



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA HAND-DELIVERY

July 18, 2017

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

Re: Conditional Use Permit for Surface Parking Lot at 121 Collins Ave, Miami Beach,

Dear Tom:

This law firm represents Asta Parking (the "Applicant"), who wishes to operate a surface parking lot on the property located at 161 Collins Ave, Miami Beach, Florida (the "Property"). Please let the following serve as the required letter of intent in connection with a request for Conditional Use approval.

Property. The Property is approximately 6,500 square feet in size and zoned R-PS3 (Residential Performance Standard) District. It is located on the east side of Collins Avenue between 1st and 2nd Street. A surface parking lot already exists just north of the Property.

Proposal. The Applicant proposes to a self-service surface parking lot at the Property. Parking continues to be difficult to find for most of the day and evening in the South of Fifth neighborhood. The Applicant seeks to improve this lot so that it can function as a parking lot that will serve the area, which will include both residents, their visitors and visitors to the many establishments nearby. The Property currently is vacant and unimproved. The proposal would serve to beautify the lot, as well as move to permit and license the parking use.

Satisfaction of Review Criteria. The Applicant's request satisfies the two different sets of review criteria and guidelines as follows:

Conditional Use Standards in Section 118-192(a) of the Code of the City of Miami Beach (the "Code").

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

CONSISTENT – The comprehensive plan and the City Code permit surface parking lots through the conditional use process.

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

CONSISTENT – The proposed use will not further exceed the levels of service already vested for the Property. In fact, it will serve to alleviate parking congestion in the neighborhood.

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

CONSISTENT – As noted above, the land development regulations permit a parking lot pursuant to a conditional use approval.

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

CONSISTENT – On the contrary, the Applicant hopes to improve the quality of life in the immediate area by providing more parking, where it is sorely needed.

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

NOT APPLICABLE - The use itself is solely to provide off-street parking.

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

CONSISTENT – The Applicant will provide landscaping, which will buffer the surrounding neighborhood from noise and impacts. Additionally, lighting will be provided, as required by Miami-Dade County Code, to address safety concerns.

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

CONSISTENT - While there are several other parking lots in the South of Fifth neighborhood, additional parking is needed to address the demand in the area. As a result, this use should not be discouraged and will not provide a negative impact on the surrounding area.

Summary. The granting of the requested conditional use permit will be in harmony with the intent and purpose of the Code, will not be injurious to the area involved or otherwise detrimental to the public welfare. The granting of the requested conditional use permit will provide the Applicant with a reasonable use of its Property. Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero



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

July 18, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 121 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-0241

LEGAL DESCRIPTION: 3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOT 11 BLK 2

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,

Diana B. Rio
RDR | Rio Development Resources, LLC

Total number of property owners without repetition: **339, including 19 international**

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

ALEXANDER FERAFOV
8 1 NEOPALIMOVSKIY PEREULOK #64
MOSCOW 119121
RUSSIA

ALISSA SILVER JTRS CHERYL SILVER JTRS
14340 MEADOWVALE
PIERREFONDS QUEBEC H9H 1N9
CANADA

CHRISTOPHER KAILER
PROMENADE 31 A-2602
BLUMAU
AUSTRIA

DANIEL STILLIT & VIRGINIA MCLEAN C/O
MICHAEL GREENWALD
39 PRINCESS RD
LONDON NW18JS
ENGLAND

GOAL INVESTMENTS LIMITED
5420 PARC ST
MONTREAL PQ H4P 1R3
CANADA

K R HOLDINGS 702 LLC
110 THREE VALLEYS DR
TORONTO ONTARIO M3A 3B9
CANADA

LIONELLO FORMENTINI &W CLARA C MACIOCI
VIA SAN VINCENZO 4/10
GENOVA 16121
ITALY

LUCKY 13 ASSET MGMT LTD C/O LINDA
BLAMPIED
14 BRITANNIA PLACE BATH STREET
SAINT HEILER JE JE2 4SU
UNITED KINGDOM

MARCUS ASAM MIRJAM ASAM
FERINGASTRASSE 12A UNTERFOHRING
MUNICH 85774
GERMANY

MCDOWELL FAMILY HOLDINGS LLC
5000 ESTATE ENIGHED PMB #532
ST JOHN 00830
VIRGIN ISLANDS

NICLAS ERIKSSON
FORTROLIGHETEN 41
GOTEBORG 41270
SWEDEN

ONE TWENTY ONE COLLINS INC
1229 ST CLAIR AVE WEST
TORONTO M6E 1B5
CANADA

PATRICK DE NAS DE TOURRIS
100 BOULEVARD GALLIENI
ISSY LES MOULINEAUX 92130
FRANCE

PIER P CERANI
VIA FLAVIA 124
TRIESTE 34147
ITALY

RAFAEL JOSE ZAPATA SANTANA MONIKA G
FACIO
AVE ANACAONA #57 TORRE DEL PARQUE PISO
8
SANTO DOMINGO
DOMINICAN REPUBLIC

ROSELIA AMBROSI FRANCESCA AMBROSI
VIA DEI MISEI 46 (25121)
BRESCIA
ITALY

STEVE COUTURE SYLVAIN COUTURE
45 CHARLES ST EAST #2915
TORONTO, ONTARIO M4Y 0B8
CANADA

THE REGENT TRUST COMPANY LTD TRS C/O
RBC TRUST COMPANY INTL LTD THE ROSALES
TRUST
LA MOTTE CHAMBERS ST HELIER
JERSEY CHANNEL ISLANDS JE1 1PB
ENGLAND

