCORDANCE WITH SEC.118'31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____



PRINT NAME: David Smith, Manager of ARRP Miami, LLC, which is the Manager of 1212 Lincoln, LLC

FILE NO. _____

- IN ACCORDANCE WITH SEC.118'31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

Darlene McKinney, VP
Darlene McKinney Wells Fargo Bank NA
Vice President

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

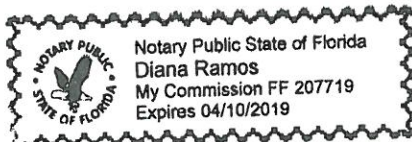
David Smith, being duly sworn, depose and certify as follows: (1) I am the Manager (title) of ARRP Miami, LLC, which is the Manager of 1212 Lincoln, (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Sworn to and subscribed before me this 28 day of October, 2016. The foregoing instrument was acknowledged before me by D. Smith, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC



My Commission Expires:

Diana Ramos

PRINT NAME

FILE NO. _____

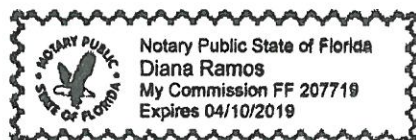
POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDA****COUNTY OF MIAMI-DADE**

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

Print name (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 28 day of October, 2016. The foregoing instrument was acknowledged before me by D Smith, of _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires

NOTARY PUBLIC

Diana Ramos
PRINT NAME

CONTRACT FOR PURCHASE

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

ARRP Miami, LLC has contracted to purchase the land owned by Wells Fargo
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

SEE ATTACHED

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

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FL

COUNTY OF _____

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



SIGNATURE

Sworn to and subscribed before me this 31 day of Oct, 2016. The foregoing instrument was acknowledged before me by Darlene McKinney who has produced FLID as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

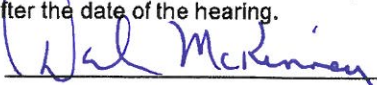
ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF FLORIDA

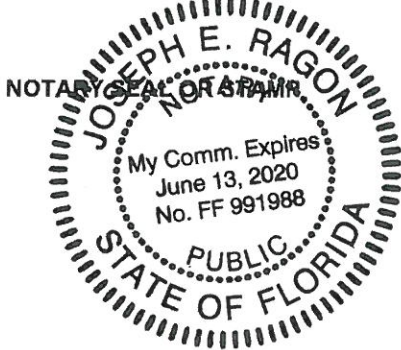
COUNTY OF MIAMI-DADE

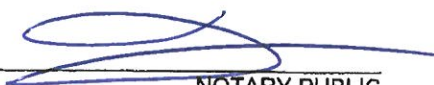
Darlene McKinney being duly sworn, depose and certify as follows: (1) I am a Vice President (title) of Wells Fargo Bank, NA, (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application,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



SIGNATURE

Sworn to and subscribed before me this 31 day of Oct, 2016. The foregoing instrument was acknowledged before me by Darlene McKinney who has produced FLID as identification and/or is personally known to me and who did/did not take an oath.





NOTARY PUBLIC

Joseph Ragon
PRINT NAME

My Commission Expires: 6-13-20

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF

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

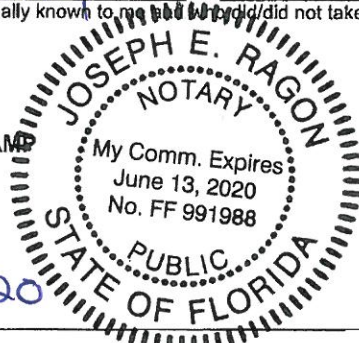
Darlene McKinney Wells Fargo Bank, NA
 Print name (and Title, if applicable)

Darlene McKinney
 SIGNATURE

Sworn to and subscribed before me this 31 day of Oct, 2016. The foregoing instrument was acknowledged before me by Darlene McKinney, of FL, who has produced FL as identification and/or is personally known to me and did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires

6-13-20

Joseph E. Ragon
 NOTARY PUBLIC

Joseph Ragon
 PRINT NAME

CONTRACT FOR PURCHASE

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

ARRP Miami, LLC has contracted to purchase the land owned by Wells Fargo
 NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

SEE ATTACHED

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

ARRP Miami, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached

1212 Lincoln, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Wells Fargo Bank, NA

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

_____ N/A _____

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Michael Larkin, Esq.</u>	<u>200 S Biscayne Blvd, Suite 850 Miami FL 33131</u>	<u>305-374-5300</u>
b. <u>Graham Penn, Esq.</u>	<u>200 S Biscayne Blvd, Suite 850 Miami FL 33131</u>	<u>305-374-5300</u>
c. <u>Jose Gelabert-Navia</u>	<u>806 Douglas Road Suite 300 Coral Gables, FL 33134</u>	<u>305-569-1333</u>

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

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

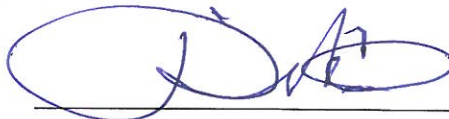
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, David Smith, Manager of ARRP Miami, LLC, which is the Manager of 1212 Lincoln, LLC, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.



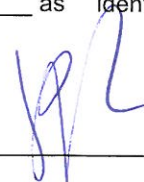
SIGNATURE

Sworn to and subscribed before me this 28 day of October, 2016. The foregoing instrument was acknowledged before me by D. Smith, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:



NOTARY PUBLIC

Diana Ramos

David Smith

PRINT NAME

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Michael Larkin, Esq.	200 S Biscayne Blvd, Suite 850 Miami FL 33131	305-374-5300
b.	Graham Penn, Esq.	200 S Biscayne Blvd, Suite 850 Miami FL 33131	305-374-5300
c.	Jose Gelabert-Navia	806 Douglas Road Suite 300 Coral Gables, FL 33134	305-569-1333

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

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

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

APPLICANT AFFIDAVIT

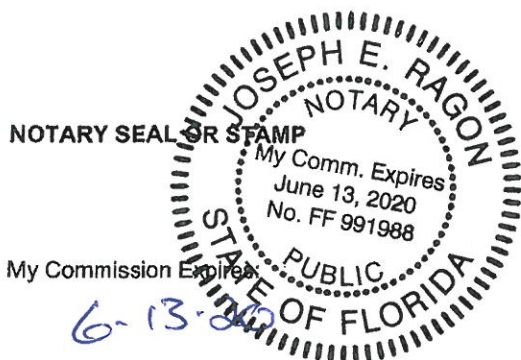
STATE OF FLORIDA

COUNTY OF

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

Darlene McKinney
SIGNATURE

Sworn to and subscribed before me this 31 day of Oct, 2016. The foregoing instrument was acknowledged before me by Darlene McKinney, who has produced FDI as identification and/or is personally known to me and who did/did not take an oath.



[Signature]
NOTARY PUBLIC

Joseph Ragon
Michael Sheitelman
PRINT NAME

FILE NO. _____

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in 1212 Lincoln, LLC

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

Interests in ARRP Miami, LLC

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

Interests in KGM Equities 2, LLC

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

Beneficiaries of Sonny Kahn 2004 Irrevocable Trust

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

Miami FL 33137

Naomi Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
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Rachel Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
--	-----

Avigail Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
---	-----

Beneficiaries of Russell W. Galbut 2004 Irrevocable Trust

Percentage of Interest

Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
--	-----

Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
---	-----

Beneficiaries of Bruce A. Menin 2004 Irrevocable Trust

Percentage of Interest

Maxwell Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%
--	--------

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

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

Interests in Beach R Holdings, LLC

Percentage of Interest

Tomer Bitton
2200 Biscayne Blvd.
Miami FL 33137

100%



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA ELECTRONIC FILING

August 10, 2017

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

Re: "1212 Lincoln" Phased Development - Modification to Revise Phasing, Approval of Electronic Noncommercial Graphics and Images, and Hotel Room Size Variance.

Dear Tom:

This firm represents ARRP Miami, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank (collectively the "Applicant") the owners of an assemblage of land located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's letter of intent in support of an application for a revised phasing plan, approval of "Electronic Noncommercial Graphics and Images" elements for the building, and a variance of hotel room size. The hotel room size variance will allow the hotel element of the project to be developed with a "Citizen M" hotel, one of the most innovative hotel brands in the world. Adding Citizen M to an already exciting design will make "1212 Lincoln" a great destination for both visitors and City residents.

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

The subject property is developed with four commercial buildings of varying ages as well as a surface parking lot. Two structures have been recently demolished to make way for the proposed development.

Approved Development. The Design Review Board approved the development of most of the Property with an innovative commercial building and associated structured parking. The approved plan includes retail/market/restaurant uses on the first and second floors, addressing both Alton Road and Lincoln Road. The center of the project will be taken up with a pedestrian-friendly food hall or “mercado” area that is proposed to be the home of multiple small establishments, including multiple food and beverage uses and food purveyors. In essence, the Applicant seeks to develop this portion of the project as a modern version of a traditional marketplace.

We believe that this design concept will attract pedestrian activity along Alton Road in a manner simply not seen today. Pedestrian access to the mercado area will be from Alton Road and has been encouraged by the architecture and orientation of the building. The design encourages pedestrian activity through the introduction of wide openings at the street level, attractive stairs leading from the Alton Road sidewalk to the second level, and the additional setback provided along approximately 60% of the Alton Road frontage. There is no ground floor pedestrian access to the alley currently proposed.

The next two levels and rooftop of the southern portion of the building will be devoted to parking. The northern portion of the project, separated from the south portion by a “grand stair” providing pedestrian access from Alton to the second floor, will consist of additional retail/service uses, including the relocated Wells Fargo bank branch, as well as the hotel use.

Modified Phasing of Construction. As you know, Wells Fargo operates a successful bank branch on the north end of the Property. The uses at 1600 Alton also have certain lease rights that will make the immediate redevelopment of portions of that site impossible. In order to allow the bank to continue to operate during the construction of the project and to account for the lease terms, the Applicant had requested that the project be divided into three phases as depicted on the submitted plans.

The third phase contemplated the redevelopment of portions of the existing center site at 1600 Alton Road. The Applicant has decided to retain more of the

existing commercial center and the revised plan assumes only the introduction of the parking entrance and the removal of the existing second story portion of the building on the southernmost portion of the Property.

The revised proposed phasing schedule is as follows:

Phase I shall be defined as depicted on the submitted plans. A building permit for the Phase I improvements shall issue within eighteen (18) months of the Board's approval.

Phase II shall be defined as depicted on the submitted plans. A building permit for the Phase II improvements shall issue within twelve (12) months following the issuance of the final certificate of occupancy for the Phase I improvements.

As depicted on the plans, Phase I will include the development south of the existing bank branch, except it will exclude the first story of the existing buildings on the 1600 Alton site. Phase II will include the demolition of the bank and construction of the retail and hotel uses.

Existing Bank Murals. As you know, the Wells Fargo branch is currently home to several exterior murals. The Applicant has agreed to attempt to remove the murals intact during the construction process and re-use the murals in other Wells Fargo locations or elsewhere on the Property. Given the condition of the murals and their relationship to the rest of the bank structure, it is not certain that all of the murals can be safely removed. The Applicant is proposing to use images of the murals as part of the art used of the electronic noncommercial graphics contemplated for the Property,

Electronic Noncommercial Graphics and Images. As depicted on the submitted plans, the Applicant is proposing to utilize illuminated noncommercial graphics in the project, located in two areas. The graphics are proposed to include both static and animated images and feature a small, select, number of designs. These designs are proposed to be of four types: (1) abstract artistic designs; (2) nature views; (3) architecture of Miami Beach; and (4) views of the murals that are currently located on the Wells Fargo Bank building on the north end of the Property. The Applicant proposes to operate the graphic system at all times.

Graphics Locations. The proposed electronic noncommercial graphics are proposed to be located as follows:

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

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

This technology will allow for the innovative graphic display proposed by the Applicant and allow for any necessary adjustments required to ensure no adverse impacts from the operation of the systems once they are installed and operating. As you know, the Applicant has already located the graphics in areas of the project not visible from residential uses and has committed to continuing to work with the Department on fine tuning the operation of the displays and projector following installation in case issues arise. Images will be switched in less than one second and the Applicant will not be employing “transitions” between images, such as fade ins or fade outs.

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

Graphic Code Limits. Pursuant to Section 138-204(b) of the City’s Land Development Regulations, the following additional limitations are applied to electronic noncommercial graphics

- (1) Unless moving images are approved by the design review board or historic preservation board, as applicable, only still, non-moving murals, graphics or images shall be permitted.

The Applicant is seeking approval for a limited number of moving images.

- (2) The maximum number of electronic murals, graphics or images shall not exceed two per property.

Two graphics are proposed for the Property.

- (3) Unless a larger size is approved by the design review board or historic preservation board, as applicable, the maximum size of an electronic mural, graphic or image shall not exceed 100 square feet when facing a street or sidewalk.

Given the scale of the 1212 Lincoln development (encompassing an entire City block), the Applicant is seeking larger graphics to create a design that works with the building and the surrounding area.

- (4) All such electronic murals, graphics or images shall only be permitted in commercial or mixed-use districts and shall not be permitted to face a residential district.

The Property is zoned CD-2 and the graphics have been placed as to not face a residential district.

