

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
 - ☐ MENDMENT 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: 4000 Collins Avenue

LEGAL DESCRIPTION: THE CONTINENTAL COLLINS AV CONDO MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE CR OF LOT 13 BOUNDED BY THE TANGENTS TO AN ARE OF A CURVE HAVING A C/A OF 90 DEG & A RAD OF 20FT GRANTED TO THE CITY OF M B. Please see Legal Description attached as "Exhibit A".

FOLIO NUMBER (S) 02-3226-034-0001

FILE NO. _____

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

NAME Sukkah Miami Beach Acquisitions, LLC
 ADDRESS c/o Rosehill Group, LLC, 7900 Glades Road, # 500, Boca Raton, FL 33434
 BUSINESS PHONE (561) 961-1862 CELL PHONE N/A
 E-MAIL ADDRESS c/o shane@duncanhillsley.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME same as above
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

- ☒ ATTORNEY:

NAME Michael W. Larkin
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE _____
 E-MAIL ADDRESS MLarkin@BRZoningLaw.com

- ☒ ATTORNEY:

NAME Monika Entin
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

- ☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Charles Benson
 ADDRESS 1665 Washington Avenue 2nd Floor, Miami Beach, FL 33139
 BUSINESS PHONE (305) 532-6161 CELL PHONE 786) 246-8180
 E-MAIL ADDRESS Carkitect@aol.com

FILE NO. _____

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

The Applicant is seeking a Certificate of Appropriateness for design of new signs and any minor demolition associated with the installation of same, as well as three (3) variances including: (1) relocation of a wall sign above ground level; (2) size of wall sign to exceed thirty square feet (30 SF); and (3) size of projecting sign to exceed fifteen square feet (15 SF). Please refer to the plans and the letter of intent for more details.

- 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) _____ N/A _____ 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: _____

Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF FLORIDACOUNTY OF MIAMI BEACH

I, Shane Hillsley, being duly sworn, depose and certify as follows: (1) I am member of Sukkah Miami Beach Acquisitions, LLC. (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 25th day of September, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

_____
PRINT NAME

My Commission Expires::

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF DADE BEACH

I, Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC, 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 & Larkin, PLLC to be my representative before the Historic Preservation 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.



SIGNATURE

Sworn to and subscribed before me this 25th day of September, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member, of Sukkah Miami Beach Acquisitions, LLC, 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

MICHELE LOREGNARD

PRINT NAME

My Commission Expires

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.*

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application 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.*

Sukkah Miami Beach Acquisitions, LLC
c/o Rosehill Group, LLC, 7900 Glades Road, # 500, Boca Raton, FL 33434
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<i>See Attached Exhibit B</i>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

N/A
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.*

<u>N/A</u>	
TRUST NAME	
NAME AND ADDRESS	% OF INTEREST
<hr/>	<hr/>
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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, Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>(305) 374-5300</u>
b. <u>Monika Entin, Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>(305) 374-5300</u>
c. <u>Charles Benson, 1665 Washington Avenue 2nd Floor, Miami Beach, FL 33139</u>		<u>(305) 532-6161</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.

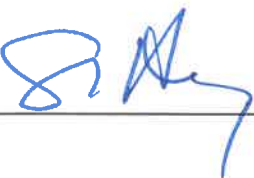
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

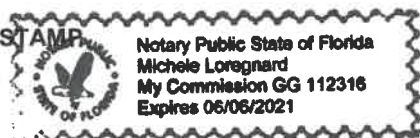
COUNTY OF MIAMI BEACH

I, Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, 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 25th day of September, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC, 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

MICHELE LOREGNARD PRINT NAME

My Commission Expires: 6-6-2021

FILE NO. _____

Exhibit A

PROPERTY ADDRESS:

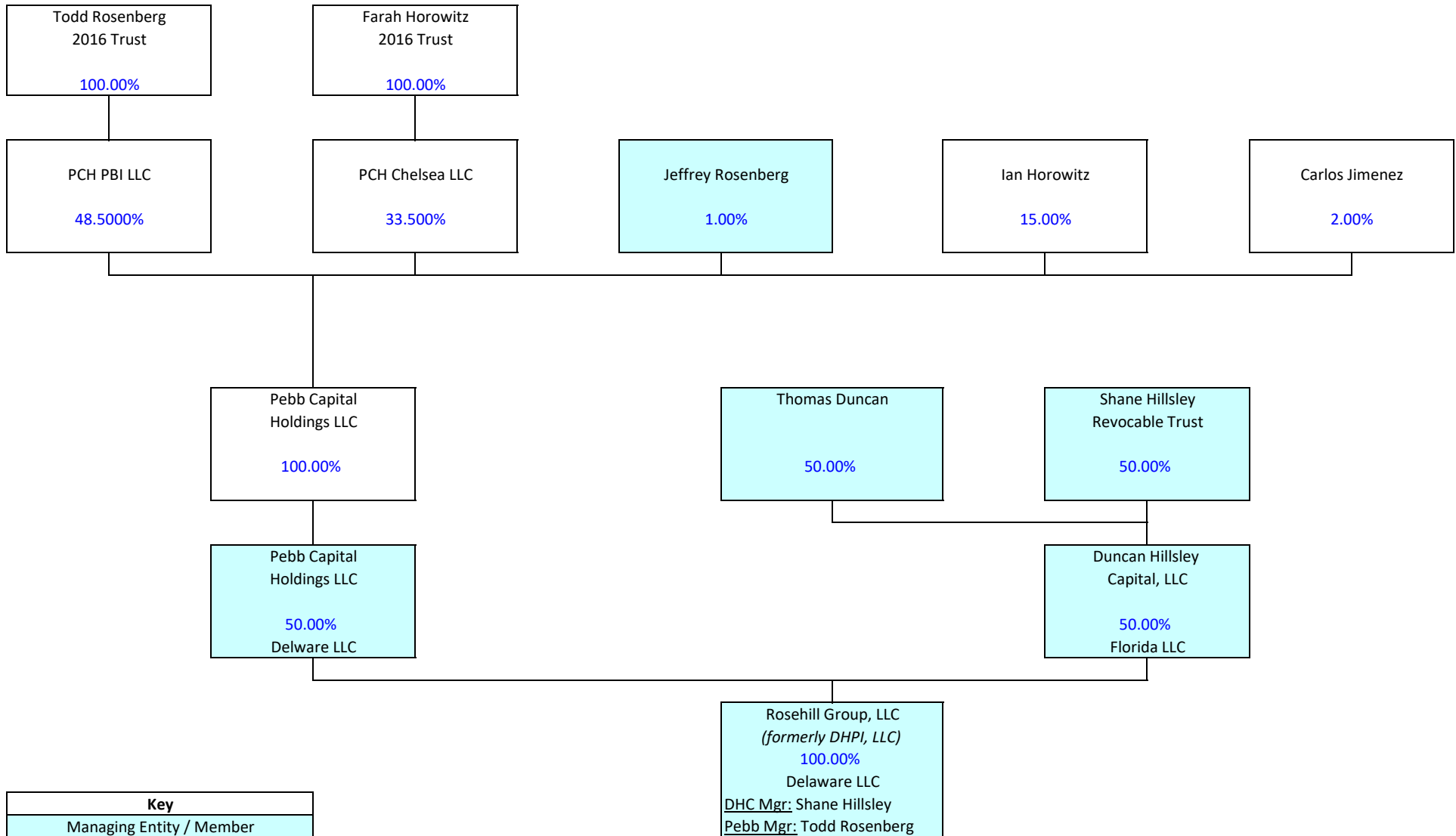
4000 COLLINS AVE MIAMI BEACH, FLORIDA 33140

Folio# 02-3226-034-0001

LEGAL DESCRIPTION

Lots 10 thru 15 inclusive, Block 34, LESS a part of lot 13 at the Northeasterly corner thereof, bounded by tangents to an arc of a circular curve having a central angle of 90°00'00", a radius of 20.00 feet, said excepted part of lot 13 recorded in Deed Book 2723, at Page 294, MIAMI-DADE COUNTY, FLORIDA, all shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO, Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.

Rosehill Group, LLC - Organizational Chart



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: THE CONTINENTAL ON COLLINS AVE CONDO
IN CARE OF: CONDO ASSOC
ADDRESS: 4000 COLLINS AVE
MIAMI BEACH, FL 33140-3714

RECEIPT NUMBER: RL-10001107
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232260340910

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 4000 COLLINS AVE

Code 800000	Certificate of Use/Occupation CONDOMINIUM
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CERTIFICATE OF USE	100
SQUARE FOOTAGE	102
C_U # OF UNITS	102

Storage Locations

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

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

MY PROFESSIONAL MGMT & ASSOC.
16155 SW 117TH AVE, STE B14
MIAMI, FL 33177-1622





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237

E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC SUBMISSION

October 25, 2017

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

Re: Letter of Intent for Approval of a Certificate of Appropriateness to for Demolition
and Design to Permit Signage for the Property Located at 4000 Collins Avenue in
Miami Beach, Florida

Dear Tom:

As you may know, this law firm represents Sukkah Miami Beach Acquisitions, LLC (the "Applicant"), the owner of the above-referenced property (the "Property"). See Exhibit A. Please allow the following to serve as the required letter of intent in connection with the Applicant's request for a Certificate of Appropriateness for partial demolition associated with the installation of a new sign as well as for a Certificate of Appropriateness and variances for the sign itself.

Description of Property. The Property, which is identified by Miami-Dade County Tax Folio No. 02-3226-001-1930, encompasses the entire City block between 40th Street and 41st Street, along the west side of Collins Avenue. The Building Card, obtained from the City of Miami Beach (the "City") Building Department, reflects that the Property was originally constructed on April 1, 1948 as a 102 room hotel with dining and swimming pool areas. See Exhibit B. The Property is approximately 27,914 square feet in size, and contains an existing structure that is approximately 44,520 square feet in size.

The Property is separated from neighbors on three sides: on the east by Collins Avenue, on the south by 40th Street, and on the north by 41st Street. It is surrounded by two State Roads, 41st Street and Collins Avenue. To the east, across Collins Avenue, the area is zoned RM-3 and houses a mix of condominiums and hotels, while across 41st Street, to the north, is the Westover Arms hotel property. The area to the south, across 40th Street, contains a commercial and residential mixed-use structure. The Property's only direct neighbors are located in the Confidante Miami Beach, which is a hotel located

directly west of the Property. The Confidante Miami Beach fronts along Indian Creek Drive, and its rear boundary abuts the western side of the Property.