ONTARIO SB LP
573 KING ST E 102
ONTARIO M5A 1M5
CANADA

1 OCEAN DRIVE MIAMI BEACH LLC
1 COLLINS AVE 508
MIAMI BEACH, FL 33139

100 COLLINS PH4 LLC
157 COLLINS AVE 2 FLOOR
MIAMI BEACH, FL 33139

100 COLLINS REALTY LLC
300 SOUTH POINTE DR STE 3305
MIAMI BEACH, FL 33139-7350

100 OCEAN INVESTMENTS LLC
157 COLLINS AVE 2ND FLOOR
MIAMI BEACH, FL 33139-7242

101 OCEAN DRIVE UNIT 502 LLC
801 BRICKELL KEY BLVD #1009
MIAMI, FL 33131

1011 BENTLEY BCH LLC
1717 NO BAYSHORE DR STE 215
MIAMI, FL 33132-1196

120 OCEAN DRIVE 1400 LLC
120 OCEAN DR 1400
MIAMI BEACH, FL 33139

120 RETAIL LLC
2665 S BAYSHORE DR 1020
MIAMI, FL 33133

157 COLLINS AVE LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139

205 COLLINS LLC
110 WASHINGTON AVE APT 1317
MIAMI BEACH, FL 33139

261517 INVESTMENTS LLC
100 S POINTE DR 2107
MIAMI BEACH, FL 33139

311 EAST 78 REALTY CORP
40 EXCHANGE PL 19TH FLR
NEW YORK, NY 10005

36 OCEAN DRIVE HOLDINGS LLC
157 COLLINS AVE
MIAMI BEACH, FL 33139

3915C BISCAYNE LLC
1 COLLINS AVE 109
MIAMI BEACH, FL 33139

514 BENTLEY BCH LLC
101 OCEAN DR # 514
MIAMI BEACH, FL 33139-7212

515A INVESTMENT LLC
1717 N BAYSHORE DR # 215
MIAMI, FL 33132

603 604 BENTLEY BCH LLC
1717 NO BAYSHORE DR STE 208
MIAMI, FL 33132

603 604 BENTLEY BCH LLC
101 OCEAN DR # 603
MIAMI BEACH, FL 33139-7212

606 ONE OCEAN DRIVE LLC
2201 COLLINS AVE STE 1528
MIAMI BEACH, FL 33139

61 PENTHOUSE LLC
61 COLLINS AVE #503
MIAMI BEACH, FL 33139

617 BENTLEY BCH LLC
101 OCEAN DR # 617
MIAMI BEACH, FL 33139-7212

75 WASHINGTON AVENUE 16 LLC
750 ESPANOLA WAY APT 4
MIAMI BEACH, FL 33139

81 WASHINGTON ASSOCIATES LTD
3841 NE 2 AVE SUITE 400
MIAMI, FL 33137

813 BENTLEY APT INC
1385 NW 15 ST
MIAMI, FL 33125-1621

ALEJANDRO J GONZALEZ
101 COLLINS AVE APT #21
MIAMI BEACH, FL 33139-7245

ALESSIA MERIGGI
66 W FLAGLER ST 1002
MIAMI, FL 33130

ALICIA CERVERA TRS ALICIA CERVERA SR
REVOCABLE TRUST JAVIER CERVERA TRS
1492 S MIAMI AVENUE
MIAMI, FL 33130

ALLIRIC WILLIS ALLISON WILLIS
101 OCEAN DR
MIAMI BEACH, FL 33139

ALVARO E NARANJO
61 COLLINS AVE #502
MIAMI BEACH, FL 33139-7346

ALYSON HERMAN
4019 LOCUST ST
PHILADELPHIA, PA 19104

AMBROTHERS LLC
16375 NE 18 AVE #225
NORTH MIAMI BEACH, FL 33162

AMERICO BETTONI ALLESANDRA BETTONI
403 GULF DRIVE SOUTH
BRADENTON BEACH, FL 34217

AML INVESTMENT V LLC
430 PARKSON RD
HENDERSON, NV 89011

ANTHONY T BOZZA RITA M ROURE BOZZA
18 HEDGEROW LANE
GREENWICH, CT 06831

ANTONIO ARMERO &W ANTONIA
805 NW 134 PL
MIAMI, FL 33182-2261

ANTONIO DE LA GUARDIA
1 COLLINS AVE 302
MIAMI BEACH, FL 33139

ANTONIO G GRANA RIGOBERTO COLOM
PATRICIA ORNELLAS
1218 POLK ST
HOLLYWOOD, FL 33019

AQUARIUS 2009A LLC
6345 COLLINS AVE
MIAMI BEACH, FL 33141

AREIA BRANCA LLC
135 SAN LORENZO AVE #670
CORAL GABLES, FL 33146

ARTEMIO M MONTES EVELYN S MONTES
4844 HIGHLAND PARK DR
SLINGER, WI 53086

AUCKLAND PROPERTIES 003 LLC
801 BRICKELL AVE #1610
MIAMI, FL 33131

AUCKLAND PROPERTIES 004 LLC
801 BRICKELL AVE #1610
MIAMI, FL 33131

AUCKLAND PROPERTIES 005 LLC
1 COLLINS AVE 207
MIAMI BEACH, FL 33139

BAHIA OCEAN 203 INC
1 COLLINS AVE 203
MIAMI BEACH, FL 33139

BARRY SANDS TRS LAND TRUST PURSUANT
TO F S 687 07
470 NE 123 ST
NORTH MIAMI, FL 33161

BENK USA LLC
3056 M STREET 3RD FLOOR
GEORGETOWN, DC 20007

BENTLEY BCH ENTERP LLC
1717 NO BAYSHORE DR STE 208
MIAMI, FL 33132-1107

BENTLEY BCH ENTERP LLC
1717 NO BAYSHORE DR STE 215
MIAMI, FL 33132-1196

BENTLEY BCH INVEST LLC
1717 N BAYSHORE DR #208
MIAMI, FL 33132-1107

BENTLEY BEACH 707 LLC
1717 N BAYSHORE DR STE 215
MIAMI, FL 33132

BENTLEY BEACH 713 LLC
1717 N BAYSHORE DR STE 213
MIAMI, FL 33132

BENTLEY BEACH 912 LLC
1717 BAYSHORE DR STE 102
MIAMI, FL 33132

BENTLEY BEACH 912 LLC
1717 NO BAYSHORE DR #102
MIAMI, FL 33132

BENTLEY BEACH ENTERPRISES LLC
1717 NORTH BAYSHORE DR SUITE 215
MIAMI, FL 33132-1196

BENTLEY BEACH INVESTMENTS LLC
1717 N BAYSHORE DR STE 213
MIAMI, FL 33132

BENTLEY BEACH MORTGAGE LLC
1717 N BAYSHORE DR #213
MIAMI, FL 33132

BENTLEY BEACH MORTGAGE LLC
101 OCEAN DR
MIAMI BEACH, FL 33139

BENTLY BEACH INVESTMENTS LLC
1717 N BAYSHORE DR STE 208
MIAMI, FL 33132

BERNARD HAYOT
100 COLLINS AVE #308
MIAMI BEACH, FL 33139-7207

BLUE ATLANTIC CAPITAL LLC
4955 SW 83 ST
MIAMI, FL 33143

BORIANA ATANASOVA
75 WASHINGTON AVE 19
MIAMI BEACH, FL 33139

BOV DEVELOPMENT CORP
510 OCEAN DR
MIAMI BEACH, FL 33139

BRAGI HENNINGSSON TRS
120 OCEAN DR 700
MIAMI BEACH, FL 33139

BRAGI HENNINGSSON TRS BRAGI
HENNINGSSON REVOCABLE TRUST
120 OCEAN DR 700
MIAMI BEACH, FL 33139

BROWNS HOLDING LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139

CARLOS GUSTAVO CABRERA GOMEZ
66 W FLAGLER ST 1202
MIAMI, FL 33130

CHARLES N FINKEL
1601 FORUM PLACE 1101
WEST PALM BEACH, FL 33401

CHARLYN MARSHALL
235 PARK AVE S FL#9
NEW YORK, NY 10003

CHEF FOX LLC C/O MYLES A CHEFETZ
300 SOUTH POINT DR #3305
MIAMI BEACH, FL 33139-7350

CHEYENNE MIAMI PROPERTIES LLC
767 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

CHRISTINA RISCO TRS 75 WASHINGTON AVE
9 LAND TRUST MIMI GRAYSON
75 WASHINGTON AVE #9
MIAMI BEACH, FL 33139

CHRISTINE N CASANOVA
101 COLLINS AVE #5
MIAMI BEACH, FL 33139

CHRISTINE RUSSO & H MIGUEL YANEZ
454 MANHATTAN AVE 3-L
NEW YORK, NY 10026

CHRISTOPHER DAWES
101 COLLINS AVE #25
MIAMI BEACH, FL 33139-7246

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

CITY OF MIAMI BEACH PENRODS RESTAURANT
LESSEE
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

CLIFFORD M SOBEL
1 COLLINS AVE 408
MIAMI BEACH, FL 33139

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

COSMO THE ONE LLC
1 COLLINS AVE 505
MIAMI BEACH, FL 33139

DAISY E VAZQUEZ
200 OCEAN DR #8E
MIAMI BEACH, FL 33139

DAN NISSIM CHETRIT
158 OCEAN DR #205
MIAMI BEACH, FL 33139

DANIEL FEINBERG TRS KEITH KOMAR TRS
80 RIVERSIDE BLVD #PH1A
NEW YORK, NY 10069

DANIEL INVESTMENT USA LLC
100 COLLINS AVE UNIT 209
MIAMI BEACH, FL 33139

DANIEL STEPHEN HAFNER
125 OCEAN DR UNIT U0302
MIAMI BEACH, FL 33139

DANIEL W DODSON
8581 SANTA MONICA BL 244
LOS ANGELES, CA 90069

DANILO & ENRICO BORRELLI JTRS
888 BISCAYNE BLVD APT 3711
MIAMI, FL 33132

DARIO GODINA
101 OCEAN DR #616
MIAMI BEACH, FL 33139

DAVID FOGIELGARN & W CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID H LOWE TRS
826 COACHWAY
ANNAPOLIS, MD 21401