- (5) A minimum distance separation of 1,500 feet shall be required from properties with electronic murals, graphics or images.

The proposed graphics will be the first in the City and therefore will be more than 1,500 feet from any others.

- (6) All such electronic murals, graphics or images shall either be reduced in illumination to a maximum of 250 nits or be turned off between the hours of 12:00 a.m. and 7:00 a.m., seven days a week.

The Applicant has agreed to reduce the illumination of the graphics to no more than 250 nits at midnight daily, using an automatic system.

Citizen M Hotel. The project, as approved, contemplated hotel development of 100 rooms in the northernmost portion of the Property. At the time of the initial approval, the Applicant had not established an operator for the hotel. The Applicant is now working with Citizen M to adjust the design of the 1212 Lincoln project to accommodate a signature Citizen M location here. Appendix B to the submitted plans includes some reference images for the Citizen M brand. As you will see, Citizen M's concept is unique – serving sophisticated travelers throughout Europe and Asia. Citizen M has a single hotel open in the United States, located in Times Square. The 1212 Lincoln site would be the first Florida Citizen M location.

Citizen M focuses on the highest quality design and materials in the most efficient package. The hotel eschews larger guest rooms, paying more attention to the quality of guest experience throughout the hotel. We believe that Citizen M, with its stellar international reputation and attraction for what the hotel calls “mobile citizens,” will help ensure that the hotel component of 1212 Lincoln will be the highest quality, with limited external impacts. The Citizen M development plan contemplates 168 hotel rooms.

Variance. In order to realize the Citizen M component of the plan, the Applicant is hereby requesting the approval of a hotel room size variances as follows:

- A variance to permit 162 hotel rooms at 218 square feet or smaller and 3 hotel rooms at between 218 square feet and 291 square feet contrary to City Code Section 142-306.

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

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

This site is uniquely burdened by location, size, existing development (including the need to retain the Wells Fargo use and portions of the 1600 Alton uses), and street frontage. For instance, the Property is located directly adjacent to three (3) public rights-of-way and, thus, essentially has three (3) frontages. In addition, the Property is narrowly shaped as compared to its length.

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

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

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

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

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

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

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

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

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

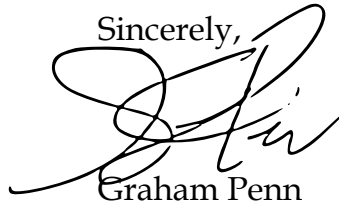
The approval of the requested variance would permit the development of an innovative and compatible mixed-use development on this Property. The City's regulations are intended to promote compatible development throughout the City. The instant application seeks approval of a viable project that is compatible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

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

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

Practical Difficulty. The Property's location directly adjacent to three (3) public rights-of-ways that essentially creates a three (3) frontages for the Property, the existing conditions and characteristics of the Property, and the existing development status of the Property, all represent practical difficulties inhibiting the Applicant from meeting all Code requirements. However, the Applicant's proposal satisfies the intent and purposes of the Code to provide for a compatible hotel use that does not adversely impact the neighborhood.

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

Sincerely,

Graham Penn

cc: Russell Galbut
Marisa Galbut



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA ELECTRONIC FILING

August 10, 2017

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

Re: "1212 Lincoln" Phased Development – Supplementary Letter Regarding Sea Level Rise and Resiliency.

Dear Tom:

This firm represents ARRP Miami, LLC, 1212 Lincoln, LLC, and Wells Fargo Bank (collectively the "Applicant") the owners of an assemblage of land located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's supplementary letter of intent regarding the project's sea level rise and resiliency mitigation elements of the proposed 1212 Lincoln development.

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The project contemplates the full demolition of existing buildings and new replacement construction. The new construction will include entirely hurricane impact windows. The existing windows in the structures to remain are not proposed to be removed/replaced.

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

Operable windows are not feasible due to the nature of the development.

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

The Applicant will be providing abundant landscaping on the property, including on the roof. Proposed species include silver buttonwoods, coconut palms, sea grapes, shrubs, and hedges. The Applicant's proposed landscape plan is resilient as it is comprised of native and Florida-friendly plants appropriate for the area.

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

The Applicant has designed the project to be ready to be raised to Base Floor Elevation (BFE) +1.

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

The Applicant has designed the project to be ready to be raised to Base Floor Elevation (BFE) +1.

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

As the Applicant has designed the ground floor to be raised to BFE +1, critical mechanical and electrical systems will be located above BFE.

- (7) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The existing two southern buildings that are to remain are proposed to have a future finished elevation (FFE) of 5.31 and 5.48. Raising these buildings would not be feasible.

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

Flood proofing will be provided.

Thomas Mooney, Director
August 10, 2017
Page 3

(9) Where feasible and appropriate, water retention systems shall be provided.

Given the nature of the proposed development, providing a water retention system is not feasible.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Graham Penn', is written over the printed name 'Graham Penn'.

cc: Russell Galbut
Marisa Galbut



CFN 2014R0732437
OR Bk 29359 Pgs 3320 - 33261 (7pgs)
RECORDED 10/22/2014 11:10:25
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 07, 2014

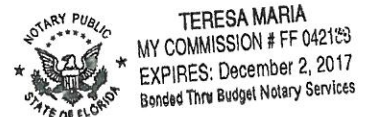
FILE NO: 23078

PROPERTY: 1614-1634 Alton Road "1212 Lincoln Road"

LEGAL: Lots 3 thru 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story commercial building with accessory parking to replace four (4) one and two-story retail buildings and one (1) two-story bank, to be demolished. This project is proposed to take place in two (2) phases as a phased development project.

CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH
[Signature] 10/15/14
(Signature of Planning Director or Designee) (Date)
Personally known to me or Producer ID
[Signature]
Notary Public, State of Florida
Printed Name *TERESA MARIA*
My Commission Expires (Seal) 12-2-17
This document contains 7 pages.



ORDER

The applicants, AARP Miami LLC and Wells Fargo Bank, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 8, 9, 11, and 14 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. The project may take place in two phases as a phased development project in accordance with the following revised phasing schedule:

[Handwritten signature]

- a. **Phase I** (lots 3 through 7 of Block 45) shall consist of all proposed development south of the surface lot of Wachovia Bank. A full building permit for the Phase I improvements shall be issued within eighteen (18) months of the Board's approval; and

Phase II (lots 8 and 9 of Block 45) shall consist of all proposed development north of lots 3 through 7 of Block 45. A full building permit for the Phase II improvements shall be issued within six (6) months of the issuance of the temporary certificate of occupancy for the Phase I improvements.

- b. The final certificate of occupancy for Phase I shall not be issued until the existing structure on lot 9 has been demolished and construction of Phase II has commenced.
2. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
- a. All rooftop lightpoles shall be limited to a maximum height of 10'-0". All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff.
- b. The south elevation shall not be permitted as proposed. The entire south wall above the third floor shall be detailed and executed in a similar manner as the upper parking levels facing Alton Road with the exposed vehicle condition and the steel cable system, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. Pavers and concrete banding shall be utilized for the entire entry drive though area, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- d. The rooftop mechanical equipment proposed within the southeast corner of the roof shall be relocated away from the edges of the building that face a street. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be configured to be as close to the center of the roof as possible and screened from view on all sides, in a manner to be approved by staff.
- e. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- g. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from the east walls of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.
- h. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
- i. All electrical conduits, interior lighting elements and sprinkler lines and sprinkler heads located within the proposed parking garage levels shall be contained within the concrete structure of the building and shall not be surface mounted wherever visible from the public right of way or wherever they may otherwise have an adverse aesthetic impact upon the design integrity the structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. The interior walls of the first level of the parking garage entrance and ramps shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. Section drawings shall be provided that clearly show the parapet heights for all sides of the level 5 roof plan. A minimum parapet height of 4'-6" to a maximum of 9'-6" from the slab, along the entire level, shall be required.
- l. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- m. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.

THU

- o. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - p. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - q. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- 3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Pavers and concrete banding for a minimum width of 15'-0" shall be utilized for the north-south crosswalk across Lincoln Road and the two east-west crosswalks across Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The applicant shall install 6 bicycle racks at the northwest corner of the property alongside the alley at Lincoln Road and an additional 6 bicycle racks shall be installed at the northwest corner of the property alongside the stairwell facing Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The applicant shall install an additional 6 bicycle racks to be distributed along Alton Road subject to review and approval of FDOT and the Public Works and Planning Department, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans.



- e. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
4. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
5. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
7. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
8. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
9. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-10, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "1212 Lincoln Road", as prepared by



Perkins + Will, dated August 18, 2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 10th day of OCTOBER, 2014.


DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:   

THOMAS R. MOONEY, AICP
PLANNING DIRECTOR
FOR THE CHAIR


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

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, 2014 by Thomas R. Mooney, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



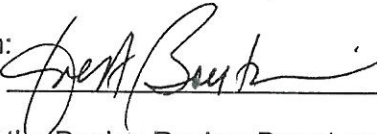


TERESA MARIA
MY COMMISSION # FF 042183
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services



NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-17

Approved As To Form:

City Attorney's Office:  _____)

Filed with the Clerk of the Design Review Board on  _____ (10/15/14)



CFN: 20160403309 BOOK 30148 PAGE 1111
DATE: 07/12/2016 02:46:37 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CT

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: July 5, 2016

FILE NO: DRB0416-0015

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

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

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

IN RE: The applicants, ARRP Miami LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting Design Review Approval for the construction a new five-story commercial building with accessory parking and a hotel component to replace all existing structures on site, including variances to reduce the required pedestal and tower front, street side and rear setbacks for hotel use, and to reduce the required pedestal and tower rear setback for commercial use. The applicants are also requesting Design Review Approval for the installation of an artistic super graphic on the north and east elevation. This project is proposed to take place in three (3) phases as a phased development project. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

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

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

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2-5, 8, 10-11, and 14 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:



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1. The project shall comply with all the conditions imposed by the Planning Board Order No. 2325.
2. The project may take place in three phases as a phased development project in accordance with the following phasing schedule:
 - a. **Phase I** (lots 3 through 7 of Block 45) shall consist of all proposed development south of the surface lot of Wells Fargo Bank, and as defined as depicted on the submitted plans. A building permit for the Phase I improvements shall issue within eighteen (18) months of the Board's approval; and

Phase II (lots 8 and 9 of Block 45) shall consist of all proposed development north of lots 3 through 7 of Block 45, and as defined as depicted on the submitted plans. A building permit for the Phase II improvements shall issue within twelve (12) months following the issuance of the final certificate of occupancy for the Phase I improvements; and

Phase III (lots 1 and 2 of Block 45) shall consist of all proposed development north of lots 3 through 7 of Block 45, and as defined as depicted on the submitted plans. A building permit for the Phase III improvements shall issue within twelve (12) months following the issuance of the final certificate of occupancy for the Phase II improvements.
 - b. The final certificate of occupancy for Phase I shall not be issued until the existing structure on lot 9 has been demolished and construction of Phase II has commenced.
3. The artistic super graphic shall not be permitted as currently proposed. Further design development and details of the proposed artistic super graphic shall be required including scaled elevations depicting the exact locations along portions of the north and east side elevations, the method of illuminations and complete catalogue of artistic imagery shall submitted and design to be reviewed by the Board at a future meeting date.
4. Revised elevation, site plan and floor plan drawings shall be submitted to and reviewed by staff, at a minimum, such drawings shall incorporate the following:
 - a. The architect shall further refine the ground floor corner condition at Alton Road and Lincoln Road to better engage and enhance the pedestrian experience and details shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The final design and details including samples of the proposed exterior parking garage screening shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

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- c. The internal garage lighting shall be shielded to inhibit direct views of all internal light sources.
- d. Any rooftop light poles located along the perimeter of the building edge shall be eliminated or replaced with a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All rooftop light poles shall be limited to a maximum height of 10'-0". All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be configured to be as close to the center of the roof as possible and screened from view on all sides, in a manner to be approved by staff.
- f. Pavers and concrete banding shall be utilized for the vehicular entry drive, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The interior walls of the first level of the parking garage entrance and ramps shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. All garage roofing shall contain, and be properly maintained to perpetuate, the proposed patterned design of the roof surfaces, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The active roof deck of the hotel shall not exceed **50%** of the enclosed floor area immediately one floor below, below in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. All window frames shall be composed of brushed anodized aluminum frames. ~~All windows shall consist of clear glass, incorporate the minimum tint required by the energy code, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.~~
- k. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from the east and north walls of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.



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July 5, 2016

- l. The entire ground and second level exterior paving system of the 'mercado' and pedestrian areas, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- m. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. The final design and details including interior elevations of the proposed lightwell shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- p. All kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- q. The final design and details including irrigation plans of the proposed green wall screening shall be submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. All building signage shall require a separate permit. A uniform sign plan for the overall project shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- s. All overhead utility lines that abut the property within Alton Court from 16th Street to Lincoln Road shall be placed underground.
- t. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
- u. An exterior lighting plan shall be designed and demonstrate that all site lighting shall be contained within the subject property and that none shall shine into the neighboring properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- v. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be

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made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.