The Property houses the Continental, a condominium-hotel, which is situated on the southern portion of the Property and an at-grade parking lot on the northern portion of the Property. The Property is zoned RM-2, as are the adjacent properties to the north, west and south. This area is also within Collins Waterfront Historic District, Collins Waterfront Architectural District and is listed as a contributing structure in the City's records.

The Historic Resources Report, which was submitted along with the application package, describes the Continental Hotel building as a "boxy-flat-roofed" five (5) story building which was a "fine example of Postwar Modern architectural style." See Historic Resources Report, attached. The articles captioned in the Historic Resource Report all describe the uniqueness in construction and compliment the glass accents of the structure. Numerous modifications have been made to the hotel, including some façade and window changes in the 1990's.

Background. The Applicant previously obtained permits for renovations of the existing historic Continental hotel structure located on the southern half of the Property. The Applicant also obtained Historic Preservation Board (HPB) approval pursuant to File No. HPB17-0097 on June 19, 2017, for partial demolition and design of an addition to the historic structure and on September 26, 2017, the Property also obtained a Conditional use permit from the City's Planning Board (PB File No.: PB17-0101) for the use of car elevators. See Exhibit "C." Specifically, the Applicant has obtained approval for a new structure, in place of the at-grade parking lot, which will house accessory uses and parking for same. In order to incorporate the accessory use into the existing structure, minor demolition must occur on the ground level of the Continental. The demolition will allow both structures to operate as one property, allowing patrons to traverse into the accessory space from within the Continental building.

As part of the HPB approval, a decorative screen was also approved on the eastern facade of the new construction that will wrap around the northeast corner of the Property towards the west. This decorative screen will be framed to emulate the historic elements of the historic hotel structure. Further, the staircase that is visible from 40th Street will be screened in an almost translucent nature so as to become a significant architectural feature.

Description of the Development Program. The Applicant now seeks to incorporate signage on the Property for the Hampton Inn. Specifically, the Applicant

proposes to incorporate a new sign under the existing Continental sign on the southern elevation that is approximately thirty-two (32) square feet in size. The proposed sign is comprised of reverse channel LED setting with red halo illumination.

The Applicant also seeks approval of another Hampton Inn sign along the ground level of the eastern entry elevation. It is a projecting sign that is approximately forty-two (42) square feet. The proposed sign is an internally illuminated raceway with LED lettering set that will be mounted to the building eyebrow. The sign is proposed to be red in color.

It is important to note that the Applicant is restoring the historic Continental signage, as detailed in the submitted sign package.

Requests and Analyses. The Applicant seeks a Certificate of Appropriateness for the proposed signage and any minimal demolition associated with the attachment and incorporation of said signage. City Code Section 118-564 provides certain general evaluation criteria for Certificates of Appropriateness, which the Applicant's requests comply with. Specifically, the proposed sign program is compatible with the surrounding properties, which similarly incorporate modest signage. This includes the neighboring Confidante Hotel, Best Western, and Primo Café & Market properties. The proposed sign program maintains the historic signage for the Property, while providing clear, identifying signage for the hotel operator. This will not only serve to ensure the endeavor is viable, but also ease traffic circulation by noticeably identifying the Hampton Inn location.

Pursuant to Section 138-16 of the Code, properties in the RM-2 zoning district may provide one (1) sign per street frontage for each licensed principal and licensed accessory use. Each such sign may not exceed thirty (30) square feet. In addition, corner buildings are permitted to have one (1) building sign per façade or a combined sign, instead of the two (2) permitted signs. The combined sign may not exceed forty (40) square feet, but must be visible from both facades. Furthermore, pursuant to Section 138-16 of the City Code, wall signs are to be located on the ground level. Along with wall signs, Section 138-18 of the City Code permits detached signs at a maximum of fifteen (15) square feet for uses on the property.

In this instance, the building is situated on a corner and is therefore permitted one sign per street frontage. The Code would allow sixty (60) square feet of overall wall signage, in addition to any proposed projecting sign. A minimum of an additional thirty (30) square feet of projecting signs (fifteen (15) square feet for projecting sign per façade)

would be permitted for the building. Overall, the permitted signage could exceed ninety (90) or more square feet of signage for the Property.

The Applicant is proposing to restore the historic signage for the building, which does not count toward the overall Property signage calculation, but also requires name recognition for the new hotel. Therefore, the Applicant proposes a wall sign along the south façade of the building, just below the Continental signage in order to allow vehicular traffic to identify the property. The proposed sign exceeds what is allowed per street frontage by just a little over two (2) square feet (thirty (30) square feet are permitted per wall sign on a façade and the Applicant is proposing a sign that is approximately thirty-two (32) square feet), which is far less than would be permissible if the Applicant chose to provide a combined corner sign for the building, which would be permitted up to forty (40) square feet, or two wall signs, one along each façade (totaling sixty (60) square feet of signage). Also, since pedestrian traffic, or those vehicles which are stopped at the traffic light at 41st Street are more likely to see signage along the ground level of Collins Avenue, the Applicant also proposes to have a projecting sign on the ground level eyebrow of that façade. Although the Applicant could opt to provide more signage for the Property, they do not believe that it would be in character with the building or the neighborhood. Rather the Applicant believes that this proposed signage program is what is minimally necessary for the project to succeed, while still respecting the historic nature of the structure.