DAVID S BONILLA
433 DORADO BEACH EAST
DORADO, PR 00646

DAWNSON COLLINS LLC
9751 E BAY HARBOR DR
BAL HARBOUR, FL 33154

DENNIS KAILER
101 OCEAN DR UNIT #812
MIAMI BEACH, FL 33139

DIANE PEARL
5920 SW 93 PLACE
MIAMI, FL 33173

DREW GREENWOOD LESLIE GREENWOOD
125 OCEAN DRIVE #F-0201
MIAMI BEACH, FL 33139

EAST COAST BREAK LLC
1800 CENTURY PARK E FL 10
LOS ANGELES, CA 90067

EMMA ELMAS
400 S POINTE DR 2104
MIAMI BEACH, FL 33139

ENRIQUE GONZALEZ & EMILIO D FERNANDEZ
61 COLLINS AVE #203
MIAMI BEACH, FL 33139-7338

ERIC SCHECK NATHALIE SCHECK
75 WASHINGTON AVE #8
MIAMI BEACH, FL 33139

ERICA GASSEN & ANNE ANDERSON
60 WILLOW WOOD DR
EAST SETAUKET, NY 11733-3346

ERLI R RODRIGUES
1 COLLINS AVE 406
MIAMI BEACH, FL 33139

ERNESTO ENRIQUEZ
101 COLLINS AVE #15
MIAMI BEACH, FL 33139-7245

EUGENE BERNSTAM YELENA V BERNSHATAM
125 OCEAN DR #L-0102
MIAMI BEACH, FL 33139

EURO SUNBELT PROPERTIES LLC
100 COLLINS AVE # 210
MIAMI BEACH, FL 33139

EURO SUNBELT PROPERTIES LLC
605 LINCOLN RD #301
MIAMI BEACH, FL 33139

EVE ARNERA EDOUARD THOUMYRE
282 11 AVE APT 1806
NEW YORK, NY 10001-1269

FELIPPA INVESTMENTS LTD
999 BRICKELL AVE
MIAMI, FL 33131

FERNANDO VIVANCO TRS VIVANCO FAMILY
TRUST YENISSE GAETANA VIVANCO TRS
7240 NW 6 ST
PLANTATION, FL 33317

FLORIDA INVESTMENTS CONDO CORP
2900 UNIVERSITY DRIVE SUITE 42
CORAL SPRINGS, FL 33065

FRANCES M MALLY & GRISEL D BRAMBIER
61 COLLINS AVE 204
MIAMI BEACH, FL 33139

GAIL P WILLIAMS TRS
1 COLLINS AVE 401
MIAMI BEACH, FL 33139

GENNELL A JEFFERSON
1310 W FLETCHER ST #1E
CHICAGO, IL 60657

GENOA CLUB MIAMI BEACH LLC
1800 SUNSET HARBOR DR # 213
MIAMI BEACH, FL 33139

GEOFFREY STAFFORD THORPE
1 COLLINS AVE 705
MIAMI BEACH, FL 33139

GEORGE ANTHONY MORRISON
857 MAIN ST
WEST BARNSTABLE, MA 02668

GEORGE W BRADFORD TRS MARILYN R
BRADFORD TRS
1420 LOCUST ST APT 29-K
PHILADELPHIA, PA 19102

GERARDO E MATO
1 COLLINS AVE 402
MIAMI BEACH, FL 33139

GLASS 15 LLC
1 EMBARCADERO CENTER FL 39
SAN FRANCISCO, CA 94111

GOTARDO A RODRIGUES
78 SW 13TH AVE STE 200
MIAMI, FL 33135-2483

GREGG GOLDFARB
200 OCEAN DR #4C
MIAMI BEACH, FL 33139-7159

HARRY ROSENZWEIG
1521 ALTON RD #573
MIAMI BEACH, FL 33139-3301

HEAFEY BENTLEY HOTEL LLC
1717 N BAYSHORE DR STE 102
MIAMI, FL 33102

HEAFEY BENTLEY HOTEL LLC
1717 NO BAYSHORE DR STE 208
MIAMI, FL 33132-1107

HEAGRAN 1 LLC
1717 N BAYSHORE DR 213
MIAMI, FL 33132

HELIO OLIVEIRA GUSMAO
100 S POINT DR 1202
MIAMI BEACH, FL 33139

HERICKSON ACCIME
101 OCEAN DR #717
MIAMI BEACH, FL 33139-7212

HOSACK PARTNERS III LLC
1 COLLINS AVE 107
MIAMI BEACH, FL 33139

HUBERT CHARLES PINCON
18 HARRISON DR
MIAMI BEACH, NY 33139

IGOR K KOTLIAR
100 COLLINS AVE #310
MIAMI BEACH, FL 33139

ILEANA MARGARITA SALORT TRS ILEANA
MARGARITA SALORT REVOCABLE LIVING
TRUST
PO BOX 835563
MIAMI, FL 33283

INSPIRATION BED & BREAKFAST AND HEALTH
SPA
233 1 ST
MIAMI BEACH, FL 33139-7354

INVESTMENT PROPERTIES REALTY INC
600 NE 185 ST
MIAMI, FL 33179

IRA STATFELD TRS
3330 FLAMINGO DR
MIAMI BEACH, FL 33140

ISABEL FINE
360 SOLANO PRADO
MIAMI, FL 33156-2354

ISIDORE OKNER
65 WASHINGTON AVE UNIT 24
MIAMI BEACH, FL 33139-7356

JACKY WERTA
10275 COLLINS AVE APT 422
MIAMI BEACH, FL 33154-1461

JAMES G PEARD TRS
400 MACHELLE DR
CASY, IL 60013

JAMES R FUHSE
198 THIRD AVE
MANASQUAN, NJ 08736

JAMES RENDAN ONEIL
101 COLLINS AVE UNIT 17
MIAMI BEACH, FL 33139-7245

JAMIE STEIN &W ANA P DE FARIA
930 BAY DR 14
MIAMI BEACH, FL 33141

JAN FELSHIN & EDRIE FERDUN
158 OCEAN DR #405
MIAMI BEACH, FL 33139

JAN FELSHIN & EDRIE FERDUN
PO BOX 223
TANNERSVILLE, PA 18372-0223

JAN GRAD &W DANUTA
2724 NE 21 TERR APT 2
FT LAUDERDALE, FL 33306

JASON T KICK TRS
17310 QUEEN ELIZABETH LN
TINLEY PARK, IL 60477

JBRCAM LLC
1717 N BAYSHORE DRIVE # 3850
MIAMI, FL 33132

JEAN M SYLLA
100 COLLINS AVE #217
MIAMI BEACH, FL 33139-7207

JEFFREY BLUM
4308 ALTON RD #850
MIAMI BEACH, FL 33140

JJN ACQUISITIONS LLC
1717 N BAYSHORE DR STE 213
MIAMI, FL 33132

JJN REAL ESTATE 2 LLC
1717 N BAYSHORE DR 213
MIAMI, FL 33132

JJN REAL ESTATE 2 LLC
101 OCEAN DR #605 B
MIAMI BEACH, FL 33139

JJN REAL ESTATE 8 LLC
1717 N BAYSHORE DR 213
MIAMI, FL 33132

JJN REAL ESTATE LLC
1717 N BAYSHORE DR #213
MIAMI, FL 33132

JOHN DANIEL MARSHALL TRS
PO BOX 190778
MIAMI BEACH, FL 33119

JOHN DANIEL MARSHALL TRS JOHN DANIEL
MARSHALL REVOC TR
PO BOX 190778
MIAMI BEACH, FL 33119

JOHN M FORTE &W MARIA R
3 STAR ISLAND
MIAMI BEACH, FL 33139

JOHNNY MONTOYA
100 COLLINS AVE #313
MIAMI BEACH, FL 33139

JONATHAN HOFFMAN MEREDITH HOFFMAN
133 OLD GULPH ROAD
WYNNEWOOD, PA 19096

JORGE HABERMANN ROSA HABERMANN
158 OCEAN DR 402
MIAMI BEACH, FL 33139

JORGE M PEREZ
1 COLLINS AVE 706
MIAMI BEACH, FL 33139

JOSEPH FERREIRA
530 OCEAN DR. UNIT 206
MIAMI BEACH, FL 33139

JOSHUA M GOLDBERG
25700 SCIENCE PARK DR 365
BEACHWOOD, OH 44122

JUDITH J WURTMAN TRS
1 COLLINS AVE 204
MIAMI BEACH, FL 33139

KAINE 136 LLC
2650 BISCAYNE BLVD
MIAMI, FL 33137

KAINE PARKING 125 LLC LAWRENCE F KAINE
2650 BISCAYNE BLVD
MIAMI, FL 33137

KARL H SMITH
4 E 78TH ST APT 4
NEW YORK, NY 10075-1735

KATE FITZGERALD & SANDRA WILLSON
2569 GLASCO TURNPIKE
WOODSTOCK, NY 12498

KINJO REAL EST LLC
3370 MARY ST
MIAMI, FL 33133

KOMAR INVESTMENTS INC PROPERTY TAX
DEPT 938.01
848 BRICKELL AVE SUITE 700
MIAMI, FL 33131

KR HOLDINGS 613 LLC
101 OCEAN DR # 613
MIAMI BEACH, FL 33139

KRASSIMIR VASSOV SILVIA IVANOVA
ATANASOVA
1025 NW 6 AVE
BOCA RATON, FL 33432

LAWRENCE DAMON HOWELL
200 OCEAN DR #9E
MIAMI BEACH, FL 33139

LAWRENCE F KAINE
1717 N BAYSHORE DR UNIT 2032
MIAMI, FL 33132-1156

LEONARDO FERNANDEZ &W ANA FERNANDEZ
1825 PARK AVE
WESTON, FL 33326

LINDI S HIMMEL TRS
1717 N BAYSHORE DR APT 1456
MIAMI, FL 33132

LINDI S HIMMEL TRS LINDI S HIMMEL
REVOCABLE TRUST
101 OCEAN DRIVE # 814
MIAMI BEACH, FL 33139

LOMA 44 INC
888 BISCAYNE BLVD 4906
MIAMI, FL 33132

LPB PROPERTIES LLC
9130 S DADELAND BLVD STE 1509
MIAMI, FL 33156-7850

LUCIANO MASE
200 OCEAN DRIVE 3C
MIAMI BEACH, FL 33139

LUCKY PROPERTIES GROUP LLC
1800 PURDY AVE #1603
MIAMI BEACH, FL 33139

LUDWIG KAILER
101 OCEAN DR #406
MIAMI BEACH, FL 33139

LUIS C PADILLA
101 COLLINS AVE UNIT 4
MIAMI BEACH, FL 33139-7231

LUIS PADILLA &W ZAIDA
101 COLLINS AVE #10
MIAMI BEACH, FL 33139-7241

LUIS PADILLA &W ZAIDA
101 COLLINS AVE #24
MIAMI BEACH, FL 33139-7246

LWGG LLC
101 OCEAN DRIVE #807
MIAMI BEACH, FL 33139

MAC 100 LLC
300 S POINTE DR STE 3305
MIAMI BEACH, FL 33139-7350

MAC 101 COLLINS LLC
157 COLLINS AVE
MIAMI BEACH, FL 33139

MAHYAR TAHBAZ
601 NE 36 ST STE 708
MIAMI, FL 33137

MAITEE BOMNIN TRS MAITEE BOMNIN TRUST
1226 JEFFERSON STREET
HOLLYWOOD, FL 33019

MAJESTIC STEEL PROPERTIES INC
31099 CHAGRIN BLVD STE 150
CLEVELAND, OH 44124

MALCOLM A ROBINSON
99 LLOYD RD
MONTCLAIR, NJ 07042

MANUEL A AVILES
112 CALLE MIMOSA
SAN JUAN, PR 00927
PUERTO RICO

MANUEL GARCIADIAZ
125 OCEAN DR # U 0603
MIAMI BEACH, FL 33139

MANY FISH INC
301 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL 33009

MARCUS ASAM &W MIRJAM S ASAM
200 OCEAN DR #4A
MIAMI BEACH, FL 33139-7159

MARIA J GROSSI
136 NW 52 ST
MIAMI, FL 33127-1904

MARK DAVID SUTCLIFFE
1 COLLINS AVE 407
MIAMI BEACH, FL 33139

MARTA D TRUEBA
9535 SW 16 ST
MIAMI, FL 33165

MARTA D TRUEBA
65 WASHINGTON AVE UNIT 22
MIAMI BEACH, FL 33139-7356

MARTIN E FRANKLIN TRS
1 COLLINS AVE 608
MIAMI BEACH, FL 33139

MARTIN E FRANKLIN TRS
1 COLLINS AVE 708
MIAMI BEACH, FL 33139

MAXIMILIAN CAMINO
125 OCEAN DR UNIT-BH 201
MIAMI BEACH, FL 33139

MCR HOLDINGS LLC
712 FIFTH AVENUE 30TH FLOOR
NEW YORK, NY 10019

MEA INTERNATIONAL C/O SERBER &
ASSOCIATES PA
2875 NE 191 ST STE 801
MIAMI, FL 33180

MEGA CUATE LLC
2727 NW 17 TER 402
MIAMI, FL 33125

MEGA CUATE LLC
158 OCEAN DR #406
MIAMI BEACH, FL 33139

MEHRDAD ESHAGHIAN
8335 MELROSE AVE
WEST HOLLYWOOD, CA 90069

MERCADOMANIA COM INC
2439 DEER CREEK RD
WESTON, FL 33327

MERCURY 211 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 214 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 215 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 300 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 303 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY HOTEL GROUP LLC
100 COLLINS AVE #15
MIAMI BEACH, FL 33139