- w. The west elevation shall not be permitted as proposed. The entire west wall for the parking and ramping portions of the project shall be further refined to incorporate greater visual interest and substantially buffer any negative impact of vehicles upon the neighboring residential western parcels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. The applicant shall provide additional details for the corner park (Phase III), including location of benches, landscape materials, location of paths, lighting, etc. and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
5. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Further design development and details of the proposed corner park (Phase III), shall be required including a detailed landscape plan with specification for the landscape material, the exact locations of furniture and walkways, and the method of illuminations. The final layout and design of the park shall be subject to the review and approval of staff.
 - b. ~~The proposed café seating abutting the corner park (Phase III), shall be redesigned to be less segregated from the park, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.~~
 - c. Large canopy shade trees shall have a minimum of 18' – 20' on center spacing to allow for proper canopy growth. Where canopy trees are within 5' – 10' of sidewalks and roadways, Silva cells or an approved alternative shall be required in order to increase the available rooting area and subject to the review and approval of staff.
 - d. A true "green" roof shall be incorporated into the hotel roof plan that encompasses 50% of the total rooftop area(s) with plant beds of sufficient size to accommodate trees and landscaping. The applicant shall provide a cross

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section of planters and clarify dimensions. Sufficient depth of soil shall be provided for all proposed roof deck and third level landscaping to ensure the proper health and growth of all landscape materials, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- e. The landscape plan along Alton Court shall be further developed to incorporate additional Florida plant species and increase the buffer to the neighboring residential properties to the west, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. Pavers and concrete banding for a minimum width of 15'-0" shall be utilized for the north-south crosswalk across Lincoln Road and the two east-west crosswalks across Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. All landscape areas abutting driveways and parking areas shall be defined by raised curb, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. All proposed planters shall be built-in planters with irrigation systems in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. Sufficient depth of soil shall be provided for all proposed roof deck landscaping to ensure the proper health and growth of all landscape materials, in a manner to be reviewed and approved by staff.
- j. A fully automatic irrigation system with 100% coverage and an automatic rain sensor will be required in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- k. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- ~~l. The applicants shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.~~
- m. The applicants shall install, at minimum, 12 bicycle racks to be distributed along Alton Road subject to review and approval of FDOT and the Public Works and Planning Department, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. All short term Bicycle racks shall be located in a highly visible location near the main entrances to the use.







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9. A variance to reduce the minimum required tower rear setback of 5'-0" for commercial uses in order to construct the a building at 0' setback from the rear property line.
- B. The applicants have submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

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

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

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

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

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

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

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

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

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

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

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





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July 5, 2016

testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1212 Lincoln Road", as prepared by **Perkins + Will**, dated signed and sealed April 4, 2016, and those supplemental sheets entitled "Concept 85%", as prepared by **AVRO | KO**, dated June 6, 2016, and as approved by the Design Review Board, as determined by staff.

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

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

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

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

Dated this 6th day of July, 2016

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR



CFN: 20160403309 BOOK 30148 PAGE 1122

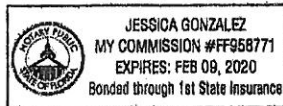
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July 5, 2016

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of July, 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Jessica Gonzalez
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 2-9-20

Approved As To Form:

City Attorney's Office: Jeffrey Faurst (7/5/16)Filed with the Clerk of the Design Review Board on Jessica Gonzalez (7-6-16)

F:\PLAN\DRB\DRB1607-05-2016\JUL16 Final Orders\DRB0416-0015 1600-1634 Alton Rd.JUL16.fo.docx

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: September 01, 2015

FILE NO: 23078

PROPERTY: **1614-1634 Alton Road "1212 Lincoln Road"**

APPLICANTS: ARRP Miami LLC and Wells Fargo Bank

LEGAL: Lots 3 thru 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application requesting a (1) one-year Extension of Time for a previously issued Design Review Approval Design Review Approval for the construction of a new five-story commercial building with accessory parking to replace four (4) one and two-story retail buildings and one (1) two-story bank, to be demolished. This project is proposed to take place in two (2) phases as a phased development project.

ORDER

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

The applicant submitted information establishing, among other things, that delays were encountered in permitting the project. The foregoing constitutes good cause for granting a one (1) year extension of time to the requirement that a Full Building Permit be obtained within eighteen (18) months of the original Design Review Approval.

IT IS HEREBY ORDERED, based upon the foregoing finding of fact and the staff report and analysis, which is adopted herein, including the recommendation, that a one (1) year extension of time to obtain a full building permit (which one [1] year period shall run from the expiration date of the original approval, which is on April 07, 2016) is granted for the above-referenced project conditioned upon the following, to which the applicant has agreed:



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DRB File: 23078

Meeting Date: September 01, 2015

1. A full building permit, not a foundation or shell permit, for the project shall be obtained by April 07, 2017.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This Extension of Time shall run concurrent with any other Extensions of Time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
5. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order and the Order for the October 07, 2014 approval have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order and the Final Order for the October 07, 2014 meeting. If the Full Building Permit is not issued by April 07, 2017, the Design Review Approval will expire and become null and void. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

Dated this 3rd day of September, 20 15.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 

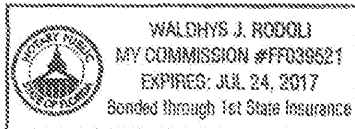
Page 3 of 3
DRB File: 23078

Meeting Date: September 01, 2015

DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 3rd day of September 2015 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Waldhys J. Rodoli
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 7-24-2017

Approved As To Form:
City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on 9/2/2015 [Signature] (9-3-15)

[Signature]



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

August 11, 2017

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

Re: Property Owners List within 375 feet of:

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

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

SUBJECT: 1624 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0160
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 7 BLK 45

SUBJECT: 1620 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0150
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 6 BLK 45

SUBJECT: 1616 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0140
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOT 5 BLK 45

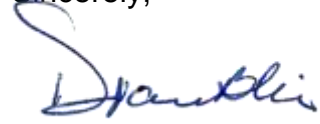
SUBJECT: 1614 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0130
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOTS 3 & 4 BLK 45

SUBJECT: 1600-1602-1604 Alton Road, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-018-0120
LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOTS 1 & 2 BLK 45

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

subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Rio", is positioned above a horizontal line.

Diana B. Rio
RDR | Rio Development Resources, LLC

Total number of property owners without repetition: **517, including 8 international**

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

CYRIEL CREMERS
AMBACHTSTRAAT # 10
1251 PZ LAREN
NETHERLANDS

GONZALO CASTRO IRIZABAL
ALTO DE ZORROAGA 80
SAN SEBASTIAN
SPAIN

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

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

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

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

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

1111 LINCOLN ROAD LLC
3835 CAROLE COURT
MIAMI, FL 33133

1212 LINCOLN LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

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

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

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

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

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

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

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

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

1ST CLASS US LLC C/O STRANG ADAMS
1130 WASHINGTON AVE 3FLR
MIAMI BEACH, FL 33139

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

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

ACL PROPERTY GROUP LLC
1428 WEST AVENUE #202
MIAMI BEACH, FL 33139

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

ADEC USA LLC
2000 BAY DR WEST #408
MIAMI BEACH, FL 33141

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

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

AIDA RIVERA LE REM BEATRIZ RIVERA
1666 WEST AVE #506
MIAMI BEACH, FL 33139-2399

AIMET ARILL
1250 LINCOLN RD #305
MIAMI BEACH, FL 33139-2256

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

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

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

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

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

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

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

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

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

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

ALISIS FUNDS LLC
1560 LENOX AVE STE 304
MIAMI BEACH, FL 33139-3391

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

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

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

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

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

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

AMPARO VALBUENA
1665 BAY RD APT 317
NO MIAMI BEACH, FL 33139-2156

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

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

ANA KARINA MIRANDA LEAL
1231 15 TER UNIT 5
MIAMI BEACH, FL 33139

ANA KARINA MIRANDA LEAL
1231 15 TER UNIT 6
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

ARRP 1600 ALTON LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI II LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

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

ARTHUR J DAVIS
1615 WEST AVE #402
MIAMI BEACH, FL 33139-2348

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

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

AYMERIC RATEL
1331 LINCOLN RD 1305
MIAMI BEACH, FL 33139

BANK OF NEW YORK MELLON C/O OCWEN
LOAN SERVICING LLC
5720 PREMIER PARK DR
WEST PALM BEACH, FL 33407

BARBARA KRAJEWSKI
90 BRYANT AVE 5AA
WHITE PLAINS, NY 10605

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

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

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

BLANCA G GISPAN PINEIRO TRS ALEXIS
PINEIRO KELLY PINEIRO
6878 WELLINGTON DR
NAPLES, FL 34109

BOHEMIA BUSTILLO
1620 WEST AVE UNIT 506
MIAMI BEACH, FL 33139-2323

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

BP 1606 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

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

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

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

BRUNVELLA LLC
7620 BAYSIDE LN
MIAMI BEACH, FL 33141

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

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

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

CALIXTO GUILLERMO GARCIA
22 LANGON HOLLOW RD
BRIDGEWATER, NJ 08807

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHRISTINE PERRIN
1300 LINCOLN RD A801
MIAMI BEACH, FL 33139

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

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

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

CHRISTOPHER PEREZ
65 OLIVE DR
HIALEAH, FL 33010

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

CLARO BROS LLC
44 W FLAGLER ST 2300
MIAMI, FL 33130

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

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

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

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

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

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

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

DAISY LEDO
1665 BAY RD STE 518
MIAMI BEACH, FL 33139-2188

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

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

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

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

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

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

DAVID DE FORREST ANN E MENG
1644 MCDUFF AVE S
JACKSONVILLE, FL 32205

DAVID PREBLE
8246 SHADOWOOD BLVD
CORAL SPRINGS, FL 33071

DAVID PREBLE
1331 LINCOLN RD 1405
MIAMI BEACH, FL 33139

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

DAVID SKOKNA
9 PIERREPONT ST
BROOKLYN, NY 11201

DAVID SZEKELY
141 MERRIAM ST
WESTON, MA 02493

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

DEBORAH B & DIANNE BAKER
1250 LINCOLN RD #209
MIAMI BEACH, FL 33139-2252

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

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

DELSYS MARURI
2524 SW 104 CT
MIAMI, FL 33165-2548

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DIANA RAHAGHI FRANCK RAHAGHI
3160 WILLOW LN
WESTON, FL 33331

DIEGO A BARBOSA
6918 LAKESIDE CIR S
DAVIEE, FL 33314-4203

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

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

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

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

DUNJA PACIRSKI
1250 LINCOLN RD 210
MIAMI BEACH, FL 33139

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

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

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

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

ELENA GIRARDELLO
1601 WEST AVE #205
MIAMI BEACH, FL 33139-2473

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

ELISSA LITHMAN TRS ELISSA ALEXANDRA
LITHMAN REV TR
1670 BAY RD 5F
MIAMI BEACH, FL 33139

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

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

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

ENRIQUE A GARCIA DIANA M GARCIA LEON
1665 BAY RD #417
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

EUSEBIO MACIAS &W XIOMARA
8201 BYRON AVE A-407
MIAMI BEACH, FL 33141-4940

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

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

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

FAMLPRO INC
442 S TAMiami TR
OSPREY, FL 34229

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

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

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

FEDERAL NATL MORTGAGE ASSOC
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

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

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

FLAVIO VALDARCHI
1331 LINCOLN ROAD #1204
MIAMI BEACH, FL 33139

FLORENCIA REYES
2770 SW 24 TER
MIAMI, FL 33145

FRANCESCO A OMANA
8115 NW 74 AVE
MEDLEY, FL 33166

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

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

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

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

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

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

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

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

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

GARY I GOLDSTEIN
1601 WEST AVE 202
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

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

GIOVANNI PEZZINO
1666 WEST AVE 501
MIAMI BEACH, FL 33139

GISELA VANNAY
1643 BRICKELL AVE #2805
MIAMI, FL 33129

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

GRAHAME HUBBARD JTRS STRAVOS TRIPI
JTRS
223 CLERMONT AVE
BROOKLYN, NY 11205

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

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

GREGORY JOCHIMS SHELLEY JOCHIMS
1665 BAY RD #425
MIAMI BEACH, FL 33139

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

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

H JEFFREY CUTLER
1614 W AVE 404
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

HOLALIAM LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

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

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

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

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

ILARIA CANNAVACCIUOLO
1601 WEST AVE 204
MIAMI BEACH, FL 33139

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

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

IRIS BIANCO LLC
3370 MARY ST
MIAMI, FL 33133

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

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

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

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

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

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

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

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

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

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

JACQUI EKSTEIN
555 WEST 59 ST #3D
NEW YORK, NY 10019

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

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

JAMES SIKES JR JULIETTE CLARK
465 ELDEN DR
ATLANTA, GA 30342

JAMIE L GOFF
810 NE 16TH CT
FORT LAUDERDALE, FL 33305-3038

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

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

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

JEAN CLAUDE GARCIA ZAMOR
6039 COLLINS AVE #717
MIAMI BEACH, FL 33140

JEFFREY LUSKY
607 JERONIMO DR
CORAL GABLES, FL 33146

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

JENNIFER BETRAS
318 W 105th St Apt 2B
New York, NY 10025-0174

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

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

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

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

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

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

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

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

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

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

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

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

JOHN R STRAIN
1580 WEST AVENUE
MIAMI BEACH, FL 33139

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

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

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

JORGE L CALIL
1015 Dove Ave
Miami Springs, FL 33166-3206

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

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

JOSE A RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

JOSE ANTONIO RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

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

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

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

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

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

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

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

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

JOSEPH FRANTIN
5100 SW 72ND AVE
MIAMI, FL 33155

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

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

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

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

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

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

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

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

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

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

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

JULIAN A HADDAD AGNES L HADDAD
1462 SPRING ROAD NW
WASHINGTON, DC 20010

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

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

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

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

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

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

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

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

LARISA KHALUPSKY
404 BELLOWS LN
FEASTERVILLE, PA 19053

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

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

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

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

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

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

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LENOX 102 LLC
930 JEFFERSON ST
HOLLYWOOD, FL 33019