The proposed signage is necessary for multiple reasons. First, the five-story structure is located in a highly trafficked area of the City, where visibility is critical for a business' viability. Also, the Property is located on a corner parcel. Furthermore, the hotel operator is a nationally recognized brand and their logo is part of their brand recognition.

Variance Requests. In an effort to redevelop this Property through a successful revival of the historic hotel, the Applicant seeks variances from the Code. Specifically, the Applicant seeks three variances to allow the overall signage package. First, the Applicant seeks a variance from Section 138-16, in order to relocate the wall sign above the ground level, which will promote visibility for vehicular traffic traveling northbound on Collins Avenue. A second variance will also be required for the overall size of the proposed, south facing, wall sign. As of right in the City Code the City Code allows up to thirty (30) square feet of allowable signage and the Applicant is requesting just over thirty-two (32) square feet of wall sign. The third and final variance is to allow the projecting sign along Collins Avenue to exceed the minimally allowed fifteen (15) square feet. In light of the location of the building, the width of same, and the existing eyebrow, a fifteen (15) square foot sign would be obscured by the building. Therefore the Applicant

also seeks a variance from Section 138-18 of the Code to allow a projecting sign which is approximately forty-two (42) square feet.

These variances are necessary to enable visibility of the proposed use. The historic character of the building and the existing historic signage create a hardship and practical difficulty in complying with the minimum regulations, which results in the requested variances.

Therefore, the relocation of the wall sign and enlargement of projecting signs result in the requested variances from Section 138-16 and 138-18 of the City Code.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all hardship criteria as follows:

- (1) 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;**

The Property is located in a highly traversed area of the City that experiences heavy traffic. In addition, the Property is nestled between heavy foot traffic of Collins Avenue and 41st Street, an integral thoroughfare providing vehicular access through to the mainland. The existing structure is a sizable structure of considerable massing and height. The façades are improved with eyebrows and historic signs. In addition to the facade, the sidewalk will be adorned with sizable trees. The bulky foliage of the trees rests directly in front of the main entrance along Collins Avenue. Due to the foregoing, the Property is disadvantaged in that the simple signage as permitted under the Code would not adequately apprise the public of the location of the uses.

- (2) The special conditions and circumstances do not result from the action of the applicant;**

The need for more prominent signage directly results from the location of the Property, the architectural design and massing of the historic structure and the location of the historic main entrance along a busy thoroughfare.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

To the contrary, the variance process exists in order to vary the specifications of Chapter 138 when special circumstances necessitate. The City's land use boards regularly

grant variances for any number of reasons, including the following: when permitted signage would not be easily viewed by passing motorists because of existing building design, trees, traffic, or other obstructions block it from view; when permitted signage is not readily viewed by passing motorists in time to safely react and stop at the business; when natural land features would have to be removed or severely altered if a conforming sign was constructed, such as the removal of trees; or when a taller or larger sign than allowed by the Code would be more appropriate in scale because of the large size or frontage of the parcel or building. Sign variances are often granted to architecturally significant structures within the historic district.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

The variances are requested in order to activate the Property with effective signage that will enhance the Project's viability. Visible signage is crucial for new commercial uses and the City has long recognized the Property's need for similar accommodation.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

Marketable use of the Property means one that can be easily accessed and viewed not just by residential members of the community but also visitors and tourists who are unfamiliar with the area. Providing modest variances to permit slightly more prominent signage is the simplest way to effectuate a reasonable use of the land.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The public interest is concerned with safety and welfare. The Applicant believes that public safety will be improved with the variances because customers of the hotel that are looking for the building will be more readily able to identify the structure as they navigate the area. Otherwise, unfamiliar drivers will be forced to drive around and circle the Property along the heavily trafficked Collins Avenue. Confused drivers pose concern near the heavily trafficked 41st Street. The proposed wall sign, which will be visible to vehicular traffic as they approach the structure announces the hotel and tells drivers where to veer. The projecting sign on the eyebrow provides the same visibility to

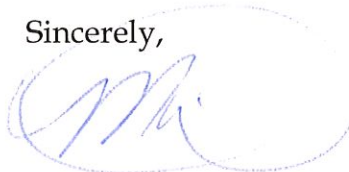
pedestrian and bicycle traffic, two means of traffic which are heavily promoted in the City.

- (7) 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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

The variances requested are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed sign program, which will clearly identify the proposed hotel operator and reduce traffic circulation. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Ms. Debbie Tackett
Mr. Jake Seiberling

Exhibit A

PROPERTY ADDRESS:

4000 COLLINS AVE MIAMI BEACH, FLORIDA 33140

Folio# 02-3226-034-0001

LEGAL DESCRIPTION

Lots 10 thru 15 inclusive, Block 34, LESS a part of lot 13 at the Northeasterly corner thereof, bounded by tangents to an arc of a circular curve having a central angle of 90°00'00", a radius of 20.00 feet, said excepted part of lot 13 recorded in Deed Book 2723, at Page 294, MIAMI-DADE COUNTY, FLORIDA, all shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO, Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.

Owner CONTINENTAL HOTEL

Mailing Address

Permit No. 26925

Cost \$ 350,000..

Lot 10, 11 & 12, 13 Block 34

Subdivision M.B. IMP. CO.