MERCURY HOTEL GROUP LLC
100 COLLINS AVE CU 15
MIAMI BEACH, FL 33139

MERIDIAN AVENUE CORP
220 71 ST #213
MIAMI BEACH, FL 33141

MFH HOLDING CORP
3370 MARY ST
MIAMI, FL 33133

MH OCN HOUSE LLC
60 E RIO SALADO PKWY RD #1103
TEMPE, AZ 85281

MIA FL 2013 HOLDINGS LLC C/O FIOCCHI
GROUP LLC
1261 BROADWAY RM 304
NEW YORK, NY 10001-3556

MICHAEL CHIPKO & MATTHEW PURKO
101 COLLINS AVE #14
MIAMI BEACH, FL 33139-7241

MICHAEL HIRTENSTEIN
ONE YORK ST 7TH FL
NEW YORK, NY 10013

MICHAEL NARULA & SATPAL SINGH
101 COLLINS AVE #8
MIAMI BEACH, FL 33139-7241

MIKE HEZEMANS
100 WEST AVENUE UNIT #617
MIAMI BEACH, FL 33139

MILAGROSA D'JESUS GUERRA
533 MERIDIAN AVE #7
MIAMI BEACH, FL 33139

MOBILE ARTS INC
212 COLLINS AVE
MIAMI BEACH, FL 33139

MYRET LLC C/O TURNER & ASSOCIATES LLP
200 S BISCAYNE BLVD # 1770
MIAMI, FL 33131

NADY LLC
800 N MICHIGAN AVE
CHICAGO, IL 60611

NATHALIE LEROY & FREDERIC LERE %
LEONARD PERLSON
448 W 37 ST #6B
NEW YORK, NY 10018

NEW WORLD WINES LLC
5130 LAGORCE DR
MIAMI BEACH, FL 33140

NILS GORAN ALBINSSON
4281 EXPRESSLANE #3302
SARASOTA, FL 34238

NOEMI J BENTANCOURT EILEEN BETANCOURT
TOBCHI ROBERT J BETANCOURT III
2805 SW 143 CT
MIAMI, FL 33175

OCEAN 501 LLC
1251 AVENUE OF THE AMERICAS 27 FL
NEW YORK, NY 10020

OCEAN HOUSE 202 LLC
8 UNION SQUARE SOUTH
NEW YORK, NY 10003

OCEAN HOUSE 601 LLC
PO BOX 140668
CORAL GABLES, FL 33114

OCEAN ONE 308 LLC
1 COLLINS AVE 308
MIAMI BEACH, FL 33139

OFIR KAHATI
1096 PEARL ST
NORTH WOODMERE, NY 11581

ONE OCEAN 108 INC
888 BRICKELL AVE STE 301
MIAMI, FL 33131

ONE OCEAN 504 LLC
1 COLLINS AVE 504
MIAMI BEACH, FL 33139

ONE OCEAN 605 LLC
1 COLLINS AVE 605
MIAMI BEACH, FL 33139

ONE OCEAN HOLDINGS LLC
1 COLLINS AVE 206
MIAMI BEACH, FL 33139

ONE OCEAN LLC
60 COLUMBUS CIR 19 FLR
NEW YORK, NY 10023

PAGE MCCONNELL HEATHER PEARSON
200 OCEAN DR 5C
MIAMI BEACH, FL 33139

PAGE MCCONNELL HEATHER PEARSON
420 LEXINGTON AVE RM 2520
NEW YORK, NY 10170-2599

PARK PLACE INVESTMENTS INC
1717 N BAYSHORE DR #215
MIAMI, FL 33132-1196

PATRICK L BEVILACQUA
8180 SCHOTT RD
WESTERVILLE, OH 43081

PAUL D GEORGE
31170 COUNTRY RIDGE CIRCLE
FARMINGTON HILLS, MI 48331

PAUL F GEITNER RAFAEL DE BUSTAMANTE
TELLO
957 EAGLE RUN DRIVE
CENTERVILLE, OH 45459

PAUL M HUXLEY CYNTHIA J PASKY
200 RIVER FRONT DR #24K
DETROIT, MI 48226

PAUL PETERS
214-57 33 AVE
BAYSIDE, NY 11360

PB AND J INVESTMENTS LLC C/O FOWLER
WHITE BURNETT PA
1395 BRICKELL AVE 14 FLR
MIAMI, FL 33131

PENROD BROTHERS INC
1 OCEAN DR
MIAMI BEACH, FL 33139

PH702 LLC
5200 TOWN CENTER CIRCLE #650
BOCA RATON, FL 33486

PLB AMERICA LLC
9130 S DADELAND BLVD STE 1509
MIAMI, FL 33156-7850

PPR HOLDING COMPANY LLC
101 OCEAN DR #803
MIAMI BEACH, FL 33139

PPR HOLDING COMPANY LLC A
2650 BISCAYNE BLVD
MIAMI, FL 33137

PREMATESH CHATTOO & RAJESH CHATTOO &
VISHAL SOOD
100 COLLINS AVE #203
MIAMI BEACH, FL 33139-7207

RAFAEL PALOP
101 COLLINS AVE 7
MIAMI BEACH, FL 33139

RALPH T KICK TRS SUSAN L KICK TRS
75 WEST WASHINGTON #10
MIAMI BEACH, FL 33139

RALPH T KICK TRS SUSAN L KICK TRS
17310 QUEEN ELIZABETH LN
TINLEY PARK, IL 60477

RANDY FRANKEL
1 COLLINS AVE 707
MIAMI BEACH, FL 33139

RICHARD A COOMBES
111 S MERIDIAN ST 500
INDIANAPOLIS, IN 46225

RICHARD A EISENBERG
133 MERCER ST #5
NEW YORK, NY 10012

RICHARD D HEISS CAROLYN HEISS
PO BOX 191439
MIAMI BEACH, FL 33119

RICHARD J LANGE DIANE L LANGE
6624 WHITING DR
TROY, MI 48098

RICHARD PERRY
1 COLLINS AVE 502
MIAMI BEACH, FL 33139

RICHARD SORENSEN &W KATHLEEN &
NICHOLAS & DEREK SORENSEN
20076 BOBWHITE LN
STERLING, VA 20165

RICHARDO KILPATRICK CAROLE KILPATRICK
1970 OAK POINTE DR
ROCHESTER HILLS, MI 48306

ROBERT L MANNING &W ELIZABETH & JAMES
PATRICK MANNING
5788 MILITARY RD
REMGEN, NY 13438

ROBERT MICHAEL MOLLOY JR
1522 N PROSPECT AVE #806
MILWAUKEE, WI 53202

ROBERT WOLFSON
61 COLLINS AVE 503
MIAMI BEACH, FL 33139-7346

ROMUALDO LAMBERTI CARMELA LAMBERTI
6 GROVE ST REAR
CHERRY HILL, NJ 08002

RONALD J GORDON
1 COLLINS AVE 403
MIAMI BEACH, FL 33139

RONALD J RICK DANIEL J RICK
101 COLLINS AVE # 3
MIAMI BEACH, FL 33139

RONALD RAHAL
1323 MASON ST
DEARBORN, MI 48124

RONALD RICK JR KATHLEEN A RICK
8 SILVERS CT
PENNINGTON, NJ 08534

ROSALIND E GORIN
1 COLLINS AVE 303
MIAMI BEACH, FL 33139

SABINA TORRIERI
3808 SW 8 ST
CORAL GABLES, FL 33134

SAMIR ASSAF
1 COLLINS AVE 602
MIAMI BEACH, FL 33139

SANTA TERESA LLC
158 OCEAN DR # 207
MIAMI BEACH, FL 33139

SCOTT HAMPTON
100 COLLINS AVE 307
MIAMI BEACH, FL 33139

SILVIA ALVAREZ LLC
1000 S POINTE DR #305
MIAMI BEACH, FL 33139

SILVIA ALVAREZ
1000 S POINTE DR #305
MIAMI BEACH, FL 33139

SIMONETTI SAMUELS & LAURENT GUERARD
1210 N ASTOR ST #4A
CHICAGO, IL 60610

SOBE PARTNERSHIP LLC
1770 N BAYSHORE DR 3515
MIAMI, FL 33132

SOCAFRA LLC
17050 NORTH BAY RD #904
SUNNY ISLES BEACH, FL 33160-3695

SOFI OFC LLC
1600 PONCE DE LEON BLVD STE 1201
CORAL GABLES, FL 33134

SOFI RETAILS LLC
1110 BRICKELL AVE 505
MIAMI, FL 33131

SOLETEA INC
150 SE 2 AVE #1010
MIAMI, FL 33131

SOPHIS LLC
301 SW OCEAN BLVD #150
STUART, FL 34994

SOUTHPOINTE HEIGHTS II LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SOUTHPOINTE HEIGHTS LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137-5016