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

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

LEO KINGSTON JR
PO BOX 12920
OKLAHOMA CITY, OK 73157

LEYTE GULF INVESTMENTS INC EXCELSIOR
INVESTMENTS INC
5420 N BAY ROAD
MIAMI BEACH, FL 33140

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

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

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

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

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

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

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

LUCA MAURO
1601 WEST AVE #211
MIAMI BEACH, FL 33139-2473

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

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

LUIS A HURTADO
19003 NW 54TH CT
MIAMI GARDENS, FL 33055-2345

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

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

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

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

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

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

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

MAK MGT LLC
108 WOODCHESTER AVE
CHESTNUT HILL, MA 02467

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

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

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

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

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

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

MARCO MAMBELLA LINA MAMBELLA
115 N TAYLOR AVE
NORWALK, CT 06850

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARK STOUTENBERG
1575 WEST AVE #10
MIAMI BEACH, FL 33139

MARLA D NORMAN
1758 GRASSY FIELD
AUSTIN, TX 78737

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

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

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

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

MASSIMILIANO COSTANTINI ILARIA GIUDICI
1665 BAY RD 418
MIAMI BEACH, FL 33139

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

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

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

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

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

MBEACH1 LLLP ROBERT S WENNETT TRS
ROBERT S WENNETT
1111 LINCOLN RD
MIAMI BEACH, FL 33139

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

MCM CAPITALPARTNERS LLC TRS C/O
SOUTH MILHAUSEN PA VENTURES TRUST
2013 I H R
1000 LEGION PL 1200
ORLANDO, FL 32801

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

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

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

MICHAEL SANTANA
20- B ROLLING RIDGE RD
MONTEVALE, NJ 07645

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

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

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

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

MIO DANILOVIC
1311 15 TER 1
MIAMI BEACH, FL 33139

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

MOLLY J PARIS
1008 JOHNSON ST
HOLLYWOOD, FL 33019

MOUSSAULT LLC
9513 HARDING AVE
SURFSIDE, FL 33154

MUK CHUEN CHAU &W SAD CHU CHAU
1666 WEST AVE #403
MIAMI BEACH, FL 33139-2399

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

NATALIA MURILLEJO
555 NE 15 ST #33C
MIAMI, FL 33132

NATIONAL DELI CORP
12711 VENTURA BLVD STE 400
STUDIO CITY, CA 91604

NATIONDOM INC
9559 COLLINS AVE STE 703
SURFSIDE, FL 33154

NECLA KONAK
51-20 JUNCTION BLVD
ELMHURST, NY 11373

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

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

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

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

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

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

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

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

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

ORJ LLC
1614 WEST AVE 204
MIAMI BEACH, FL 33139

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

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

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

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

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JENNIFER FEIL
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JTRS JENNIFER FEIL
JTRS
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

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

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

PEDRO A CHALCO TRS CHALCO LIVING
TRUST PATRICIA SERRANO CHALCO TRS
780 BLACKBERRY LN
YORKTOWN HEIGHTS, NY 10598

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

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

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

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

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

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

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

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

PROJECT 5 LLC
1601 WEST AVE #110
MIAMI BEACH, FL 33139-2327

RACHEL K MALOVE
1404 NE 5th Ct
Fort Lauderdale, FL 33301-1270

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

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

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

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

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

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

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

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

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

RICHARD A D AMURA
1614 WEST AVE #506
MIAMI BEACH, FL 33139-2345

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

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

RITA FRANK
PO BOX 398-391
MIAMI BEACH, FL 33239-8391

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

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

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

ROBERT N TRUAX
1300 LINCOLN RD #B502
MIAMI BEACH, FL 33139

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

ROBERT S BROWN
1665 ALTON RD UNIT 1
MIAMI BEACH, FL 33139

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

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

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

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

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

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

ROLANDO FLEITES
2650 SW 37 AVE 504
MIAMI, FL 33134

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

RONALD T LIBBY &W MYRIAM C PEREZ
117 TURTLE BAY LN
PONTE VEDRA BEACH, FL 32082

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SARA SHAMES
177 BAL CROSS DR
BAL HARBOUR, FL 33154

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

SEVERIN SERAFINI
1200 14 ST 4E
MIAMI BEACH, FL 33139

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

SHABELI INVESTMENTS LLC
3598 W 72 PL
HIALEAH, FL 33018

SIMEON MARGARIS
1614 WEST AVE #606
MIAMI BEACH, FL 33139

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

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

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

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

SONIA BORGENSEPERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

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

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

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

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

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

STEVEN SIERRA
1614 WEST AVE 405
MIAMI BEACH, FL 33139

SUNTRUST BNK
200 S ORANGE AVE
ORLANDO, FL 32801

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

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

SUZAN REILLY
1614 WEST AVE 602
MIAMI BEACH, FL 33139

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

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

TERESA GONZALEZ
1665 BAY RD UNIT 420
MIAMI BEACH, FL 33139-2188

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

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

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

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

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

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

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

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

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

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

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

VICENTE PEREZ & W NEIDA HERNANDEZ
1615 WEST AVE UNIT 505
MIAMI BEACH, FL 33139-2348

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

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

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

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

VIVENDI CORP
1723 EMERALD RIVER DR
KATY, TX 77494

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

VIVIANA MABEL FERNANDEZ LE REM JOEY
SUAREZ
1580 W AVE 505
MIAMI BEACH, FL 33139

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

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

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

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

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

WELLS FARGO BANK
1634 ALTON RD
MIAMI BEACH, FL 33139

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

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

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

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

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

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PH5	TORONTO ON M4Y 2J3			CANADA
CYRIEL CREMERS	AMBACHTSTRAAT # 10	1251 PZ LAREN			NETHERLANDS
GONZALO CASTRO IRIZABAL	ALTO DE ZORROAGA 80	SAN SEBASTIAN			SPAIN
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEPHANE B VINCENT DESJOURS JTRS YVES PIERRE MARIE BOUJU JTRS	13 RUE DE THORIGNY	PARIS 75003			FRANCE
STEPHEN P LANCASTER THE BLACK HORSE BARLOW	VILLAGE BLAYDON	TYNE AND WEAR NE21 6JU			UNITED KINGDOM
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1111 LINCOLN ROAD LLC	3835 CAROLE COURT	MIAMI	FL	33133	USA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1300 LINCOLN CORP C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
16 WEST FONTANA ROSE LLC	1127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
1ST CLASS US LLC C/O STRANG ADAMS	1130 WASHINGTON AVE 3FLR	MIAMI BEACH	FL	33139	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
ABELARDO SOTO &W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ACL PROPERTY GROUP LLC	1428 WEST AVENUE #202	MIAMI BEACH	FL	33139	USA
ADA MUNOZ	1620 WEST AVE #406-N	MIAMI BEACH	FL	33139-2377	USA
ADEC USA LLC	2000 BAY DR WEST #408	MIAMI BEACH	FL	33141	USA
ADEL MANIS TRS	1331 LINCOLN RD #1003	MIAMI BEACH	FL	33139-2268	USA
ADRIANA P & GUILLERMO TRUJILLO	21789 TOWN PLACE DT	BOCA RATON	FL	33433	USA
AIDA RIVERA LE REM BEATRIZ RIVERA	1666 WEST AVE #506	MIAMI BEACH	FL	33139-2399	USA
AIMET ARILL	1250 LINCOLN RD #305	MIAMI BEACH	FL	33139-2256	USA
ALBERT DIAZ	1620 WEST AVE #205	MIAMI BEACH	FL	33139-2374	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	MIAMI	FL	33137	USA
ALEKSANDRA SIMANIC	1614 WEST AVE #202	MIAMI BEACH	FL	33139-2370	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALFREDO M VERGARA &W BARBRO M	1331 LINCOLN RD UNIT 1201	MIAMI BEACH	FL	33139-2229	USA
ALICIA SAXE	1620 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2374	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALSIS FUNDS LLC	1560 LENOX AVE STE 304	MIAMI BEACH	FL	33139-3391	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI	FL	33131	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI BEACH	FL	33139-2340	USA
AMERICAN S&L ASSN OF M B % THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA	92018	USA

AMPARO VALBUENA	1665 BAY RD APT 317	NO MIAMI BEACH	FL	33139-2156	USA
AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA
ANA ANDERS TRS & ERIC M ANDERS TRS	1218 EDGEVALE RD	SILVER SPRING	MD	20910	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 5	MIAMI BEACH	FL	33139	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 6	MIAMI BEACH	FL	33139	USA
ANA MARIE CORTEZ-MEZA	1331 LINCOLN RD #1402	MIAMI BEACH	FL	33139-2241	USA
ANDRE A MEDINA JTRS ANDRES E MEDINA JTRS OMAIDA A MEDINA JTRS	1250 LINCOLN ROAD UNIT 204	MIAMI	FL	33130	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33139	USA
ANGEL BLANCO &W LUCIA	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139-2347	USA
ANNICK D KILLIAN	1331 LINCOLN RD UNIT 1403	MIAMI BEACH	FL	33139-2241	USA
AREIA PRETA CORP	1331 LINCOLN ROAD #1104	MIAMI BEACH	FL	33139	USA
ARETE GALANIS	30-83 30 ST #1L	ASTORIA	NY	11102	USA
ARNALDO RODRIGUEZ &W GLORIA	1331 LINCOLN RD UNIT 1005	MIAMI BEACH	FL	33139-2268	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI II LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARSHAD H AMJAD &W SHAHNAZ	7890 SW 57 TER	MIAMI	FL	33143	USA
ARTHUR J DAVIS	1615 WEST AVE #402	MIAMI BEACH	FL	33139-2348	USA
ASELEF2009 LLC	1331 LINCOLN RD # 505	MIAMI BEACH	FL	33139	USA
AVELINA VARSALONA LE REM HERNAN VARSALONA REM SANDRA VARSALONA	1331 LINCOLN RD #703	MIAMI BEACH	FL	33139	USA
AYMERIC RATEL	1331 LINCOLN RD 1305	MIAMI BEACH	FL	33139	USA
BANK OF NEW YORK MELLON C/O OCWEN LOAN SERVICING LLC	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
BARBARA KRAJEWSKI	90 BRYANT AVE 5AA	WHITE PLAINS	NY	10605	USA
BB PLAZA LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
BENIGNO SERRANO &W ELQUIS	1300 LINCOLN RD #A201	MIAMI BEACH	FL	33139-2264	USA
BERTHA R ECHEVERRI	1620 WEST AVE UNIT 606	MIAMI BEACH	FL	33139-2379	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO KELLY PINEIRO	6878 WELLINGTON DR	NAPLES	FL	34109	USA
BOHEMIA BUSTILLO	1620 WEST AVE UNIT 506	MIAMI BEACH	FL	33139-2323	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRENDA M ROSARIO	1410 71 ST	MIAMI BEACH	FL	33141-3623	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA
BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CARLOS F DRIGGS &W CARMEN J	3 MONROE AVE	DUMONT	NJ	07628	USA

CARLOS J SAINZ	1250 LINCOLN RD #508	MIAMI BEACH	FL	33139	USA
CARLOS MESBER	1620 WEST AVE #602	MIAMI BEACH	FL	33139-2323	USA
CAROL A SCOTT	1620 WEST AVE #605N	MIAMI BEACH	FL	33139-2379	USA
CAROLE MICHELLE GARDONCINI	1575 W AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1611 W AVE #9	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CELINA TORRES	1614 WEST AVE #401	MIAMI BEACH	FL	33139-2344	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINE PERRIN	1300 LINCOLN RD A801	MIAMI BEACH	FL	33139	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLARO BROS LLC	44 W FLAGLER ST 2300	MIAMI	FL	33130	USA
CLAUDE BOUDRIAS	1300 LINCOLN RD #F706	MIAMI BEACH	FL	33139	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CLIFFORD J ALFANDRE IVAN PENA (JTRS)	1614 WEST AVE #206	MIAMI BEACH	FL	33139-2371	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 324	BROOKLYN	NY	11201	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DAISY LEDO	1665 BAY RD STE 518	MIAMI BEACH	FL	33139-2188	USA
DANIEL S MARTIN	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DANTE CHIABRA & NOEMI E LA HOZ	1180 NE 100 ST	MIAMI	FL	33138	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID A PROBST	1300 LINCOLN TOWERS F406	MIAMI BEACH	FL	33139	USA
DAVID DE FORREST ANN E MENG	1644 MCDUFF AVE S	JACKSONVILLE	FL	32205	USA
DAVID PREBLE	8246 SHADOWOOD BLVD	CORAL SPRINGS	FL	33071	USA
DAVID PREBLE	1331 LINCOLN RD 1405	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	141 MERRIAM ST	WESTON	MA	02493	USA
DAVID VAILLANT & W TAMARA ZAMORA	1300 LINCOLN RD #A301	MIAMI BEACH	FL	33139-2264	USA
DEBORAH B & DIANNE BAKER	1250 LINCOLN RD #209	MIAMI BEACH	FL	33139-2252	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DELMONT REALTY LINCOLN RD LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DELSYS MARURI	2524 SW 104 CT	MIAMI	FL	33165-2548	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DIANA RAHAGHI FRANCK RAHAGHI	3160 WILLOW LN	WESTON	FL	33331	USA