Address 4000 Collins Avenue

General Contractor Lincoln Construction Co. (El. W. Smith)

Bond No. 3764

EXHIBIT B

Architect A. Herbert Mathes

17186

Engineer Alfred Oboler

V-- Zoning Regulations: Use RE Area 15

Lot Size 100-X 140

Building Size: Front 90' Depth 120'

Height 67' Stories 5

Certificate of Occupancy No. 950 (Dec. 14, 1948)

Use HOTEL-102 rms, 102 baths, Dining Room, & SWIMMING POOL

Type of Construction #1 CBS

Foundation Spread Footing Roof Flat Date April 1, 1948

Plumbing Contractor # 26353 Markowitz Brothers

Sewer Connection 2 - 6"

Date Mar. 16, 1948

Temporary Closet 4

Plumbing Contractor

Date

Water Closets 111

Bath Tubs 102

Floor Drains 8

Rain Leader 4

Lavatories 112

Showers 7

Grease Traps 1

Stand Pipe 2

Urinals 2

Sinks 3 - 6 slop

Drinking Fountains 1

Gas Stoves 6

Gas Heaters

Rough Approved

Date

Gas Radiators

Gas Turn On Approved

T. A. O'Neill, Dec. 14, 1948

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor # 26857 Haskell Electric

METRO ORD. #75-34
RECERTIFICATION DATE 6-7-89

Date July 28, 1948

Switch 200

Range Motors 14

Fans

Service #27854 Dec. 8, 1948

OUTLETS Light 451

HEATERS Water

Receptacles 418

Space 20

Centers of Distribution 10

Service-Equipment 1

Refrigerators

Irons

Sign Outlets

No. FIXTURES 562

Electrical Contractor # 27855

B. Haskell Electric

Date Dec. 8, 1948

FINAL APPROVED BY Woodmansee

Date of Service

December 14, 1948

ELECTRICAL PERMIT # 26426 Fla. Power & Light Co: Transformer vault - June 2, 1948
Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: # 27648 Two passenger elevators 2,000 lbs. cap. - (#223069)--Otis Elevator Co. \$ 37,500... June 23, 1948
 # 28256 Air Conditioning - Norton R. Ganger Company \$ 70,000....Sept. 15, 1948
 # 28332 Fuel Oil Tank - 1,000 gals. - Fla. Fuel Oil Co. \$ 200....Sept. 29, 1948
 # 29075 3 flat wall signs - 130 sq. ft. - Claude Neon - \$ 900....Dec. 10, 1948
 # 34002 Enclosing porch on south side- A. Herbert Mathes, arch: Leifert Construction Co., contr. \$ 1,000.... Nov. 3, 1950
 # 34513 Metal sign on post - York Sign Company \$ 75.....Dec. 3, 1950
 # 43264 Painting: J. Weitzman: \$ 2,000: Nov 12, 1953
 #52036 Fence: 50 ft. concrete back fence at 10' wall height; 10 ft. of wall at 5' height as wing and paving area back of street - 12 x 24 footing - Liefert Construction Co.: \$20000. - 11/7/56
 #52088 Parking Lot OK 11/8/56 - Approx. 180' of 6" curb and new open terrance in front of hotel (See Permit #52036 for Plan)
Plumbing Permits: S. Leifert Const. - \$600. - 11/14/56
 #52545 Claude Southern: 1 pole sign, 30 sq. ft; 1 wall sign, 50 sq. ft. 1/25/57
 #57843 Giffen Industries: Apply fiberglass set in gilsonite & marble chips over concrete deck - \$550, - 11/12/58
 #60669 Solon B. Riggins: Exterior Painting - \$1347 - 11/30/59
 #60720 Ward Roofing Co.: Repairs to roof - \$200. - 12/4/59
 #66306 Joseph A. Collins: Repair 134.7 ton cooling tower - \$3,000. - 11/7/61 OK Plaag 2/9/62
 #72043 Hy Weiss: Paint exterior - \$1850. - 7/20/64
 #74088 Owner, Continental Hotel - \$1300 - 5/18/65 - 300 ft cbs wall, 3 ft high - LK BROWN 6/11/65

PLUMBING PERMITS:

#42288 Pitch & Morgen: 1 floor drain, relocated - 4/5/60
 #42439 Pitch & Morgen: 1 water closet; 1 lavatory - 6/16/60 OK 6/27/60 Rothman
 #45344 Serota Plumbing: 10 lavatories - 6/2/66

Electrical Permits: # 27877 Claude Neon: 14 neon transformers - Dec. 10, 1948
 #48944 B & W Elec. Co.: 7 receptacles OK HR 2/7/57 Nov. 16, 1956

#49338 Claude Neon: 4 neon transformers, 1/25/57
 #54754 Astor Elec: 1 light outlet; 18 fixtures - 2/3/60 OK 3/10/60 Meginniss
 #57222 Astor Elec: 1 range outlet; 1 motor, 0-1 hp - 8/22/61 OK Scarborough 9/22/61
 #62058 Astor Elec. Serv. Inc.: 1 meter change - 3/5/65
 #51 Claude Southern Corp.: 10 sign lamps - 6/23/65
 #96 C. J. Kay Electric Co.: 11 appliance outlets - 6/24/66
 #6298 - Astor Electric Ser. - 2 Fixtures - 10/21/68.