SOUTHWOODS INC
101 OCEAN DR 915A
MIAMI BEACH, FL 33139

ST ANDREWS PROPERTIES LLC
205 MICHIGAN AVE
MIAMI BEACH, FL 33139

STEVEN D HOLZMAN TRS
1 COLLINS AVE 702
MIAMI BEACH, FL 33139

STEVEN TASLITZ
120 OCEAN DR 900
MIAMI BEACH, FL 33139

SUSAN WANCIER
5 TENAKILL PARK DR #311
CRESSKILL, NJ 07626

TERESA PUTKO
126 RIDGE RD
BRISTOL, CT 06010-7364

THE HOUSING AUTHORITY/MIAMI BEACH
200 ALTON RD
MIAMI BEACH, FL 33139-6742

THOMAS A BAROCCI MONICA M BAROCCI
50 COMMONWEALTH AVE
BOSTON, MA 02116

THOMAS A CAFFREY &W ANDREA CARDONA
400 S POINTE DR #2109
MIAMI BEACH, FL 33139-7361

THOMAS J LEE
700 HARRISON STREET UNIT 614
BOSTON, MA 02118

THOMAS W HAWKINS
125 OCEAN DR L 0104
MIAMI BEACH, FL 33139

TOTTAL INVESTMENTS LLC
125 OCEAN DR #U0203
MIAMI BEACH, FL 33139-7212

TREE INVEST LLC
410 POINCIANA ISLAND DR
SUNNY ISLES BEACH, FL 33160-4533

TRK AP LLC
PO BOX 2727
ORLEANS, MA 02653

TUCAN ENTERPRISES INC
13611 S DIXIE HWY #346
MIAMI, FL 33176

URGUT LLC
4780 PINE TREE DR #2
MIAMI BEACH, FL 33140

VANEZ LLC
1 COLLINS AVE 106
MIAMI BEACH, FL 33139

VEILAN INC
429 ROVINO AVE
CORAL GABLES, FL 33156

VICENTE ISRAEL GONZALEZ TRS
65 WASHINGTON AVE #2
MIAMI BEACH, FL 33139-7332

VICTOR A SMITH
101 COLLINS AVE #12
MIAMI BEACH, FL 33139-7241

VILLA MER SOLEIL LLC
1455 OCEAN DR #BH-05
MIAMI BEACH, FL 33139

VINSAR LLC
3035 S 72 ST
OMAHA, NE 68124

WENDY INVESTMENT LLC
158 OCEAN DR UNIT 306
MIAMI BEACH, FL 33139

WHITNEY BLOOM
2020 N BAYSHORE DR 4702
MIAMI, FL 33137

WIEGERS PARTNERSHIP HOLDINGS LLLP
101 OCEAN DR UNIT #407
MIAMI BEACH, FL 33139

WILLIAM S GRIMALDI JR
290 VINCENT AVE
HACKENSACK, NJ 07601

XERXES MIAMI LLC
1 COLLINS AVE 306
MIAMI BEACH, FL 33139

YANTRA 119 LLC
119 WASHINGTON AVE
MIAMI BEACH, FL 33139

YEDIDYA RONIT
158 OCEAN DR #305
MIAMI BEACH, FL 33139

YULVAGE INC
1 COLLINS AVE 507
MIAMI BEACH, FL 33139

ZENAIDA MARTINEZ EDUARDO MARTINEZ
61 COLLINS AVE 302
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
ALEXANDER FERAONOV	8 1 NEOPALIMOVSKIY PEREULOK #64	MOSCOW 119121			RUSSIA
ALISSA SILVER JTRS CHERYL SILVER JTRS	14340 MEADOWVALE	PIERREFONDS QUEBEC H9H 1N9			CANADA
CHRISTOPHER KAILER	PROMENADE 31 A-2602	BLUMAU			AUSTRIA
DANIEL STILLIT & VIRGINIA MCLEAN C/O MICHAEL GREENWALD	39 PRINCESS RD	LONDON NW18JS			ENGLAND
GOAL INVESTMENTS LIMITED	5420 PARC ST	MONTREAL PQ H4P 1R3			CANADA
K R HOLDINGS 702 LLC	110 THREE VALLEYS DR	TORONTO ONTARIO M3A 3B9			CANADA
LIONELLO FORMENTINI &W CLARA C MACIOCI	VIA SAN VINCENZO 4/10	GENOVA 16121			ITALY
LUCKY 13 ASSET MGMT LTD C/O LINDA BLAMPIED	14 BRITANNIA PLACE BATH STREET	SAINT HEILER JE JE2 4SU			UNITED KINGDOM
MARCUS ASAM MIRJAM ASAM	FERINGASTRASSE 12A UNTERFOHRING	MUNICH 85774			GERMANY
MCDOWELL FAMILY HOLDINGS LLC	5000 ESTATE ENIGHED PMB #532	ST JOHN 00830			VIRGIN ISLANDS
NICLAS ERIKSSON	FORTROLIGHETEN 41	GOTEBORG 41270			SWEDEN
ONE TWENTY ONE COLLINS INC	1229 ST CLAIR AVE WEST	TORONTO M6E 1B5			CANADA
PATRICK DE NAS DE TOURRIS	100 BOULEVARD GALLIENI	ISSY LES MOULINEAUX 92130			FRANCE
PIER P CERANI	VIA FLAVIA 124	TRIESTE 34147			ITALY
RAFAEL JOSE ZAPATA SANTANA MONIKA G FACIO	AVE ANACAONA #57 TORRE DEL PARQUE PISO 8	SANTO DOMINGO			DOMINICAN REPUBLIC
ROSELIA AMBROSI FRANCESCA AMBROSI	VIA DEI MISEI 46 (25121)	BRESCIA			ITALY
STEVE COUTURE SYLVAIN COUTURE	45 CHARLES ST EAST #2915	TORONTO, ONTARIO M4Y 0B8			CANADA
THE REGENT TRUST COMPANY LTD TRS C/O RBC TRUST COMPANY INTL LTD THE ROSALES TRUST	LA MOTTE CHAMBERS ST HELIER	JERSEY CHANNEL ISLANDS JE1 1PB			ENGLAND
UNTARIO SB LP	573 KING ST E 102	ONTARIO M5A 1M5			CANADA
1 OCEAN DRIVE MIAMI BEACH LLC	1 COLLINS AVE 508	MIAMI BEACH	FL	33139	USA
100 COLLINS PH4 LLC	157 COLLINS AVE 2 FLOOR	MIAMI BEACH	FL	33139	USA
100 COLLINS REALTY LLC	300 SOUTH POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA
100 OCEAN INVESTMENTS LLC	157 COLLINS AVE 2ND FLOOR	MIAMI BEACH	FL	33139-7242	USA
101 OCEAN DRIVE UNIT 502 LLC	801 BRICKELL KEY BLVD #1009	MIAMI	FL	33131	USA
1011 BENTLEY BCH LLC	1717 NO BAYSHORE DR STE 215	MIAMI	FL	33132-1196	USA
120 OCEAN DRIVE 1400 LLC	120 OCEAN DR 1400	MIAMI BEACH	FL	33139	USA
120 RETAIL LLC	2665 S BAYSHORE DR 1020	MIAMI	FL	33133	USA
157 COLLINS AVE LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139	USA
205 COLLINS LLC	110 WASHINGTON AVE APT 1317	MIAMI BEACH	FL	33139	USA
261517 INVESTMENTS LLC	100 S POINTE DR 2107	MIAMI BEACH	FL	33139	USA
311 EAST 78 REALTY CORP	40 EXCHANGE PL 19TH FLR	NEW YORK	NY	10005	USA
36 OCEAN DRIVE HOLDINGS LLC	157 COLLINS AVE	MIAMI BEACH	FL	33139	USA
3915C BISCAYNE LLC	1 COLLINS AVE 109	MIAMI BEACH	FL	33139	USA
514 BENTLEY BCH LLC	101 OCEAN DR # 514	MIAMI BEACH	FL	33139-7212	USA
515A INVESTMENT LLC	1717 N BAYSHORE DR # 215	MIAMI	FL	33132	USA
603 604 BENTLEY BCH LLC	1717 NO BAYSHORE DR STE 208	MIAMI	FL	33132	USA
603 604 BENTLEY BCH LLC	101 OCEAN DR # 603	MIAMI BEACH	FL	33139-7212	USA
606 ONE OCEAN DRIVE LLC	2201 COLLINS AVE STE 1528	MIAMI BEACH	FL	33139	USA
61 PENTHOUSE LLC	61 COLLINS AVE #503	MIAMI BEACH	FL	33139	USA
617 BENTLEY BCH LLC	101 OCEAN DR # 617	MIAMI BEACH	FL	33139-7212	USA
75 WASHINGTON AVENUE 16 LLC	750 ESPANOLA WAY APT 4	MIAMI BEACH	FL	33139	USA
81 WASHINGTON ASSOCIATES LTD	3841 NE 2 AVE SUITE 400	MIAMI	FL	33137	USA
813 BENTLEY APT INC	1385 NW 15 ST	MIAMI	FL	33125-1621	USA
ALEJANDRO J GONZALEZ	101 COLLINS AVE APT #21	MIAMI BEACH	FL	33139-7245	USA
ALESSIA MERIGGI	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
ALICIA CERVERA TRS ALICIA CERVERA SR REVOCABLE TRUST JAVIER CERVERA TRS	1492 S MIAMI AVENUE	MIAMI	FL	33130	USA
ALLIRIC WILLIS ALLISON WILLIS	101 OCEAN DR	MIAMI BEACH	FL	33139	USA
ALVARO E NARANJO	61 COLLINS AVE #502	MIAMI BEACH	FL	33139-7346	USA
ALYSON HERMAN	4019 LOCUST ST	PHILADELPHIA	PA	19104	USA
AMBROTHERS LLC	16375 NE 18 AVE #225	NORTH MIAMI BEACH	FL	33162	USA

AMERICO BETTONI ALLESANDRA BETTONI	403 GULF DRIVE SOUTH	BRADENTON BEACH	FL	34217	USA
AML INVESTMENT V LLC	430 PARKSON RD	HENDERSON	NV	89011	USA
ANTHONY T BOZZA RITA M ROURE BOZZA	18 HEDGEROW LANE	GREENWICH	CT	06831	USA
ANTONIO ARMERO &W ANTONIA	805 NW 134 PL	MIAMI	FL	33182-2261	USA
ANTONIO DE LA GUARDIA	1 COLLINS AVE 302	MIAMI BEACH	FL	33139	USA
ANTONIO G GRANA RIGOBERTO COLOM PATRICIA ORNELLAS	1218 POLK ST	HOLLYWOOD	FL	33019	USA
AQUARIUS 2009A LLC	6345 COLLINS AVE	MIAMI BEACH	FL	33141	USA
AREIA BRANCA LLC	135 SAN LORENZO AVE #670	CORAL GABLES	FL	33146	USA
ARTEMIO M MONTES EVELYN S MONTES	4844 HIGHLAND PARK DR	SLINGER	WI	53086	USA
AUCKLAND PROPERTIES 003 LLC	801 BRICKELL AVE #1610	MIAMI	FL	33131	USA
AUCKLAND PROPERTIES 004 LLC	801 BRICKELL AVE #1610	MIAMI	FL	33131	USA
AUCKLAND PROPERTIES 005 LLC	1 COLLINS AVE 207	MIAMI BEACH	FL	33139	USA
BAHIA OCEAN 203 INC	1 COLLINS AVE 203	MIAMI BEACH	FL	33139	USA
BARRY SANDS TRS LAND TRUST PURSUANT TO F S 687 07	470 NE 123 ST	NORTH MIAMI	FL	33161	USA
BENK USA LLC	3056 M STREET 3RD FLOOR	GEORGETOWN	DC	20007	USA
BENTLEY BCH ENTERP LLC	1717 NO BAYSHORE DR STE 208	MIAMI	FL	33132-1107	USA
BENTLEY BCH ENTERP LLC	1717 NO BAYSHORE DR STE 215	MIAMI	FL	33132-1196	USA
BENTLEY BCH INVEST LLC	1717 N BAYSHORE DR #208	MIAMI	FL	33132-1107	USA
BENTLEY BEACH 707 LLC	1717 N BAYSHORE DR STE 215	MIAMI	FL	33132	USA
BENTLEY BEACH 713 LLC	1717 N BAYSHORE DR STE 213	MIAMI	FL	33132	USA
BENTLEY BEACH 912 LLC	1717 BAYSHORE DR STE 102	MIAMI	FL	33132	USA
BENTLEY BEACH 912 LLC	1717 NO BAYSHORE DR #102	MIAMI	FL	33132	USA
BENTLEY BEACH ENTERPRISES LLC	1717 NORTH BAYSHORE DR SUITE 215	MIAMI	FL	33132-1196	USA
BENTLEY BEACH INVESTMENTS LLC	1717 N BAYSHORE DR STE 213	MIAMI	FL	33132	USA
BENTLEY BEACH MORTGAGE LLC	1717 N BAYSHORE DR #213	MIAMI	FL	33132	USA
BENTLEY BEACH MORTGAGE LLC	101 OCEAN DR	MIAMI BEACH	FL	33139	USA
BENTLY BEACH INVESTMENTS LLC	1717 N BAYSHORE DR STE 208	MIAMI	FL	33132	USA
BERNARD HAYOT	100 COLLINS AVE #308	MIAMI BEACH	FL	33139-7207	USA
BLUE ATLANTIC CAPITAL LLC	4955 SW 83 ST	MIAMI	FL	33143	USA
BORIANA ATANASOVA	75 WASHINGTON AVE 19	MIAMI BEACH	FL	33139	USA
BOV DEVELOPMENT CORP	510 OCEAN DR	MIAMI BEACH	FL	33139	USA
BRAGI HENNINGSSON TRS	120 OCEAN DR 700	MIAMI BEACH	FL	33139	USA
BRAGI HENNINGSSON TRS BRAGI HENNINGSSON REVOCABLE TRUST	120 OCEAN DR 700	MIAMI BEACH	FL	33139	USA
BROWNS HOLDING LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139	USA
CARLOS GUSTAVO CABRERA GOMEZ	66 W FLAGLER ST 1202	MIAMI	FL	33130	USA
CHARLES N FINKEL	1601 FORUM PLACE 1101	WEST PALM BEACH	FL	33401	USA
CHARLYN MARSHALL	235 PARK AVE S FL#9	NEW YORK	NY	10003	USA
CHEF FOX LLC C/O MYLES A CHEFETZ	300 SOUTH POINT DR #3305	MIAMI BEACH	FL	33139-7350	USA
CHEYENNE MIAMI PROPERTIES LLC	767 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
CHRISTINA RISCO TRS 75 WASHINGTON AVE # 9 LAND TRUST MIMI GRAYSON	75 WASHINGTON AVE #9	MIAMI BEACH	FL	33139	USA
CHRISTINE N CASANOVA	101 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
CHRISTINE RUSSO &H MIGUEL YANEZ	454 MANHATTAN AVE 3-L	NEW YORK	NY	10026	USA
CHRISTOPHER DAWES	101 COLLINS AVE #25	MIAMI BEACH	FL	33139-7246	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PENRODS RESTAURANT LESSEE	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLIFFORD M SOBEL	1 COLLINS AVE 408	MIAMI BEACH	FL	33139	USA
COOKIES & CRACKERS CORP	15907 NW 52 AVE	HIALEAH	FL	33014	USA
COSMO THE ONE LLC	1 COLLINS AVE 505	MIAMI BEACH	FL	33139	USA
DAISY E VAZQUEZ	200 OCEAN DR #8E	MIAMI BEACH	FL	33139	USA
DAN NISSIM CHETRIT	158 OCEAN DR #205	MIAMI BEACH	FL	33139	USA
DANIEL FEINBERG TRS KEITH KOMAR TRS	80 RIVERSIDE BLVD #PH1A	NEW YORK	NY	10069	USA