DIEGO A BARBOSA	6918 LAKESIDE CIR S	DAVIEE	FL	33314-4203	USA
DILLS & ENOCH FLORIDA ESTATE LLC	1300 LINCOLN RD #D-204	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI	FL	33139-2113	USA
DUNJA PACIRSKI	1250 LINCOLN RD 210	MIAMI BEACH	FL	33139	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ &W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELENA GIRARDELLO	1601 WEST AVE #205	MIAMI BEACH	FL	33139-2473	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1670 BAY RD 5F	MIAMI BEACH	FL	33139	USA
EMIL GEORGE SHAHIRA FANOUS	9 ISLAND AVE #801	MIAMI BEACH	FL	33139	USA
EMILIO F ROMERO	1250 LINCOLN RD #303	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
ENRIQUE A GARCIA DIANA M GARCIA LEON	1665 BAY RD #417	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ERNESTO CASTILLO &W JULIA A & SANDRA CASTILLO	4310 SW 112 AVE	MIAMI	FL	33165-4744	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ESTA INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
ESTELA S ROMERO	1331 LINCOLN RD APT 1303	MIAMI BEACH	FL	33139-2241	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
EUSEBIO MACIAS &W XIOMARA	8201 BYRON AVE A-407	MIAMI BEACH	FL	33141-4940	USA
EVARISTO RODRIGUEZ	1250 LINCOLN RD #408	MIAMI BEACH	FL	33139-2254	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PITTON	1250 LINCOLN RD #410	MIAMI BEACH	FL	33139-2255	USA
FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FEDERAL NATL MORTGAGE ASSOC	14221 DALLAS PKWY STE 1000	DALLAS	TX	75254	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FLAVIO VALDARCHI	1331 LINCOLN ROAD #1204	MIAMI BEACH	FL	33139	USA
FLORENCIA REYES	2770 SW 24 TER	MIAMI	FL	33145	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCA O PARADA JTRS LUIS ENRIQUE PARADA JTRS MARCOS ANTONIO PARADA JTRS	1331 LINCOLN RD UNIT 603	MIAMI BEACH	FL	33139	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCISCO JANE &W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
FRANCO VASARRI &W ANA M TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA
FRANK POLANCO	1300 LINCOLN RD UNIT F1006	MIAMI BEACH	FL	33139-2264	USA

FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
FREDDY A SANTANA	1300 LINCOLN RD #206	MIAMI BEACH	FL	33139-2223	USA
GARY I GOLDSTEIN	1601 WEST AVE 202	MIAMI BEACH	FL	33139	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA
GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GAYLE CARRIE RABINS	1620 WEST AVE #206	MIAMI BEACH	FL	33139	USA
GEORGE ZEILER KIM ZEILER	11675 S MONROE ST	OLATHE	KS	66061	USA
GEORGE C MALLINCKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GEORGE L ROMAN	1250 LINCOLN RD #201	MIAMI BEACH	FL	33139-2250	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GIA FINAMORE	1331 LINCOLN RD #1301	MIAMI BEACH	FL	33139-2241	USA
GIA FINAMORE	1331 LINCOLN RD #1304	MIAMI BEACH	FL	33139-2241	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GILBERT LOPEZ MAGALIS CAPOTE	10735 SW 6 ST 1	MIAMI	FL	33174	USA
GILBERTO ROSAL &W CONCEPCION	10411 SW 41 ST	MIAMI	FL	33165-4923	USA
GIOVANNI PEZZINO	1666 WEST AVE 501	MIAMI BEACH	FL	33139	USA
GI SELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLEN W MCWILLIAMS	1331 LINCOLN RD #705	MIAMI BEACH	FL	33139-2228	USA
GRAHAME HUBBARD JTRS STRAVOS TRIPI JTRS	223 CLERMONT AVE	BROOKLYN	NY	11205	USA
GREGG G VAN RYZIN &W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GREGORY JOCHIMS SHELLEY JOCHIMS	1665 BAY RD #425	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
H JEFFREY CUTLER	1614 W AVE 404	MIAMI BEACH	FL	33139	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HELEN GONZALEZ & MICHAEL TILIS	1331 LINCOLN RD #1102	MIAMI BEACH	FL	33139-2229	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY MICHTALIK	1614 WEST AVE #305	MIAMI BEACH	FL	33139-2344	USA
HILDA BALLESTEROS ANDRES SALDARRIAGA	1331 LINCOLN RD #904	MIAMI BEACH	FL	33139-2240	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HIPOLITA GONZALEZ & SONIA SCALZI	1620 WEST AVE #305	MIAMI BEACH	FL	33139-2343	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HORACIO F GUTIERREZ (SR) &W LAURA	1331 LINCOLN RD UNIT 402	MIAMI BEACH	FL	33139-2227	USA
HUB007 LLC C/O TORRES AND VADILLO LLP	11402 NW 41 ST 202	DORAL	FL	33178	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRIS BIANCO LLC	3370 MARY ST	MIAMI	FL	33133	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
IRMA ROLIN	1300 LINCOLN RD A-901	MIAMI BEACH	FL	33139-2264	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMASEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA

IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
J L C BROTHERS LLC	12948 SW 143 TER	MIAMI	FL	33186	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JACQUELINE FATOUH RODRIGO A ZINNI	1331 LINCOLN RD #903	MIAMI BEACH	FL	33139-2240	USA
JACQUI EKSTEIN	555 WEST 59 ST #3D	NEW YORK	NY	10019	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JAIME MACIAS &W MARYANN SPADA MACIAS	1614 WEST AVE 301	MIAMI BEACH	FL	33139-2371	USA
JAMES SIKES JR JULIETTE CLARK	465 ELDEN DR	ATLANTA	GA	30342	USA
JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JANE E HOCH RYAN E HOCH JTRS	1300 LINCOLN RD C603	MIAMI BEACH	FL	33139-2264	USA
JANIFA ANDOLFATTO	1614 W AVE #501	MIAMI BEACH	FL	33139	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEAN CLAUDE GARCIA ZAMOR	6039 COLLINS AVE #717	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JENNIFER BETRAS	318 W 105th St Apt 2B	New York	NY	10025-0174	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JESSE V CHANYING	1620 WEST AVE #505	MIAMI BEACH	FL	33139-2323	USA
JESSICA LORENZO VARTAN AIDA LORENZO	1300 LINCOLN RD D04	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JIMMY J FECHTENBAUM	1300 LINCOLN RD #C1003	MIAMI BEACH	FL	33139-2264	USA
JOACHIM R ANDERSON &W SILVIA T	641 HOWARDS LOOP	ANNAPOLIS	MD	21401	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOEMAR JOAQUIN DOS REIS ROBERT G SCHNEIDER	1614 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOHANNES ROOIJAKKERS	1250 LINCOLN RD #505	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN GINOCCHI	1331 LINCOLN RD #701	MIAMI BEACH	FL	33139	USA
JOHN R STRAIN	1580 WEST AVENUE	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDR ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 Dove Ave	Miami Springs	FL	33166-3206	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE A RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA
JOSE MARTIN	1300 LINCOLN RD #A601	MIAMI BEACH	FL	33139-2264	USA
JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE R COLON TRS JOSE R COLON	1620 WEST AVE #604	MIAMI BEACH	FL	33139	USA
JOSEFINA & FRANK LORENZO	1300 LINCOLN RD #B302	MIAMI BEACH	FL	33139-2264	USA

JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN C PAJON OCHOA	1620 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUAN MIGUEL REVELLO	1865 BRICKELL AVE #A704	MIAMI BEACH	FL	33129	USA
JUDES GALLI	1250 LINCOLN RD #202	MIAMI BEACH	FL	33139-2250	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIA SALOM LE REM TOMAS SALOM REM SASHA SALOM	3847 TURTLE RUN BLVD 2412	CORAL SPRINGS	FL	33067	USA
JULIAN A HADDAD AGNES L HADDAD	1462 SPRING ROAD NW	WASHINGTON	DC	20010	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE #201	MIAMI BEACH	FL	33139	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KAMEEL S ABBASI	1250 LINCOLN RD #406	MIAMI BEACH	FL	33139-2254	USA
KAREN REDONDO CEINOS	1250 LINCOLN RD #203	MIAMI BEACH	FL	33139	USA
KATHERINE L SANTANA	8840 SW 204 ST	CUTLER BAY	FL	33189-2602	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LARISA KHALUPSKY	404 BELLOWS LN	FEASTERVILLE	PA	19053	USA
LAUNGRATH PAVINA KELLY LLC	235 LINCOLN RD #311	MIAMI BEACH	FL	33139	USA
LAURENT J VISSICHELLI	1331 LINCOLN RD #704	MIAMI BEACH	FL	33139	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LE PARISIAN INC	PO BOX 398454	MIAMI BEACH	FL	33239-8454	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LEANDRO PADUA MELISSA DELAZZERI	1250 LINCOLN RD #309	MIAMI BEACH	FL	33139	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LEYTE GULF INVESTMENTS INC EXCELSIOR INVESTMENTS INC	5420 N BAY ROAD	MIAMI BEACH	FL	33140	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33140	USA
LINCOLN PLACE 250 LLC	5055 COLLINS AVE #4D	MIAMI BEACH	FL	33140	USA
LINCOLN RD 207 LLC	20 ISLAND AVE #410	MIAMI BEACH	FL	33139	USA
LINCOLN WEST REALTY INC	1300 LINCOLN RD #C-1A	MIAMI BEACH	FL	33139	USA
LORENZO MION &W MARIA ZOA SOTERAS	1331 LINCOLN RD #901	MIAMI BEACH	FL	33139-2240	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33134-6263	USA
LUCA MAURO	1601 WEST AVE #211	MIAMI BEACH	FL	33139-2473	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139	USA
LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS A HURTADO	19003 NW 54TH CT	MIAMI GARDENS	FL	33055-2345	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVIVNG TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA

LUIS ZAPATA	1331 LINCOLN RD #1401	MIAMI BEACH	FL	33139	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
LYNDA CARLIER C/O REALTY GROUP OF MIAMI	90 ALTON ROAD # 104	MIAMI BEACH	FL	33139	USA
MADDALENA PASCUCCI	1331 LINCOLN RD #601	MIAMI BEACH	FL	33132	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAK MGT LLC	108 WOODCHESTER AVE	CHESTNUT HILL	MA	02467	USA
MALKA ORLOWSKY	1331 LINCOLN RD APT 1105	MIAMI BEACH	FL	33139-2229	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MAMA FLORIDA LLC	2900 UNIVERSITY DR #42	CORAL SPRINGS	FL	33065	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUEL VIERA &W NOEMI & RAFAEL VIERA	1614 WEST AVE #505	MIAMI BEACH	FL	33139-2345	USA
MARCO MAMBELLA LINA MAMBELLA	115 N TAYLOR AVE	NORWALK	CT	06850	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA CARMELA PATANE	1620 WEST AVE #403	MIAMI BEACH	FL	33139-2343	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARIA HERNANDEZ	1614 WEST AVE #306	MIAMI BEACH	FL	33139-2344	USA
MARIANA O LEMUS	1300 LINCOLN RD #401	MIAMI BEACH	FL	33139-2216	USA
MARIANA PENENGO	1614 WEST AVE 406	MIAMI BEACH	FL	33139-2372	USA
MARIANNA MAKRI	1300 LINCOLN RD #C803	MIAMI BEACH	FL	33139-2264	USA
MARIELA FERNANDEZ	1614 WEST AVE #502	MIAMI BEACH	FL	33139-2372	USA
MARILYN GRAN	1614 WEST AVE #205	MIAMI BEACH	FL	33139-2370	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARITZA LUMPRIS ALMA RODENAS RUANO	29 W 138 ST #1F	NEW YORK	NY	10037	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	1575 WEST AVE #10	MIAMI BEACH	FL	33139	USA
MARLA D NORMAN	1758 GRASSY FIELD	AUSTIN	TX	78737	USA
MARLENE ARZOLA	1250 LINCOLN RD #301	MIAMI BEACH	FL	33139-2252	USA
MARTA MARTINEZ-ALEMAN	1228 WEST AVE 415	MIAMI BEACH	FL	33139-4384	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAJKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MASSIMILIANO COSTANTINI ILARIA GIUDICI	1665 BAY RD 418	MIAMI BEACH	FL	33139	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW WRIGHT TRS MATTHEW WRIGHT TR	4860 N CLARK ST 4N	CHICAGO	IL	60640	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MAURIZIO CUTARELLI	21 LUDLOW STREET APT 3C	NEW YORK	NY	10002	USA
MAURIZIO DOCA	1331 LINCOLN RD #803	MIAMI BEACH	FL	33139	USA
MBEACH1 LLLP ROBERT S WENNETT TRS ROBERT S WENNETT	1111 LINCOLN RD	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCM CAPITALPARTNERS LLC TRS C/O SOUTH MILHAUSEN PA VENTURES TRUST 2013 I H R	1000 LEGION PL 1200	ORLANDO	FL	32801	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA

MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MIAMI ZEBRA LLC	20 ISLAND AVE #618	MIAMI BEACH	FL	33139	USA
MICHAEL SANTANA	20- B ROLLING RIDGE RD	MONTEVALE	NJ	07645	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MILTON BETANCOURT & EST OF NORMA LOYNAZ	1614 WEST AVE #203	MIAMI BEACH	FL	33139-2370	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA
MIRTA M CIESLICKI LE REM ANABELA C CIESLICKI	1331 LINCOLN RD #501	MIAMI BEACH	FL	33139	USA
MOLLY J PARIS	1008 JOHNSON ST	HOLLYWOOD	FL	33019	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
MUK CHUEN CHAU &W SAD CHU CHAU	1666 WEST AVE #403	MIAMI BEACH	FL	33139-2399	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NATALIA MURILLEJO	555 NE 15 ST #33C	MIAMI	FL	33132	USA
NATIONAL DELI CORP	12711 VENTURA BLVD STE 400	STUDIO CITY	CA	91604	USA
NATIONDOM INC	9559 COLLINS AVE STE 703	SURFSIDE	FL	33154	USA
NECLA KONAK	51-20 JUNCTION BLVD	ELMHURST	NY	11373	USA
NEOTRADE LLC	3363 NE 163 ST #502	NORTH MIAMI BEACH	FL	33160	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NISE F BACALLAO	1614 WEST AVE # 304	MIAMI BEACH	FL	33139-2371	USA
OLE CABRERA MARICELA RODRIGUEZ	1614 WEST AVE #604	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORJ LLC	1614 WEST AVE 204	MIAMI BEACH	FL	33139	USA
ORLANDO J PERDOMO	1250 LINCOLN RD #504	MIAMI BEACH	FL	33139-2255	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PAUL STEVEN KAHN TRS LEONARD REV TRUST	9 ISLAND AVE APT 2204	MIAMI BEACH	FL	33139	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	780 BLACKBERRY LN	YORKTOWN HEIGHTS	NY	10598	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEDRO P TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PERLES 555 LLC	111 E 80 ST #3C	NEW YORK	NY	10075	USA
PHILIP C MOYA &W TERESA	902 80 ST	N BERGEN	NJ	07047	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PREMIUM MIAMI INVESTMENTS LLC	12000 BISCAYNE BLVD 107	NORTH MIAMI	FL	33181	USA
PRISCILLA LOPES	1250 LINCOLN ROAD #304	MIAMI BEACH	FL	33139	USA
PROJECT 5 LLC	1601 WEST AVE #110	MIAMI BEACH	FL	33139-2327	USA

RACHEL K MALOVE	1404 NE 5th Ct	Fort Lauderdale	FL	33301-1270	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RANA GRACE BROWN	1300 LINCOLN RD #B1002	MIAMI BEACH	FL	33139	USA
RAQUEL B YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139-2227	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RAQUEL YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICHARD A D AMURA	1614 WEST AVE #506	MIAMI BEACH	FL	33139-2345	USA
RICHARD D GIVENS	1300 LINCOLN RD #D1004	MIAMI BEACH	FL	33139-2264	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA
RITA FRANK	PO BOX 398-391	MIAMI BEACH	FL	33239-8391	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT N TRUAX	1300 LINCOLN RD #B502	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERT S BROWN	1665 ALTON RD UNIT 1	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO R DIAZ &W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROBERTO RIOLOBOS SANCHEZ MARIA AGUADO	1620 WEST AVE 504	MIAMI BEACH	FL	33139	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
RODOLFO GUERRA & SIMON T PAINE JTRS	1300 LINCOLN RD #F806	MIAMI BEACH	FL	33139-2264	USA
ROLANDO FLEITES	2650 SW 37 AVE 504	MIAMI	FL	33134	USA
RONALD J BOSWELL LE REM STEPHANE MORIN	1250 LINCOLN ROAD #206	MIAMI BEACH	FL	33139	USA
RONALD T LIBBY &W MYRIAM C PEREZ	117 TURTLE BAY LN	PONTE VEDRA BEACH	FL	32082	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
RUNNER LLC	650 WEST AVE #1850	MIAMI BEACH	FL	33139	USA
RYAN DODSON	1614 W AVE #302	MIAMI BEACH	FL	33139	USA
SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SAINT PATRICK 1962 INC	7700 NORTH KENDALL DR	MIAMI	FL	33156	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMUIL KOMISARCHIK &W INESSA K	1331 LINCOLN RD UNIT 1202	MIAMI BEACH	FL	33139-2229	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA CASTILLO & (JTRS) ERNESTO RAMON CASTILLO &W JULIA	1300 LINCOLN RD #C903	MIAMI BEACH	FL	33139	USA

SANDRA GARCIA	1300 LINCOLN RD #C503	MIAMI BEACH	FL	33139-2264	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOUR	FL	33154	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SEVERIN SERAFINI	1200 14 ST 4E	MIAMI BEACH	FL	33139	USA
SFR 2012-1 FLORIDA LLC	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	USA
SHABELI INVESTMENTS LLC	3598 W 72 PL	HIALEAH	FL	33018	USA
SIMEON MARGARIS	1614 WEST AVE #606	MIAMI BEACH	FL	33139	USA
SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST 206	MIAMI BEACH	FL	33139	USA
SOFRE INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONIA BORGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SONIA C DEATON SIENA FAYE DEATON	1620 WEST AVE 502N	MIAMI BEACH	FL	33139	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
STEFAN STETKIEWICZ	1620 WEST AVE #303	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND IX	1108 KANE CONCOURSE 309	BAY HARBOR ISLANDS	FL	33154	USA
STELLA REAL ESTATE INC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
STEVEN SIERRA	1614 WEST AVE 405	MIAMI BEACH	FL	33139	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SUSAN BRAEUNING & CARMEN VERGARA	1331 LINCOLN RD UNIT 1404	MIAMI BEACH	FL	33139-2241	USA
SUSANNA MARODER	1250 LINCOLN RD #509	MIAMI BEACH	FL	33139-2259	USA
SUZAN REILLY	1614 WEST AVE 602	MIAMI BEACH	FL	33139	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TERESA CRUISE	1620 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2374	USA
TERESA GONZALEZ	1665 BAY RD UNIT 420	MIAMI BEACH	FL	33139-2188	USA
TERRALINAJE USA LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS B TEMTE & RANDY A CLARK	1250 LINCOLN RD #502	MIAMI BEACH	FL	33139-2255	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY KERN	1250 LINCOLN RD #507	MIAMI BEACH	FL	33139-2258	USA
UDO LANDOW	1300 LINCOLN RD UNIT D904	MIAMI BEACH	FL	33139	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 -BAY RD #223	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA
VICENTE PEREZ & W NEIDA HERNANDEZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VICTOR S AYERS	1614 WEST AVE 504	MIAMI BEACH	FL	33139	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVENDI CORP	1723 EMERALD RIVER DR	KATY	TX	77494	USA
VIVIANA ALTAMIRANDA	1620 WEST AVE UNIT 404	MIAMI BEACH	FL	33139-2343	USA

VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 W AVE 505	MIAMI BEACH	FL	33139	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WAGNER MALTAROLLO	1250 LINCOLN RD #409	MIAMI BEACH	FL	33139-2254	USA
WALTER EDUARDO MARIN	20 ISLAND AVE 418	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WELLINGTON ASSETS LLC	3363 NE 163 ST # 502	NORTH MIAMI BEACH	FL	33160	USA
WELLS FARGO BANK	1634 ALTON RD	MIAMI BEACH	FL	33139	USA
WILFREDO FERNANDEZ JR	1300 LINCOLN RD #C303	MIAMI BEACH	FL	33139-2264	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
ZENaida CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PH5	TORONTO ON M4Y 2J3			CANADA
CYRIEL CREMERS	AMBACHTSTRAAT # 10	1251 PZ LAREN			NETHERLANDS
GONZALO CASTRO IRIZABAL	ALTO DE ZORROAGA 80	SAN SEBASTIAN			SPAIN
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEPHANE B VINCENT DESJOURS JTRS YVES PIERRE MARIE BOUJU JTRS	13 RUE DE THORIGNY	PARIS 75003			FRANCE
STEPHEN P LANCASTER THE BLACK HORSE BARLOW	VILLAGE BLAYDON	TYNE AND WEAR NE21 6JU			UNITED KINGDOM
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1111 LINCOLN ROAD LLC	3835 CAROLE COURT	MIAMI	FL	33133	USA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1300 LINCOLN CORP C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
16 WEST FONTANA ROSE LLC	1127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
1ST CLASS US LLC C/O STRANG ADAMS	1130 WASHINGTON AVE 3FLR	MIAMI BEACH	FL	33139	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
ABELARDO SOTO &W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ACL PROPERTY GROUP LLC	1428 WEST AVENUE #202	MIAMI BEACH	FL	33139	USA
ADA MUNOZ	1620 WEST AVE #406-N	MIAMI BEACH	FL	33139-2377	USA
ADEC USA LLC	2000 BAY DR WEST #408	MIAMI BEACH	FL	33141	USA
ADEL MANIS TRS	1331 LINCOLN RD #1003	MIAMI BEACH	FL	33139-2268	USA
ADRIANA P & GUILLERMO TRUJILLO	21789 TOWN PLACE DT	BOCA RATON	FL	33433	USA
AIDA RIVERA LE REM BEATRIZ RIVERA	1666 WEST AVE #506	MIAMI BEACH	FL	33139-2399	USA
AIMET ARILL	1250 LINCOLN RD #305	MIAMI BEACH	FL	33139-2256	USA
ALBERT DIAZ	1620 WEST AVE #205	MIAMI BEACH	FL	33139-2374	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	MIAMI	FL	33137	USA
ALEKSANDRA SIMANIC	1614 WEST AVE #202	MIAMI BEACH	FL	33139-2370	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALFREDO M VERGARA &W BARBRO M	1331 LINCOLN RD UNIT 1201	MIAMI BEACH	FL	33139-2229	USA
ALICIA SAXE	1620 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2374	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
AL SIS FUNDS LLC	1560 LENOX AVE STE 304	MIAMI BEACH	FL	33139-3391	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI	FL	33131	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI BEACH	FL	33139-2340	USA
AMERICAN S&L ASSN OF M B % THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA	92018	USA
AMPARO VALBUENA	1665 BAY RD APT 317	NO MIAMI BEACH	FL	33139-2156	USA

AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA
ANA ANDERS TRS & ERIC M ANDERS TRS	1218 EDGEVALE RD	SILVER SPRING	MD	20910	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 5	MIAMI BEACH	FL	33139	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 6	MIAMI BEACH	FL	33139	USA
ANA MARIE CORTEZ-MEZA	1331 LINCOLN RD #1402	MIAMI BEACH	FL	33139-2241	USA
ANDRE A MEDINA JTRS ANDRES E MEDINA JTRS OMAIDA A MEDINA JTRS	1250 LINCOLN ROAD UNIT 204	MIAMI	FL	33130	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33139	USA
ANGEL BLANCO &W LUCIA	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139-2347	USA
ANNICK D KILLIAN	1331 LINCOLN RD UNIT 1403	MIAMI BEACH	FL	33139-2241	USA
AREIA PRETA CORP	1331 LINCOLN ROAD #1104	MIAMI BEACH	FL	33139	USA
ARETE GALANIS	30-83 30 ST #1L	ASTORIA	NY	11102	USA
ARNALDO RODRIGUEZ &W GLORIA	1331 LINCOLN RD UNIT 1005	MIAMI BEACH	FL	33139-2268	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI II LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARSHAD H AMJAD &W SHAHNAZ	7890 SW 57 TER	MIAMI	FL	33143	USA
ARTHUR J DAVIS	1615 WEST AVE #402	MIAMI BEACH	FL	33139-2348	USA
ASELEF2009 LLC	1331 LINCOLN RD # 505	MIAMI BEACH	FL	33139	USA
AVELINA VARSALONA LE REM HERNAN VARSALONA REM SANDRA VARSALONA	1331 LINCOLN RD #703	MIAMI BEACH	FL	33139	USA
AYMERIC RATEL	1331 LINCOLN RD 1305	MIAMI BEACH	FL	33139	USA
BANK OF NEW YORK MELLON C/O OCWEN LOAN SERVICING LLC	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
BARBARA KRAJEWSKI	90 BRYANT AVE 5AA	WHITE PLAINS	NY	10605	USA
BB PLAZA LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
BENIGNO SERRANO &W ELQUIS	1300 LINCOLN RD #A201	MIAMI BEACH	FL	33139-2264	USA
BERTHA R ECHEVERRI	1620 WEST AVE UNIT 606	MIAMI BEACH	FL	33139-2379	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO KELLY PINEIRO	6878 WELLINGTON DR	NAPLES	FL	34109	USA
BOHEMIA BUSTILLO	1620 WEST AVE UNIT 506	MIAMI BEACH	FL	33139-2323	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRENDA M ROSARIO	1410 71 ST	MIAMI BEACH	FL	33141-3623	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA
BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CARLOS F DRIGGS &W CARMEN J	3 MONROE AVE	DUMONT	NJ	07628	USA
CARLOS J SAINZ	1250 LINCOLN RD #508	MIAMI BEACH	FL	33139	USA
CARLOS MESBER	1620 WEST AVE #602	MIAMI BEACH	FL	33139-2323	USA