BUILDING PERMITS - continued:

#74299 Claude Southern Corp.: 4' x 6' pole sign, HOTEL CONTINENTAL - \$350 - 6/23/65
 #75286 Alert Sandblasting Co: Sandblast pool, \$295. - 11/18/65
 #76117 - SIDNEY HYMAN:- 25' x 33' Typel Stg. Room on Roof Hgt. 8'6" - \$1500.00 - 4/12/66 OK Brown 6/24/66
 #79166 Navildo Vichot; High pressure clean and paint exterior - \$630.00 - 10/23/67 OK 3/14/68

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#82711 Capital Roofing Co. Re-roof job 25 squares \$2,000.00 7/23/69

#84725 - BB Rosman - Exterior painting & cleaning \$3,400.00 8/3/70

#84952 - Capital Roofing - 18 sq. built up \$1,260.00 9/2/70

FILE NO. 1632 - JULY 6, 1984 - BOARD OF ADJUSTMENTS - APPEAL FROM ADMINISTRATIVE DECISION----
APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY IS NOT A NON-CONFORMING
(ADULT CONGREGATE LIVING FACILITY - A.C.L.F.).

APPROVED - NON-CONFORMING USE OF AN 80-BED ACLF FACILITY, THEREBY REVERSING THE ADMINISTRATIVE DECISION
SUBJECT TO THE ACTING PLANNING DIRECTOR'S RECOMMENDATIONS WITH THE FOLLOWING CHANGES: 1. CONDITION NO. 3
CHANGE THE TIME FRAME FROM SIX TO NINE MONTHS. 2. CONDITION 5, AMENDED TO RESTRICT THE ACLF FACILITY
TO A MAXIMUM 80 BEDS: THE REST OF THE CONDITION 5 IS UNCHANGED. 3. CONDITION 7 - AMENDED TO READ:
COOKING FACILITIES SHALL BE PROHIBITED IN ANY ACLF UNIT.

SUBJECT TO ALL THE CONDITIONS AS RECOMMENDED BY THE DIRECTOR OF PUBLIC WORKS.

Electrical Permits:

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #2164-Raisco Corp.- 2 Cooling Towers 90 Ton-\$6000-7-21-72
#04706-Dingle and Cooper-Re-roofing 10 sqs-\$500-12-5-73

#09240-Crown Neon-Continental Hotel-Two double face pdesigns-\$500-6-11-76

#26614 3/6/85 owner paint exterior \$110.

#26724 3/29/85 Candy Painting pressure clean and paint exterior white only \$10,000.

#91925 10/29/86 owner addition to dining area per plans \$5,000.

#MO8747 2/6/87 Chanin Air - 1-15 kw central heat, 1-7½ ton air cond central, 1 duct work only

Plumbing Permits:

#51912-Peoples Gas- set meter-12-26-74

#61985 2/27/85 Pro Plumb - fire pump, fire spkr heads 200

Electrical Permits:

#72165-B & G Electric- 1 insta. system fire alarm; 15 bells, 10 pulls-4-25-75

#53536-Stanley Bottacovallo-70 lavatory-3-12-76

#73193-Crown Neon-Continental Hotel- 6 sign tubes; 2 sign transformers-5-10-76

#73993-County Wide Electric- telephone booth-4-15-77

#81753 2/10/87 G.H.C. Elec - 1-5 ton air cond, 1-15 kw strip heater

USAAFTTC returned to owner Nov. 14, 1945

Owner SAMROSE HOLDING CO. Mailing Address Permit No 14012 (all plans) Cost \$ 300,000....
 See below
 Lot 3,4,5,6 Block 33 Subdivision M.B.I.M.P. CO.O.F Address 4011 Collins Avenue
 General Contractor J. Y. Gooch Co.Inc. Bond No. 2353
 Architect V. H. Nellenbogen Engineer R. A. Belsham OTIS ELEVATOR
 2000 lbs:
 Zoning Regulations: Use RE Area 15 Lot Size
 Building Size: Front 82'10 Depth 168'5 Height 135-0-9 Stories 12 & Penthouse
 Certificate of Occupancy No. Use HOTEL - - 138 Rooms
 Type of Construction CBS Foundation Wood Piling Roof Flat Date May 7, 1940
 Plumbing Contractor #13521 Markowitz & Resnick Sewer Connection 1 Date June 1, 1940
 Temporary Closet 4
 Plumbing Contractor #13895 Markowitz & Resnick Date Aug. 10, 1940
 Water Closets 144 Bath Tubs 132 Floor Drains 7
 Lavatories 145 Showers 9 Grease Traps Slop Sinks 12,
 Urinals 3 Sinks 10 Drinking Fountains 14
 Gas Stoves 7 Gas Heater Rough Approved Date
 Gas Radiators Gas Turn On Approved T. A. O'Neill
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor #13926 Belsher Industries, Inc. 1-Tank Size 1000 gals Date Aug. 16, 1940
 Sprinkler System
 Electrical Contractor #15307 Wagner Electric Address Date July 23, 1940
 Switch 335 Range Motors 2,2, Fans Temporary Service #15001 May 29, 1940
 OUTLETS Light 815 HEATERS Water Wagner Electric
 Receptacles 671 Space Centers of Distribution 22, 1 Temporary
 Appliances 5 Refrigerators #15906 Florida Power & Light Co: 10/16/1940
 1 Transformer installation
 Irons Sign Outlets 4
 No. FIXTURES 815 Electrical Contractor #16757 Wagner Electric Date Jan. 22, 1941
 21 Receptacles:
 FINAL APPROVED BY Lincoln Brown, Jr. Date of Service February 5, 1941