DANIEL INVESTMENT USA LLC	100 COLLINS AVE UNIT 209	MIAMI BEACH	FL	33139	USA
DANIEL STEPHEN HAFNER	125 OCEAN DR UNIT U0302	MIAMI BEACH	FL	33139	USA
DANIEL W DODSON	8581 SANTA MONICA BL 244	LOS ANGELES	CA	90069	USA
DANILO & ENRICO BORRELLI JTRS	888 BISCAYNE BLVD APT 3711	MIAMI	FL	33132	USA
DARIO GODINA	101 OCEAN DR #616	MIAMI BEACH	FL	33139	USA
DAVID FOGIELGARN & W CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID H LOWE TRS	826 COACHWAY	ANNAPOLIS	MD	21401	USA
DAVID S BONILLA	433 DORADO BEACH EAST	DORADO	PR	00646	USA
DAWNSON COLLINS LLC	9751 E BAY HARBOR DR	BAL HARBOUR	FL	33154	USA
DENNIS KAILER	101 OCEAN DR UNIT #812	MIAMI BEACH	FL	33139	USA
DIANE PEARL	5920 SW 93 PLACE	MIAMI	FL	33173	USA
DREW GREENWOOD LESLIE GREENWOOD	125 OCEAN DRIVE #F-0201	MIAMI BEACH	FL	33139	USA
EAST COAST BREAK LLC	1800 CENTURY PARK E FL 10	LOS ANGELES	CA	90067	USA
EMMA ELMAS	400 S POINTE DR 2104	MIAMI BEACH	FL	33139	USA
ENRIQUE GONZALEZ & EMILIO D FERNANDEZ	61 COLLINS AVE #203	MIAMI BEACH	FL	33139-7338	USA
ERIC SCHECK NATHALIE SCHECK	75 WASHINGTON AVE #8	MIAMI BEACH	FL	33139	USA
ERICA GASSEN & ANNE ANDERSON	60 WILLOW WOOD DR	EAST SETAUKET	NY	11733-3346	USA
ERLI R RODRIGUES	1 COLLINS AVE 406	MIAMI BEACH	FL	33139	USA
ERNESTO ENRIQUEZ	101 COLLINS AVE #15	MIAMI BEACH	FL	33139-7245	USA
EUGENE BERNSTAM YELENA V BERNSHATAM	125 OCEAN DR #L-0102	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	100 COLLINS AVE # 210	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	605 LINCOLN RD #301	MIAMI BEACH	FL	33139	USA
EVE ARNERA EDOUARD THOUMYRE	282 11 AVE APT 1806	NEW YORK	NY	10001-1269	USA
FELIPPA INVESTMENTS LTD	999 BRICKELL AVE	MIAMI	FL	33131	USA
FERNANDO VIVANCO TRS VIVANCO FAMILY TRUST YENISSE GAETANA VIVANCO TRS	7240 NW 6 ST	PLANTATION	FL	33317	USA
FLORIDA INVESTMENTS CONDO CORP	2900 UNIVERSITY DRIVE SUITE 42	CORAL SPRINGS	FL	33065	USA
FRANCES M MALLY & GISEL D BRAMBIER	61 COLLINS AVE 204	MIAMI BEACH	FL	33139	USA
GAIL P WILLIAMS TRS	1 COLLINS AVE 401	MIAMI BEACH	FL	33139	USA
GENNELL A JEFFERSON	1310 W FLETCHER ST #1E	CHICAGO	IL	60657	USA
GENOA CLUB MIAMI BEACH LLC	1800 SUNSET HARBOR DR # 213	MIAMI BEACH	FL	33139	USA
GEOFFREY STAFFORD THORPE	1 COLLINS AVE 705	MIAMI BEACH	FL	33139	USA
GEORGE ANTHONY MORRISON	857 MAIN ST	WEST BARNSTABLE	MA	02668	USA
GEORGE W BRADFORD TRS MARILYN R BRADFORD TRS	1420 LOCUST ST APT 29-K	PHILADELPHIA	PA	19102	USA
GERARDO E MATO	1 COLLINS AVE 402	MIAMI BEACH	FL	33139	USA
GLASS 15 LLC	1 EMBARCADERO CENTER FL 39	SAN FRANCISCO	CA	94111	USA
GOTARDO A RODRIGUES	78 SW 13TH AVE STE 200	MIAMI	FL	33135-2483	USA
GREGG GOLDFARB	200 OCEAN DR #4C	MIAMI BEACH	FL	33139-7159	USA
HARRY ROSENZWEIG	1521 ALTON RD #573	MIAMI BEACH	FL	33139-3301	USA
HEAFEY BENTLEY HOTEL LLC	1717 N BAYSHORE DR STE 102	MIAMI	FL	33102	USA
HEAFEY BENTLEY HOTEL LLC	1717 NO BAYSHORE DR STE 208	MIAMI	FL	33132-1107	USA
HEAGRAND 1 LLC	1717 N BAYSHORE DR 213	MIAMI	FL	33132	USA
HELIO OLIVEIRA GUSMAO	100 S POINT DR 1202	MIAMI BEACH	FL	33139	USA
HERICKSON ACCIME	101 OCEAN DR #717	MIAMI BEACH	FL	33139-7212	USA
HOSACK PARTNERS III LLC	1 COLLINS AVE 107	MIAMI BEACH	FL	33139	USA
HUBERT CHARLES PINCON	18 HARRISON DR	MIAMI BEACH	NY	33139	USA
IGOR K KOTLIAR	100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
ILEANA MARGARITA SALORT TRS ILEANA MARGARITA SALORT REVOCABLE LIVING TRUST	PO BOX 835563	MIAMI	FL	33283	USA
INSPIRATION BED & BREAKFAST AND HEALTH SPA	233 1 ST	MIAMI BEACH	FL	33139-7354	USA
INVESTMENT PROPERTIES REALTY INC	600 NE 185 ST	MIAMI	FL	33179	USA
IRA STATFELD TRS	3330 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
ISABEL FINE	360 SOLANO PRADO	MIAMI	FL	33156-2354	USA

ISIDORE OKNER	65 WASHINGTON AVE UNIT 24	MIAMI BEACH	FL	33139-7356	USA
JACKY WERTA	10275 COLLINS AVE APT 422	MIAMI BEACH	FL	33154-1461	USA
JAMES G PEARD TRS	400 MACHELLE DR	CASY	IL	60013	USA
JAMES R FUHSE	198 THIRD AVE	MANASQUAN	NJ	08736	USA
JAMES RENDAN ONEIL	101 COLLINS AVE UNIT 17	MIAMI BEACH	FL	33139-7245	USA
JAMIE STEIN &W ANA P DE FARIA	930 BAY DR 14	MIAMI BEACH	FL	33141	USA
JAN FELSHIN & EDRIE FERDUN	158 OCEAN DR #405	MIAMI BEACH	FL	33139	USA
JAN FELSHIN & EDRIE FERDUN	PO BOX 223	TANNERSVILLE	PA	18372-0223	USA
JAN GRAD &W DANUTA	2724 NE 21 TERR APT 2	FT LAUDERDALE	FL	33306	USA
JASON T KICK TRS	17310 QUEEN ELIZABETH LN	TINLEY PARK	IL	60477	USA
JBRCAM LLC	1717 N BAYSHORE DRIVE # 3850	MIAMI	FL	33132	USA
JEAN M SYLLA	100 COLLINS AVE #217	MIAMI BEACH	FL	33139-7207	USA
JEFFREY BLUM	4308 ALTON RD #850	MIAMI BEACH	FL	33140	USA
JJN ACQUISITIONS LLC	1717 N BAYSHORE DR STE 213	MIAMI	FL	33132	USA
JJN REAL ESTATE 2 LLC	1717 N BAYSHORE DR 213	MIAMI	FL	33132	USA
JJN REAL ESTATE 2 LLC	101 OCEAN DR #605 B	MIAMI BEACH	FL	33139	USA
JJN REAL ESTATE 8 LLC	1717 N BAYSHORE DR 213	MIAMI	FL	33132	USA
JJN REAL ESTATE LLC	1717 N BAYSHORE DR #213	MIAMI	FL	33132	USA
JOHN DANIEL MARSHALL TRS	PO BOX 190778	MIAMI BEACH	FL	33119	USA
JOHN DANIEL MARSHALL TRS JOHN DANIEL MARSHALL REVOC TR	PO BOX 190778	MIAMI BEACH	FL	33119	USA
JOHN M FORTE &W MARIA R	3 STAR ISLAND	MIAMI BEACH	FL	33139	USA
JOHNNY MONTOYA	100 COLLINS AVE #313	MIAMI BEACH	FL	33139	USA
JONATHAN HOFFMAN MEREDITH HOFFMAN	133 OLD GULPH ROAD	WYNNWOOD	PA	19096	USA
JORGE HABERMANN ROSA HABERMANN	158 OCEAN DR 402	MIAMI BEACH	FL	33139	USA
JORGE M PEREZ	1 COLLINS AVE 706	MIAMI BEACH	FL	33139	USA
JOSEPH FERREIRA	530 OCEAN DR. UNIT 206	MIAMI BEACH	FL	33139	USA
JOSHUA M GOLDBERG	25700 SCIENCE PARK DR 365	BEACHWOOD	OH	44122	USA
JUDITH J WURTMAN TRS	1 COLLINS AVE 204	MIAMI BEACH	FL	33139	USA
KAINE 136 LLC	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KAINE PARKING 125 LLC LAWRENCE F KAINE	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KARL H SMITH	4 E 78TH ST APT 4	NEW YORK	NY	10075-1735	USA
KATE FITZGERALD & SANDRA WILLSON	2569 GLASCO TURNPIKE	WOODSTOCK	NY	12498	USA
KINJO REAL EST LLC	3370 MARY ST	MIAMI	FL	33133	USA
KOMAR INVESTMENTS INC PROPERTY TAX DEPT 938.01	848 BRICKELL AVE SUITE 700	MIAMI	FL	33131	USA
KR HOLDINGS 613 LLC	101 OCEAN DR # 613	MIAMI BEACH	FL	33139	USA
KRASSIMIR VASSOV SILVIA IVANOVA ATANASOVA	1025 NW 6 AVE	BOCA RATON	FL	33432	USA
LAWRENCE DAMON HOWELL	200 OCEAN DR #9E	MIAMI BEACH	FL	33139	USA
LAWRENCE F KAINE	1717 N BAYSHORE DR UNIT 2032	MIAMI	FL	33132-1156	USA
LEONARDO FERNANDEZ &W ANA FERNANDEZ	1825 PARK AVE	WESTON	FL	33326	USA
LINDI S HIMMEL TRS	1717 N BAYSHORE DR APT 1456	MIAMI	FL	33132	USA
LINDI S HIMMEL TRS LINDI S HIMMEL REVOCABLE TRUST	101 OCEAN DRIVE # 814	MIAMI BEACH	FL	33139	USA
LOMA 44 INC	888 BISCAYNE BLVD 4906	MIAMI	FL	33132	USA
LPB PROPERTIES LLC	9130 S DADELAND BLVD STE 1509	MIAMI	FL	33156-7850	USA
LUCIANO MASE	200 OCEAN DRIVE 3C	MIAMI BEACH	FL	33139	USA
LUCKY PROPERTIES GROUP LLC	1800 PURDY AVE #1603	MIAMI BEACH	FL	33139	USA
LUDWIG KAILER	101 OCEAN DR #406	MIAMI BEACH	FL	33139	USA
LUIS C PADILLA	101 COLLINS AVE UNIT 4	MIAMI BEACH	FL	33139-7231	USA
LUIS PADILLA &W ZAIDA	101 COLLINS AVE #10	MIAMI BEACH	FL	33139-7241	USA
LUIS PADILLA &W ZAIDA	101 COLLINS AVE #24	MIAMI BEACH	FL	33139-7246	USA
LWGG LLC	101 OCEAN DRIVE #807	MIAMI BEACH	FL	33139	USA
MAC 100 LLC	300 S POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA

MAC 101 COLLINS LLC	157 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MAHYAR TAHBAZ	601 NE 36 ST STE 708	MIAMI	FL	33137	USA
MAITEE BOMNIN TRS MAITEE BOMNIN TRUST	1226 JEFFERSON STREET	HOLLYWOOD	FL	33019	USA
MAJESTIC STEEL PROPERTIES INC	31099 CHAGRIN BLVD STE 150	CLEVELAND	OH	44124	USA
MALCOLM A ROBINSON	99 LLOYD RD	MONTCLAIR	NJ	07042	USA
MANUEL A AVILES	112 CALLE MIMOSA	SAN JUAN	PR	00927	PUERTO RICO
MANUEL GARCADIAZ	125 OCEAN DR # U 0603	MIAMI BEACH	FL	33139	USA
MANY FISH INC	301 W HALLANDALE BEACH BLVD	HALLANDALE BEACH	FL	33009	USA
MARCUS ASAM &W MIRJAM S ASAM	200 OCEAN DR #4A	MIAMI BEACH	FL	33139-7159	USA
MARIA J GROSSI	136 NW 52 ST	MIAMI	FL	33127-1904	USA
MARK DAVID SUTCLIFFE	1 COLLINS AVE 407	MIAMI BEACH	FL	33139	USA
MARTA D TRUEBA	9535 SW 16 ST	MIAMI	FL	33165	USA
MARTA D TRUEBA	65 WASHINGTON AVE UNIT 22	MIAMI BEACH	FL	33139-7356	USA
MARTIN E FRANKLIN TRS	1 COLLINS AVE 608	MIAMI BEACH	FL	33139	USA
MARTIN E FRANKLIN TRS	1 COLLINS AVE 708	MIAMI BEACH	FL	33139	USA
MAXIMILIAN CAMINO	125 OCEAN DR UNIT-BH 201	MIAMI BEACH	FL	33139	USA
MCR HOLDINGS LLC	712 FIFTH AVENUE 30TH FLOOR	NEW YORK	NY	10019	USA
MEA INTERNATIONAL C/O SERBER & ASSOCIATES PA	2875 NE 191 ST STE 801	MIAMI	FL	33180	USA
MEGA CUATE LLC	2727 NW 17 TER 402	MIAMI	FL	33125	USA
MEGA CUATE LLC	158 OCEAN DR #406	MIAMI BEACH	FL	33139	USA
MEHRDAD ESHAGHIAN	8335 MELROSE AVE	WEST HOLLYWOOD	CA	90069	USA
MERCADOMANIA COM INC	2439 DEER CREEK RD	WESTON	FL	33327	USA
MERCURY 211 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 214 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 215 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 300 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 303 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #15	MIAMI BEACH	FL	33139	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE CU 15	MIAMI BEACH	FL	33139	USA
MERIDIAN AVENUE CORP	220 71 ST #213	MIAMI BEACH	FL	33141	USA
MFH HOLDING CORP	3370 MARY ST	MIAMI	FL	33133	USA
MH OCN HOUSE LLC	60 E RIO SALADO PKWY RD #1103	TEMPE	AZ	85281	USA
MIA FL 2013 HOLDINGS LLC C/O FIOCCHI GROUP LLC	1261 BROADWAY RM 304	NEW YORK	NY	10001-3556	USA
MICHAEL CHIPKO & MATTHEW PURKO	101 COLLINS AVE #14	MIAMI BEACH	FL	33139-7241	USA
MICHAEL HIRTENSTEIN	ONE YORK ST 7TH FL	NEW YORK	NY	10013	USA
MICHAEL NARULA & SATPAL SINGH	101 COLLINS AVE #8	MIAMI BEACH	FL	33139-7241	USA
MIKE HEZEMANS	100 WEST AVENUE UNIT #617	MIAMI BEACH	FL	33139	USA
MILAGROSA D'JESUS GUERRA	533 MERIDIAN AVE #7	MIAMI BEACH	FL	33139	USA
MOBILE ARTS INC	212 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MYRET LLC C/O TURNER & ASSOCIATES LLP	200 S BISCAYNE BLVD # 1770	MIAMI	FL	33131	USA
NADY LLC	800 N MICHIGAN AVE	CHICAGO	IL	60611	USA
NATHALIE LEROY & FREDERIC LERE % LEONARD PERLSON	448 W 37 ST #6B	NEW YORK	NY	10018	USA
NEW WORLD WINES LLC	5130 LAGORCE DR	MIAMI BEACH	FL	33140	USA
NILS GORAN ALBINSSON	4281 EXPRESSLANE #3302	SARASOTA	FL	34238	USA
NOEMI J BENTANCOURT EILEEN BETANCOURT TOBCHI ROBERT J BETANCOURT III	2805 SW 143 CT	MIAMI	FL	33175	USA
OCEAN 501 LLC	1251 AVENUE OF THE AMERICAS 27 FL	NEW YORK	NY	10020	USA
OCEAN HOUSE 202 LLC	8 UNION SQUARE SOUTH	NEW YORK	NY	10003	USA
OCEAN HOUSE 601 LLC	PO BOX 140668	CORAL GABLES	FL	33114	USA
OCEAN ONE 308 LLC	1 COLLINS AVE 308	MIAMI BEACH	FL	33139	USA
OFIR KAHATI	1096 PEARL ST	NORTH WOODMERE	NY	11581	USA
ONE OCEAN 108 INC	888 BRICKELL AVE STE 301	MIAMI	FL	33131	USA

ONE OCEAN 504 LLC	1 COLLINS AVE 504	MIAMI BEACH	FL	33139	USA
ONE OCEAN 605 LLC	1 COLLINS AVE 605	MIAMI BEACH	FL	33139	USA
ONE OCEAN HOLDINGS LLC	1 COLLINS AVE 206	MIAMI BEACH	FL	33139	USA
ONE OCEAN LLC	60 COLUMBUS CIR 19 FLR	NEW YORK	NY	10023	USA
PAGE MCCONNELL HEATHER PEARSON	200 OCEAN DR 5C	MIAMI BEACH	FL	33139	USA
PAGE MCCONNELL HEATHER PEARSON	420 LEXINGTON AVE RM 2520	NEW YORK	NY	10170-2599	USA
PARK PLACE INVESTMENTS INC	1717 N BAYSHORE DR #215	MIAMI	FL	33132-1196	USA
PATRICK L BEVILACQUA	8180 SCHOTT RD	WESTERVILLE	OH	43081	USA
PAUL D GEORGE	31170 COUNTRY RIDGE CIRCLE	FARMINGTON HILLS	MI	48331	USA
PAUL F GEITNER RAFAEL DE BUSTAMANTE TELLO	957 EAGLE RUN DRIVE	CENTERVILLE	OH	45459	USA
PAUL M HUXLEY CYNTHIA J PASKY	200 RIVER FRONT DR #24K	DETROIT	MI	48226	USA
PAUL PETERS	214-57 33 AVE	BAYSIDE	NY	11360	USA
PB AND J INVESTMENTS LLC C/O FOWLER WHITE BURNETT PA	1395 BRICKELL AVE 14 FLR	MIAMI	FL	33131	USA
PENROD BROTHERS INC	1 OCEAN DR	MIAMI BEACH	FL	33139	USA
PH702 LLC	5200 TOWN CENTER CIRCLE #650	BOCA RATON	FL	33486	USA
PLB AMERICA LLC	9130 S DADELAND BLVD STE 1509	MIAMI	FL	33156-7850	USA
PPR HOLDING COMPANY LLC	101 OCEAN DR #803	MIAMI BEACH	FL	33139	USA
PPR HOLDING COMPANY LLC A	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
PREMATESH CHATTOO & RAJESH CHATTOO & VISHAL SOOD	100 COLLINS AVE #203	MIAMI BEACH	FL	33139-7207	USA
RAFAEL PALOP	101 COLLINS AVE 7	MIAMI BEACH	FL	33139	USA
RALPH T KICK TRS SUSAN L KICK TRS	75 WEST WASHINGTON #10	MIAMI BEACH	FL	33139	USA
RALPH T KICK TRS SUSAN L KICK TRS	17310 QUEEN ELIZABETH LN	TINLEY PARK	IL	60477	USA
RANDY FRANKEL	1 COLLINS AVE 707	MIAMI BEACH	FL	33139	USA
RICHARD A COOMBES	111 S MERIDIAN ST 500	INDIANAPOLIS	IN	46225	USA
RICHARD A EISENBERG	133 MERCER ST #5	NEW YORK	NY	10012	USA
RICHARD D HEISS CAROLYN HEISS	PO BOX 191439	MIAMI BEACH	FL	33119	USA
RICHARD J LANGE DIANE L LANGE	6624 WHITING DR	TROY	MI	48098	USA
RICHARD PERRY	1 COLLINS AVE 502	MIAMI BEACH	FL	33139	USA
RICHARD SORENSEN &W KATHLEEN & NICHOLAS & DEREK SORENSEN	20076 BOBWHITE LN	STERLING	VA	20165	USA
RICHARDO KILPATRICK CAROLE KILPATRICK	1970 OAK POINTE DR	ROCHESTER HILLS	MI	48306	USA
ROBERT L MANNING &W ELIZABETH & JAMES PATRICK MANNING	5788 MILITARY RD	REMGEN	NY	13438	USA
ROBERT MICHAEL MOLLOY JR	1522 N PROSPECT AVE #806	MILWAUKEE	WI	53202	USA
ROBERT WOLFSON	61 COLLINS AVE 503	MIAMI BEACH	FL	33139-7346	USA
ROMUALDO LAMBERTI CARMELA LAMBERTI	6 GROVE ST REAR	CHERRY HILL	NJ	08002	USA
RONALD J GORDON	1 COLLINS AVE 403	MIAMI BEACH	FL	33139	USA
RONALD J RICK DANIEL J RICK	101 COLLINS AVE # 3	MIAMI BEACH	FL	33139	USA
RONALD RAHAL	1323 MASON ST	DEARBORN	MI	48124	USA
RONALD RICK JR KATHLEEN A RICK	8 SILVERS CT	PENNINGTON	NJ	08534	USA
ROSALIND E GORIN	1 COLLINS AVE 303	MIAMI BEACH	FL	33139	USA
SABINA TORRIERI	3808 SW 8 ST	CORAL GABLES	FL	33134	USA
SAMIR ASSAF	1 COLLINS AVE 602	MIAMI BEACH	FL	33139	USA
SANTA TERESA LLC	158 OCEAN DR # 207	MIAMI BEACH	FL	33139	USA
SCOTT HAMPTON	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA
SILVIA ALVAREZ LLC	1000 S POINTE DR #305	MIAMI BEACH	FL	33139	USA
SILVIA ALVAREZ	1000 S POINTE DR #305	MIAMI BEACH	FL	33139	USA
SIMONETTI SAMUELS & LAURENT GUERARD	1210 N ASTOR ST #4A	CHICAGO	IL	60610	USA
SOBE PARTNERSHIP LLC	1770 N BAYSHORE DR 3515	MIAMI	FL	33132	USA
SOCAFRA LLC	17050 NORTH BAY RD #904	SUNNY ISLES BEACH	FL	33160-3695	USA
SOFI OFC LLC	1600 PONCE DE LEON BLVD STE 1201	CORAL GABLES	FL	33134	USA
SOFI RETAILS LLC	1110 BRICKELL AVE 505	MIAMI	FL	33131	USA
SOLETEA INC	150 SE 2 AVE #1010	MIAMI	FL	33131	USA