CAROL A SCOTT	1620 WEST AVE #605N	MIAMI BEACH	FL	33139-2379	USA
CAROLE MICHELLE GARDONCINI	1575 W AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1611 W AVE #9	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CELINA TORRES	1614 WEST AVE #401	MIAMI BEACH	FL	33139-2344	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINE PERRIN	1300 LINCOLN RD A801	MIAMI BEACH	FL	33139	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLARO BROS LLC	44 W FLAGLER ST 2300	MIAMI	FL	33130	USA
CLAUDE BOUDRIAS	1300 LINCOLN RD #F706	MIAMI BEACH	FL	33139	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CLIFFORD J ALFANDRE IVAN PENA (JTRS)	1614 WEST AVE #206	MIAMI BEACH	FL	33139-2371	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 324	BROOKLYN	NY	11201	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DAISY LEDO	1665 BAY RD STE 518	MIAMI BEACH	FL	33139-2188	USA
DANIEL S MARTIN	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DANTE CHIABRA & NOEMI E LA HOZ	1180 NE 100 ST	MIAMI	FL	33138	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID A PROBST	1300 LINCOLN TOWERS F406	MIAMI BEACH	FL	33139	USA
DAVID DE FORREST ANN E MENG	1644 MCDUFF AVE S	JACKSONVILLE	FL	32205	USA
DAVID PREBLE	8246 SHADOWOOD BLVD	CORAL SPRINGS	FL	33071	USA
DAVID PREBLE	1331 LINCOLN RD 1405	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	141 MERRIAM ST	WESTON	MA	02493	USA
DAVID VAILLANT & W TAMARA ZAMORA	1300 LINCOLN RD #A301	MIAMI BEACH	FL	33139-2264	USA
DEBORAH B & DIANNE BAKER	1250 LINCOLN RD #209	MIAMI BEACH	FL	33139-2252	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DELMONT REALTY LINCOLN RD LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DELSYS MARURI	2524 SW 104 CT	MIAMI	FL	33165-2548	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DIANA RAHAGHI FRANCK RAHAGHI	3160 WILLOW LN	WESTON	FL	33331	USA
DIEGO A BARBOSA	6918 LAKESIDE CIR S	DAVIEE	FL	33314-4203	USA
DILLS & ENOCH FLORIDA ESTATE LLC	1300 LINCOLN RD #D-204	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA

DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI	FL	33139-2113	USA
DUNJA PACIRSKI	1250 LINCOLN RD 210	MIAMI BEACH	FL	33139	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ &W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELENA GIRARDELLO	1601 WEST AVE #205	MIAMI BEACH	FL	33139-2473	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1670 BAY RD 5F	MIAMI BEACH	FL	33139	USA
EMIL GEORGE SHAHIRA FANOUS	9 ISLAND AVE #801	MIAMI BEACH	FL	33139	USA
EMILIO F ROMERO	1250 LINCOLN RD #303	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
ENRIQUE A GARCIA DIANA M GARCIA LEON	1665 BAY RD #417	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ERNESTO CASTILLO &W JULIA A & SANDRA CASTILLO	4310 SW 112 AVE	MIAMI	FL	33165-4744	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ESTA INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
ESTELA S ROMERO	1331 LINCOLN RD APT 1303	MIAMI BEACH	FL	33139-2241	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
EUSEBIO MACIAS &W XIOMARA	8201 BYRON AVE A-407	MIAMI BEACH	FL	33141-4940	USA
EVARISTO RODRIGUEZ	1250 LINCOLN RD #408	MIAMI BEACH	FL	33139-2254	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PITTON	1250 LINCOLN RD #410	MIAMI BEACH	FL	33139-2255	USA
FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FEDERAL NATL MORTGAGE ASSOC	14221 DALLAS PKWY STE 1000	DALLAS	TX	75254	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FLAVIO VALDARCHI	1331 LINCOLN ROAD #1204	MIAMI BEACH	FL	33139	USA
FLORENCIA REYES	2770 SW 24 TER	MIAMI	FL	33145	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCA O PARADA JTRS LUIS ENRIQUE PARADA JTRS MARCOS ANTONIO PARADA JTRS	1331 LINCOLN RD UNIT 603	MIAMI BEACH	FL	33139	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCISCO JANE &W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
FRANCO VASARRI &W ANA M TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA
FRANK POLANCO	1300 LINCOLN RD UNIT F1006	MIAMI BEACH	FL	33139-2264	USA
FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
FREDDY A SANTANA	1300 LINCOLN RD #206	MIAMI BEACH	FL	33139-2223	USA
GARY I GOLDSTEIN	1601 WEST AVE 202	MIAMI BEACH	FL	33139	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA

GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GAYLE CARRIE RABINS	1620 WEST AVE #206	MIAMI BEACH	FL	33139	USA
GEORGE ZEILER KIM ZEILER	11675 S MONROE ST	OLATHE	KS	66061	USA
GEORGE C MALLINCKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GEORGE L ROMAN	1250 LINCOLN RD #201	MIAMI BEACH	FL	33139-2250	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GIA FINAMORE	1331 LINCOLN RD #1301	MIAMI BEACH	FL	33139-2241	USA
GIA FINAMORE	1331 LINCOLN RD #1304	MIAMI BEACH	FL	33139-2241	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GILBERT LOPEZ MAGALIS CAPOTE	10735 SW 6 ST 1	MIAMI	FL	33174	USA
GILBERTO ROSAL &W CONCEPCION	10411 SW 41 ST	MIAMI	FL	33165-4923	USA
GIOVANNI PEZZINO	1666 WEST AVE 501	MIAMI BEACH	FL	33139	USA
GISELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLEN W MCWILLIAMS	1331 LINCOLN RD #705	MIAMI BEACH	FL	33139-2228	USA
GRAHAME HUBBARD JTRS STRAVOS TRIPI JTRS	223 CLERMONT AVE	BROOKLYN	NY	11205	USA
GREGG G VAN RYZIN &W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GREGORY JOCHIMS SHELLEY JOCHIMS	1665 BAY RD #425	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
H JEFFREY CUTLER	1614 W AVE 404	MIAMI BEACH	FL	33139	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HELEN GONZALEZ & MICHAEL TILIS	1331 LINCOLN RD #1102	MIAMI BEACH	FL	33139-2229	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY MICHTALIK	1614 WEST AVE #305	MIAMI BEACH	FL	33139-2344	USA
HILDA BALLESTEROS ANDRES SALDARRIAGA	1331 LINCOLN RD #904	MIAMI BEACH	FL	33139-2240	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HIPOLITA GONZALEZ & SONIA SCALZI	1620 WEST AVE #305	MIAMI BEACH	FL	33139-2343	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HORACIO F GUTIERREZ (SR) &W LAURA	1331 LINCOLN RD UNIT 402	MIAMI BEACH	FL	33139-2227	USA
HUB007 LLC C/O TORRES AND VADILLO LLP	11402 NW 41 ST 202	DORAL	FL	33178	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRIS BIANCO LLC	3370 MARY ST	MIAMI	FL	33133	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
IRMA ROLIN	1300 LINCOLN RD A-901	MIAMI BEACH	FL	33139-2264	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMASEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
J L C BROTHERS LLC	12948 SW 143 TER	MIAMI	FL	33186	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JACQUELINE FATOUH RODRIGO A ZINNI	1331 LINCOLN RD #903	MIAMI BEACH	FL	33139-2240	USA

JACQUI EKSTEIN	555 WEST 59 ST #3D	NEW YORK	NY	10019	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JAIME MACIAS &W MARYANN SPADA MACIAS	1614 WEST AVE 301	MIAMI BEACH	FL	33139-2371	USA
JAMES SIKES JR JULIETTE CLARK	465 ELDEN DR	ATLANTA	GA	30342	USA
JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JANE E HOCH RYAN E HOCH JTRS	1300 LINCOLN RD C603	MIAMI BEACH	FL	33139-2264	USA
JANIFA ANDOLFATTO	1614 W AVE #501	MIAMI BEACH	FL	33139	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEAN CLAUDE GARCIA ZAMOR	6039 COLLINS AVE #717	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JENNIFER BETRAS	318 W 105th St Apt 2B	New York	NY	10025-0174	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JESSE V CHANYING	1620 WEST AVE #505	MIAMI BEACH	FL	33139-2323	USA
JESSICA LORENZO VARTAN AIDA LORENZO	1300 LINCOLN RD D04	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JIMMY J FECHTENBAUM	1300 LINCOLN RD #C1003	MIAMI BEACH	FL	33139-2264	USA
JOACHIM R ANDERSON &W SILVIA T	641 HOWARDS LOOP	ANNAPOLIS	MD	21401	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOEMAR JOAQUIN DOS REIS ROBERT G SCHNEIDER	1614 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOHANNES ROOIJAKKERS	1250 LINCOLN RD #505	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN GINOCCHI	1331 LINCOLN RD #701	MIAMI BEACH	FL	33139	USA
JOHN R STRAIN	1580 WEST AVENUE	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDR ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 Dove Ave	Miami Springs	FL	33166-3206	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE A RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA
JOSE MARTIN	1300 LINCOLN RD #A601	MIAMI BEACH	FL	33139-2264	USA
JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE R COLON TRS JOSE R COLON	1620 WEST AVE #604	MIAMI BEACH	FL	33139	USA
JOSEFINA & FRANK LORENZO	1300 LINCOLN RD #B302	MIAMI BEACH	FL	33139-2264	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN C PAJON OCHOA	1620 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA

JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUAN MIGUEL REVELLO	1865 BRICKELL AVE #A704	MIAMI BEACH	FL	33129	USA
JUDES GALLI	1250 LINCOLN RD #202	MIAMI BEACH	FL	33139-2250	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIA SALOM LE REM TOMAS SALOM REM SASHA SALOM	3847 TURTLE RUN BLVD 2412	CORAL SPRINGS	FL	33067	USA
JULIAN A HADDAD AGNES L HADDAD	1462 SPRING ROAD NW	WASHINGTON	DC	20010	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE #201	MIAMI BEACH	FL	33139	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KAMEEL S ABBASI	1250 LINCOLN RD #406	MIAMI BEACH	FL	33139-2254	USA
KAREN REDONDO CEINOS	1250 LINCOLN RD #203	MIAMI BEACH	FL	33139	USA
KATHERINE L SANTANA	8840 SW 204 ST	CUTLER BAY	FL	33189-2602	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LARISA KHALUPSKY	404 BELLOWS LN	FEASTERVILLE	PA	19053	USA
LAUNGRATH PAVINA KELLY LLC	235 LINCOLN RD #311	MIAMI BEACH	FL	33139	USA
LAURENT J VISSICHELLI	1331 LINCOLN RD #704	MIAMI BEACH	FL	33139	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LE PARISIAN INC	PO BOX 398454	MIAMI BEACH	FL	33239-8454	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LEANDRO PADUA MELISSA DELAZZERI	1250 LINCOLN RD #309	MIAMI BEACH	FL	33139	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LEYTE GULF INVESTMENTS INC EXCELSIOR INVESTMENTS INC	5420 N BAY ROAD	MIAMI BEACH	FL	33140	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33140	USA
LINCOLN PLACE 250 LLC	5055 COLLINS AVE #4D	MIAMI BEACH	FL	33140	USA
LINCOLN RD 207 LLC	20 ISLAND AVE #410	MIAMI BEACH	FL	33139	USA
LINCOLN WEST REALTY INC	1300 LINCOLN RD #C-1A	MIAMI BEACH	FL	33139	USA
LORENZO MION &W MARIA ZOA SOTERAS	1331 LINCOLN RD #901	MIAMI BEACH	FL	33139-2240	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33134-6263	USA
LUCA MAURO	1601 WEST AVE #211	MIAMI BEACH	FL	33139-2473	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139	USA
LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS A HURTADO	19003 NW 54TH CT	MIAMI GARDENS	FL	33055-2345	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVIVNG TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA
LUIS ZAPATA	1331 LINCOLN RD #1401	MIAMI BEACH	FL	33139	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
LYNDA CARLIER C/O REALTY GROUP OF MIAMI	90 ALTON ROAD # 104	MIAMI BEACH	FL	33139	USA
MADDALENA PASCUCCI	1331 LINCOLN RD #601	MIAMI BEACH	FL	33132	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAK MGT LLC	108 WOODCHESTER AVE	CHESTNUT HILL	MA	02467	USA