ALTERATIONS OR REPAIRS

Building Permits: #41383 Painting: 1 Goddard: \$ 1,000: May 5, 1953
 #43330 Painting exterior: Goddard Painting Co: \$ 1,000: Nov 18, 1953
 # 46163 ADDITION OF DINING ROOM EXTENSIONS (bulb tees on roof only) Plaster under
 side of steel joist. #1 CBS construction, concrete piling and flat
 roof: V. H. Nellenbogen & R. A. Belscham, architects: L & N Miller
 Company..... \$ 5,000 Oct. 22, 1954
DEMOLITION 47894 Marks Brothers: Demolition of old band stand and west part of cabanas
 \$ 500 June 28, 1955

See agreement on application 48623 261 LINEAL FEET OF STEEL BULKHEAD - Line to be OK'D by City Engineering
 Department. Zurwelle & Whitaker, engineers: George E. Bunnell, contractor
 \$ 15 000 September 19, 1955
 48895 Quality Painters & Decorators: Painting, decorating and wet sandblasting
 \$ 4 000 October 17, 1955
 48938 Claude Neon Sign Company: Four flat wall neon signs \$ 3 100 Oct. 21, 1955
 49222 ADDITION OF Thirteen Cabanas, One Storage Room, Two toilet Rooms and
 approximately 125 feet of promanade. Cabanas must not be more than 18 feet
 above mean low water. #1 CBS, Melvin Grossman, architect: M. Fellman,
 engineer: L & H Miller, contractor \$ 15 000 November 16, 1955
 49304 OTIS ELEVATOR CO: INSTALL TWO PASSENGER ELEVATORS \$ 59,195. Nov. 28, 1955
 50225 Wrecking two old wood cabanas and ---ADDITION OF one new serving kitchen.
 M. Grossman, architect: M. Fellman, engineer: L. & H. Miller Co., contractor
 \$2.00 for wrecking and \$15.00 for addition (permit fees) \$ 6 000 4/23/1956
 51894 ADDITION OF SECOND FLOOR FOR Public Space 84' x 21' --- Mel Grossman,
 architect: Ed. Bliss, engineer ---- L & H Miller Construction Company.....
 #1 CBS construction.... \$ 5 000 10/24/56

#55019 Fla. Fuel Oil: 2500 Gal. Steam Boiler - \$2000- Nov. 21, 1957
 #58066 Owner...150' lin. ft. masonry wall. 3'--6" high...\$1000...December 9th, 1958
 #58172 Cornell Roofing: Roof on concrete deck in pool area - \$450.00 - Dec. 29, 1958
 #62081 Twin City Glass Co., Inc.: Remove wood windows, replace with aluminum frames - \$2000. - 6/7/60
 #63259 Eastern Elevator Co: Repair and rework elevators - \$13,000. - 10/18/60
 #66334 Rite-Way Paint Service, Inc.: Exterior Painting - \$900. - 11/13/61
 #69779 Harris Builders: Convert 2 cabanas into equipment room and install equipment Approved
 State Board of Health Serial # SP 780 Rev. 7/10/63. 7/16/63 OK Saperstein 1/6/65
 #74901 Taylor Constr. Co.: Repair storm damage to south wall - \$3,000 - 10/4/65
 #78771 Owner, Crown Hotel: Interior alterations - convert coffee shop and kitchen to offices - no structural changes -
 \$1,000 - 8/16/67 OK DELANEY 1/11/68
 #78796 Hill York Service Co., Inc.: Replace 100 ton air cond. cooling tower - \$4,000 - 8/17/67
 #83334 A. C. Gonzales Painting: Exterior painting & pressure cleaning \$6685 11/18/69

Plumbing Permits: #38082 Economy Plumbing Co: 2 sinks, 1 grease trap, 4 floor drains, 1 safe
 OK, Rothman 7/11/1956 waste drains, 3 gas ranges, 1 gas water heater, 1 frvl: 1956
 #38053 Economy Plumbing Co: 2 floor drains, 2 safe drains Oct. 11, 1956

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: June 19, 2017

FILE NO: HPB17-0097

PROPERTY: 4000 Collins Avenue

APPLICANT: Sukkah Miami Beach Acquisitions, LLC

LEGAL: Lots 10, 11, 12, 13, 14 and 15, Block 34 of "Miami Beach Improvement Company", According to the Plat Thereof, as Recorded in Plat Book 5, at Page 8 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition of the existing 'Contributing' 5-story structure on the site and the construction of an attached 4-story ground level addition including variances to reduce the required pedestal front, rear, street side and sum of the side setbacks and to exceed the maximum allowed projection within required yards.

ORDER

The City of Miami Beach Historic Preservation 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. Certificate of Appropriateness

- A. The subject site is located within the Collins Waterfront Local Historic District.
- 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:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'e' & 'o' in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.