SOPHIS LLC	301 SW OCEAN BLVD #150	STUART	FL	34994	USA
SOUTHPOINTE HEIGHTS II LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SOUTHPOINTE HEIGHTS LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137-5016	USA
SOUTHWOODS INC	101 OCEAN DR 915A	MIAMI BEACH	FL	33139	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEVEN D HOLZMAN TRS	1 COLLINS AVE 702	MIAMI BEACH	FL	33139	USA
STEVEN TASLITZ	120 OCEAN DR 900	MIAMI BEACH	FL	33139	USA
SUSAN WANCIER	5 TENAKILL PARK DR #311	CRESSKILL	NJ	07626	USA
TERESA PUTKO	126 RIDGE RD	BRISTOL	CT	06010-7364	USA
THE HOUSING AUTHORITY/MIAMI BEACH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
THOMAS A BAROCCI MONICA M BAROCCI	50 COMMONWEALTH AVE	BOSTON	MA	02116	USA
THOMAS A CAFFREY &W ANDREA CARDONA	400 S POINTE DR #2109	MIAMI BEACH	FL	33139-7361	USA
THOMAS J LEE	700 HARRISON STREET UNIT 614	BOSTON	MA	02118	USA
THOMAS W HAWKINS	125 OCEAN DR L 0104	MIAMI BEACH	FL	33139	USA
TOTTAL INVESTMENTS LLC	125 OCEAN DR #U0203	MIAMI BEACH	FL	33139-7212	USA
TREE INVEST LLC	410 POINCIANA ISLAND DR	SUNNY ISLES BEACH	FL	33160-4533	USA
TRK AP LLC	PO BOX 2727	ORLEANS	MA	02653	USA
TUCAN ENTERPRISES INC	13611 S DIXIE HWY #346	MIAMI	FL	33176	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA
VANEZ LLC	1 COLLINS AVE 106	MIAMI BEACH	FL	33139	USA
VEILAN INC	429 ROVINO AVE	CORAL GABLES	FL	33156	USA
VICENTE ISRAEL GONZALEZ TRS	65 WASHINGTON AVE #2	MIAMI BEACH	FL	33139-7332	USA
VICTOR A SMITH	101 COLLINS AVE #12	MIAMI BEACH	FL	33139-7241	USA
VILLA MER SOLEIL LLC	1455 OCEAN DR #BH-05	MIAMI BEACH	FL	33139	USA
VINSAR LLC	3035 S 72 ST	OMAHA	NE	68124	USA
WENDY INVESTMENT LLC	158 OCEAN DR UNIT 306	MIAMI BEACH	FL	33139	USA
WHITNEY BLOOM	2020 N BAYSHORE DR 4702	MIAMI	FL	33137	USA
WIEGERS PARTNERSHIP HOLDINGS LLLP	101 OCEAN DR UNIT #407	MIAMI BEACH	FL	33139	USA
WILLIAM S GRIMALDI JR	290 VINCENT AVE	HACKENSACK	NJ	07601	USA
XERXES MIAMI LLC	1 COLLINS AVE 306	MIAMI BEACH	FL	33139	USA
YANTRA 119 LLC	119 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
YEDIDYA RONIT	158 OCEAN DR #305	MIAMI BEACH	FL	33139	USA
YULVAGE INC	1 COLLINS AVE 507	MIAMI BEACH	FL	33139	USA
ZENAIIDA MARTINEZ EDUARDO MARTINEZ	61 COLLINS AVE 302	MIAMI BEACH	FL	33139	USA

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375' RADIUS MAP



SUBJECT: 121 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-0241

LEGAL DESCRIPTION: 3 54 42 OCEAN BEACH FLA SUB PB 2-38 LOT 11 BLK 2

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: 121 Collins Avenue

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-4203-003-0241

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

NAME Asta Parking, Inc.
 ADDRESS 725 NE 26th Avenue, Fort Lauderdale, FL 33304
 BUSINESS PHONE (954) 654-1750 CELL PHONE _____
 E-MAIL ADDRESS info@astaparking.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME One Twenty One Collins Inc.
 ADDRESS 1229 ST. Clair Avenue West, Toronto, Ontario, Canada XX M6E 1-B5 XX
 BUSINESS PHONE c/o 305.377.3500 CELL PHONE _____
 E-MAIL ADDRESS c/o mmarrero@brzoninglaw.com

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:
 NAME Mickey Marrero, Esq. & Maritza Haro, Esq., Bercow Radell Fernandez & Larkin, PLLC.
 ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE _____
 E-MAIL ADDRESS mmarrero@brzoninglaw.com & mharo@brzoninglaw.com

☐ AGENT:
 NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ CONTACT:
 NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
 NAME Jose Gomez, Beilinson Gomez Architects PA
 ADDRESS 8101 Biscayne Blvd, Suite 309-310, Miami, FL 33138
 BUSINESS PHONE (305) 559-1250 CELL PHONE _____
 E-MAIL ADDRESS jg@beilinsonarchitectspa.com

FILE NO. _____

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

Applicant seeks a Conditional Use Permit to permit a permanent parking lot to be open after midnight.

- 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 APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ 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: Prakash Patel, Principal

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

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

 SIGNATURE

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

NOTARY SEAL OR STAMP

 NOTARY PUBLIC

My Commission Expires:

 PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
 (Circle one)

STATE OF _____
 COUNTY OF _____

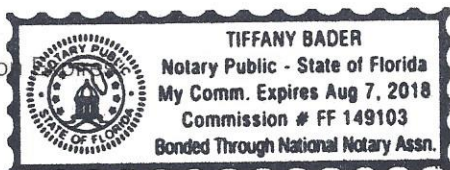
I, Prakash Patel, being duly sworn, depose and certify as follows: (1) I am the Principle (print title) of Asta Parking, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 18 day of July, 2017. The foregoing instrument was acknowledged before me by Prakash Patel, Principle of Asta Parking, Inc. on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission



 NOTARY PUBLIC

TIFFANY BADER
 PRINT NAME

FILE NO. _____

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

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

MICHAEL SANG, being duly sworn, depose and certify as follows: (1) I am the REGISTERED AGENT (print title) of One Twenty One Collins, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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]
SIGNATURE

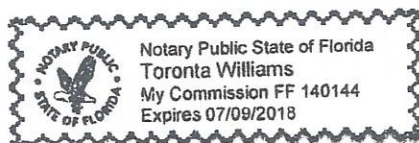
Sworn to and subscribed before me this 2 day of August, 2017. The foregoing instrument was acknowledged before me by Michael T. Sang, who has produced Florida Driver's License as identification and/or is personally known to me and who did/did not take an oath.

[Signature]
NOTARY PUBLIC

NOTARY SEAL OR STAMP

Toronta Williams
PRINT NAME

My Commission Expires:



ONE TWENTY ONE COLLINS, INC.

August 1, 2017

RE: Property Located at 121 Collins Ave., Miami Beach, FL

To Whom It May Concern:

Asta Parking, Inc. is authorized to represent One Twenty One, Inc., as agent for any and all permitting applications and issues relating to the above referenced property.

Sincerely,



Michael Sang, Registered Agent
One Twenty One, Inc.

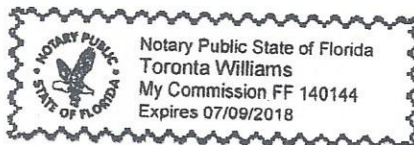
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 2 day of August, 2017, by

Michael Sang, who is:

Personally known to me _____, or Produced Identification ✓ Type of Identification

FDL 5520-558-54-D29-0
Exp 1/29/20


Notary Public, State of Florida

Toronto Williams
Print or Stamp Here

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

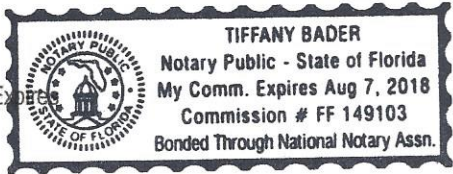
I, Prakash Patel, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Mickey Marrero & Maritza Haro to be my representative before the PB Board. (3) I also hereby authorize 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 18 day of July, 20 17. The foregoing instrument was acknowledged before me by Prakash Patel, Principle of Asta Parking, Inc. 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

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.*

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____

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

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.*

Asta Parking, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Prakash Patel

100%

725 NE 26 Avenue

Fort. Lauderdale, FL 33304

One Twenty One Collins, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Misha Lazarciuc

100%

1229 ST. Clair Avenue West

Toronto, Ontario, Canada

XX M6E 1-B5 XX

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.*

TRUST NAME

NAME AND ADDRESS

% 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.	Mickey Marrero	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Maritza Haro	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Jose Gomez	8101 Biscayne Blvd, Suite 309-310, Miami,	(305) 559-1250

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
COUNTY OF

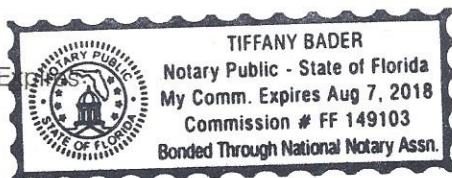
I, Prakash Patel, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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

SIGNATURE

Sworn to and subscribed before me this 18 day of July, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



NOTARY PUBLIC

PRINT NAME

FILE NO. _____

EXHIBIT A

LEGAL DESCRIPTION

LOT 11, BLOCK 2, OCEAN BEACH FLORIDA SUBDIVISION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 2, PAGE 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.