MALKA ORLOWSKY	1331 LINCOLN RD APT 1105	MIAMI BEACH	FL	33139-2229	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MAMA FLORIDA LLC	2900 UNIVERSITY DR #42	CORAL SPRINGS	FL	33065	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUEL VIERA &W NOEMI & RAFAEL VIERA	1614 WEST AVE #505	MIAMI BEACH	FL	33139-2345	USA
MARCO MAMBELLA LINA MAMBELLA	115 N TAYLOR AVE	NORWALK	CT	06850	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA CARMELA PATANE	1620 WEST AVE #403	MIAMI BEACH	FL	33139-2343	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARIA HERNANDEZ	1614 WEST AVE #306	MIAMI BEACH	FL	33139-2344	USA
MARIANA O LEMUS	1300 LINCOLN RD #401	MIAMI BEACH	FL	33139-2216	USA
MARIANA PENENGO	1614 WEST AVE 406	MIAMI BEACH	FL	33139-2372	USA
MARIANNA MAKRI	1300 LINCOLN RD #C803	MIAMI BEACH	FL	33139-2264	USA
MARIELA FERNANDEZ	1614 WEST AVE #502	MIAMI BEACH	FL	33139-2372	USA
MARILYN GRAN	1614 WEST AVE #205	MIAMI BEACH	FL	33139-2370	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARITZA LUMPRIS ALMA RODENAS RUANO	29 W 138 ST #1F	NEW YORK	NY	10037	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	1575 WEST AVE #10	MIAMI BEACH	FL	33139	USA
MARLA D NORMAN	1758 GRASSY FIELD	AUSTIN	TX	78737	USA
MARLENE ARZOLA	1250 LINCOLN RD #301	MIAMI BEACH	FL	33139-2252	USA
MARTA MARTINEZ-ALEMAN	1228 WEST AVE 415	MIAMI BEACH	FL	33139-4384	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAJKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MASSIMILIANO COSTANTINI ILARIA GIUDICI	1665 BAY RD 418	MIAMI BEACH	FL	33139	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW WRIGHT TRS MATTHEW WRIGHT TR	4860 N CLARK ST 4N	CHICAGO	IL	60640	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MAURIZIO CUTARELLI	21 LUDLOW STREET APT 3C	NEW YORK	NY	10002	USA
MAURIZIO DOCA	1331 LINCOLN RD #803	MIAMI BEACH	FL	33139	USA
MBEACH1 LLLP ROBERT S WENNETT TRS ROBERT S WENNETT	1111 LINCOLN RD	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCM CAPITALPARTNERS LLC TRS C/O SOUTH MILHAUSEN PA VENTURES TRUST 2013 I H R	1000 LEGION PL 1200	ORLANDO	FL	32801	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA
MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MIAMI ZEBRA LLC	20 ISLAND AVE #618	MIAMI BEACH	FL	33139	USA
MICHAEL SANTANA	20- B ROLLING RIDGE RD	MONTEVALE	NJ	07645	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MILTON BETANCOURT & EST OF NORMA LOYNAZ	1614 WEST AVE #203	MIAMI BEACH	FL	33139-2370	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA

MIRTA M CIESLICKI LE REM ANABELA C CIESLICKI	1331 LINCOLN RD #501	MIAMI BEACH	FL	33139	USA
MOLLY J PARIS	1008 JOHNSON ST	HOLLYWOOD	FL	33019	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
MUK CHUEN CHAU &W SAD CHU CHAU	1666 WEST AVE #403	MIAMI BEACH	FL	33139-2399	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NATALIA MURILLEJO	555 NE 15 ST #33C	MIAMI	FL	33132	USA
NATIONAL DELI CORP	12711 VENTURA BLVD STE 400	STUDIO CITY	CA	91604	USA
NATIONDOM INC	9559 COLLINS AVE STE 703	SURFSIDE	FL	33154	USA
NECLA KONAK	51-20 JUNCTION BLVD	ELMHURST	NY	11373	USA
NEOTRADE LLC	3363 NE 163 ST #502	NORTH MIAMI BEACH	FL	33160	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NISE F BACALLAO	1614 WEST AVE # 304	MIAMI BEACH	FL	33139-2371	USA
OLE CABRERA MARICELA RODRIGUEZ	1614 WEST AVE #604	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORJ LLC	1614 WEST AVE 204	MIAMI BEACH	FL	33139	USA
ORLANDO J PERDOMO	1250 LINCOLN RD #504	MIAMI BEACH	FL	33139-2255	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PAUL STEVEN KAHN TRS LEONARD REV TRUST	9 ISLAND AVE APT 2204	MIAMI BEACH	FL	33139	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	780 BLACKBERRY LN	YORKTOWN HEIGHTS	NY	10598	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEDRO P TRELLES	1250 LINCOLN RD #407	MIAMI BEACH	FL	33139-2254	USA
PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PERLES 555 LLC	111 E 80 ST #3C	NEW YORK	NY	10075	USA
PHILIP C MOYA &W TERESA	902 80 ST	N BERGEN	NJ	07047	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PREMIUM MIAMI INVESTMENTS LLC	12000 BISCAYNE BLVD 107	NORTH MIAMI	FL	33181	USA
PRISCILLA LOPES	1250 LINCOLN ROAD #304	MIAMI BEACH	FL	33139	USA
PROJECT 5 LLC	1601 WEST AVE #110	MIAMI BEACH	FL	33139-2327	USA
RACHEL K MALOVE	1404 NE 5th Ct	Fort Lauderdale	FL	33301-1270	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RANA GRACE BROWN	1300 LINCOLN RD #B1002	MIAMI BEACH	FL	33139	USA
RAQUEL B YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139-2227	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RAQUEL YUCHIMCZUK	1331 LINCOLN RD #403	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA

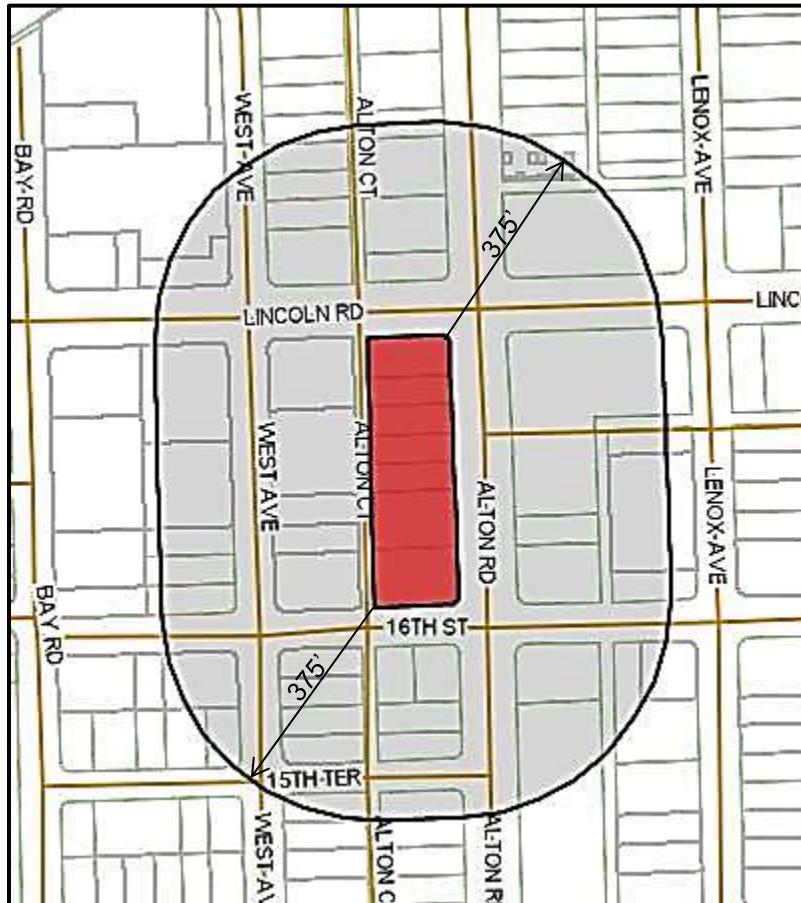
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICHARD A D AMURA	1614 WEST AVE #506	MIAMI BEACH	FL	33139-2345	USA
RICHARD D GIVENS	1300 LINCOLN RD #D1004	MIAMI BEACH	FL	33139-2264	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA
RITA FRANK	PO BOX 398-391	MIAMI BEACH	FL	33239-8391	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT N TRUAX	1300 LINCOLN RD #B502	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERT S BROWN	1665 ALTON RD UNIT 1	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO R DIAZ &W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROBERTO RIOLOBOS SANCHEZ MARIA AGUADO	1620 WEST AVE 504	MIAMI BEACH	FL	33139	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
RODOLFO GUERRA & SIMON T PAINE JTRS	1300 LINCOLN RD #F806	MIAMI BEACH	FL	33139-2264	USA
ROLANDO FLEITES	2650 SW 37 AVE 504	MIAMI	FL	33134	USA
RONALD J BOSWELL LE REM STEPHANE MORIN	1250 LINCOLN ROAD #206	MIAMI BEACH	FL	33139	USA
RONALD T LIBBY &W MYRIAM C PEREZ	117 TURTLE BAY LN	PONTE VEDRA BEACH	FL	32082	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
RUNNER LLC	650 WEST AVE #1850	MIAMI BEACH	FL	33139	USA
RYAN DODSON	1614 W AVE #302	MIAMI BEACH	FL	33139	USA
SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SAINT PATRICK 1962 INC	7700 NORTH KENDALL DR	MIAMI	FL	33156	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMUIL KOMISARCHIK &W INESSA K	1331 LINCOLN RD UNIT 1202	MIAMI BEACH	FL	33139-2229	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA CASTILLO & (JTRS) ERNESTO RAMON CASTILLO &W JULIA	1300 LINCOLN RD #C903	MIAMI BEACH	FL	33139	USA
SANDRA GARCIA	1300 LINCOLN RD #C503	MIAMI BEACH	FL	33139-2264	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOUR	FL	33154	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SEVERIN SERAFINI	1200 14 ST 4E	MIAMI BEACH	FL	33139	USA
SFR 2012-1 FLORIDA LLC	1775 HANCOCK ST #200	SAN DIEGO	CA	92110	USA
SHABELI INVESTMENTS LLC	3598 W 72 PL	HIALEAH	FL	33018	USA
SIMEON MARGARIS	1614 WEST AVE #606	MIAMI BEACH	FL	33139	USA

SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 ST 206	MIAMI BEACH	FL	33139	USA
SOFRE INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONIA BORGENSERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SONIA C DEATON SIENA FAYE DEATON	1620 WEST AVE 502N	MIAMI BEACH	FL	33139	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
STEFAN STETKIEWICZ	1620 WEST AVE #303	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND IX	1108 KANE CONCOURSE 309	BAY HARBOR ISLANDS	FL	33154	USA
STELLA REAL ESTATE INC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
STEVEN SIERRA	1614 WEST AVE 405	MIAMI BEACH	FL	33139	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SUSAN BRAEUNING & CARMEN VERGARA	1331 LINCOLN RD UNIT 1404	MIAMI BEACH	FL	33139-2241	USA
SUSANNA MARODER	1250 LINCOLN RD #509	MIAMI BEACH	FL	33139-2259	USA
SUZAN REILLY	1614 WEST AVE 602	MIAMI BEACH	FL	33139	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TERESA CRUISE	1620 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2374	USA
TERESA GONZALEZ	1665 BAY RD UNIT 420	MIAMI BEACH	FL	33139-2188	USA
TERRALINAJE USA LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS B TEMTE & RANDY A CLARK	1250 LINCOLN RD #502	MIAMI BEACH	FL	33139-2255	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY KERN	1250 LINCOLN RD #507	MIAMI BEACH	FL	33139-2258	USA
UDO LANDOW	1300 LINCOLN RD UNIT D904	MIAMI BEACH	FL	33139	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 -BAY RD #223	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA
VICENTE PEREZ & W NEIDA HERNANDEZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VICTOR S AYERS	1614 WEST AVE 504	MIAMI BEACH	FL	33139	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVENDI CORP	1723 EMERALD RIVER DR	KATY	TX	77494	USA
VIVIANA ALTAMIRANDA	1620 WEST AVE UNIT 404	MIAMI BEACH	FL	33139-2343	USA
VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 W AVE 505	MIAMI BEACH	FL	33139	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WAGNER MALTAROLLO	1250 LINCOLN RD #409	MIAMI BEACH	FL	33139-2254	USA
WALTER EDUARDO MARIN	20 ISLAND AVE 418	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WELLINGTON ASSETS LLC	3363 NE 163 ST # 502	NORTH MIAMI BEACH	FL	33160	USA
WELLS FARGO BANK	1634 ALTON RD	MIAMI BEACH	FL	33139	USA
WILFREDO FERNANDEZ JR	1300 LINCOLN RD #C303	MIAMI BEACH	FL	33139-2264	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
ZENAIDA CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA

ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA
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375' RADIUS MAP



SUBJECT: 1634 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0180

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

SUBJECT: 1628 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0170

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

SUBJECT: 1624 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0160

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

SUBJECT: 1620 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0150

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

SUBJECT: 1616 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0140

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

SUBJECT: 1614 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0130

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 LOTS 3 & 4 BLK 45

SUBJECT: 1600-1602-1604 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0120

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