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Meeting Date: June 19, 2017

- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The vehicular entrance, service and loading corridor located along the western portion of the property shall be entirely enclosed with a solid green roof and walls with the exception of the entrance along 41st Street, in a manner consistent with the exterior design and surface finishes of the new building and the interior portions of the enclosure shall be designed and finished in a manner consistent with the exterior, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. All exterior doors at the first level of the proposed structure, facing Collins Avenue and 41st Street, shall consist of swing doors. Sliding doors shall be prohibited. The final design details, materials and dimensions of all swing doors shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. 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 Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness 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 elevation drawings and shall be screened from pedestrian view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. All building signage shall require a separate permit. Any proposed flat wall sign shall be composed of individual reverse channel letters with a natural brushed aluminum finish and any proposed projecting sign shall be composed of individual, pin-mounted non-illuminated reverse channel letters with a brushed aluminum finish or channel letters with brushed aluminum returns and a white acrylic face, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness 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 any portion of an exterior wall fronting Collins Avenue or 41st Street, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria

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 Meeting Date: June 19, 2017

and/or the directions from the Board. This shall not prohibit moveable tables and chairs or substantially transparent fixtures for display purposes only.

- h. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. Intensive 'white' lighting shall not be permitted within the retail area and all florescent lighting shall have a maximum temperature of 2700 K, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. The maximum footcandle level of lighting within the retail area shall not exceed 50 footcandles and the average level of all lighting shall not exceed 30 footcandles, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - j. 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 Certificate of Appropriateness Criteria and/or the directions from the Board. All proposed interior lighting located within the retail area shall be recessed or small pendant lighting.
 - k. The design and layout of the physical connection between the existing hotel lobby and the proposed new accessory use shall be further developed and detailed, in a manner to be reviewed and approved by staff.
2. All new construction over 7,000 square feet or ground floor additions (whether attached or detached) to existing structures that encompass over 10,000 square feet of additional floor area shall be required to be, at a minimum, certified as **LEED Gold by USGBC**. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
 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. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor 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.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected



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person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s), the following variance(s) which were either approved by the Board with modifications, or denied:

The following variances were approved by the Board:

1. A variance to reduce by 5'-0" the required pedestal front setback of 20'-0" in order to construct a new building addition at 15'-0" from the front property line facing Collins Ave.
 2. A variance to reduce by 22'-0" the required pedestal street side setback of 27'-0" in order to construct a new building addition at 5'-0" from the street side property line facing 41st Street.
 3. A variance to reduce by 22'-0" the required pedestal sum of the side setbacks of 32'-0" in order to construct a new building addition with a sum of the side setbacks of 10'-0".
 4. A variance to exceed by 0'-9" (15%) the maximum allowed projection of 1'-3" (25%) for decorative features in order to construct a decorative frame with a projection of 2'-0" (40%) into the proposed street side yard.
 5. A variance to reduce by 9'-0" the required pedestal rear setbacks of 14'-0" in order to construct a new building addition at 5'-0" from the rear property line.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to variance(s) II.A.1, II.A.2, II.A.3, and II.A.5, as noted above 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 applicant has 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, only as it relates to variance(s), II.A.1, II.A.2, II.A.3, and II.A.5, as noted above:

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;

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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 requested variance(s) #1, #2, #3, #4 and # 5, as noted and imposes the following condition 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.
 2. The new construction shall incorporate a minimum of 25% green roof, in a manner to be reviewed and approved by staff.
 3. The ground level of the north façade shall be setback a minimum 7'-6" from the north property line fronting on 41st Street, in a manner to be reviewed and approved by staff.

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.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. As the proposed commercial use within this RM-2 district is only permitted as an accessory use that is incidental to the main permitted hotel use, the following shall apply to the proposed new structure:
1. A Temporary Certificate of Occupancy (TCO) or a Certificate of Occupancy (CO) for the proposed new accessory structure, shall not be issued prior to the issuance of a CO or Business Tax Receipt (BTR) for the main permitted hotel use on the site.

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2. The accessory structure shall not be operated or utilized at any time while the main permitted hotel use is closed or non-operational.
 3. The physical connection between the existing hotel lobby and the new accessory use shall remain open and operable at all times that the accessory use is open to the public.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
 - C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
 - D. 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.
 - E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - F. The FPL transformer or vault room may be permitted to be located between the existing building and the new addition at the western portion of the property, consistent with the location shown on 'Exhibit A', presented to the Board on June 19, 2017. Access shall be provided from the garage entrance, in a manner to be reviewed and approved by staff and Florida Power & Light (FPL). In the event FPL does not approve the transformer or vault room to be in this location, the transformer or vault room shall be located within the building envelope.
 - G. All applicable backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
 - H. Applicant agrees that 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, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - I. 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.

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- J. 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.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. 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 amended and adopted by the Board, that the application 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 "New Retail Expansion for: Continental Hotel", as prepared by Charles H. Benson & Associates Architects, P.A., dated May 1, 2017, and as approved by the Historic Preservation 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



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the City Code, for revocation or modification of the application.

Dated this 21 day of June, 2017.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 21st day of June, 2017 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 9/19/20

Approved As To Form: [Signature]
City Attorney's Office: (5/20/17)

Filed with the Clerk of the Historic Preservation Board on [Signature] (6/23/17)



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

September 25, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 4000 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1930

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE COR OF LOT 13 BOUNDED BY THE TANGENTS TO AN AREA OF A CURVE HAVING A C/A OF 90 DEG A RAD OF 20FT GRANTED TO THE CITY OF MIAMI BEACH

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.

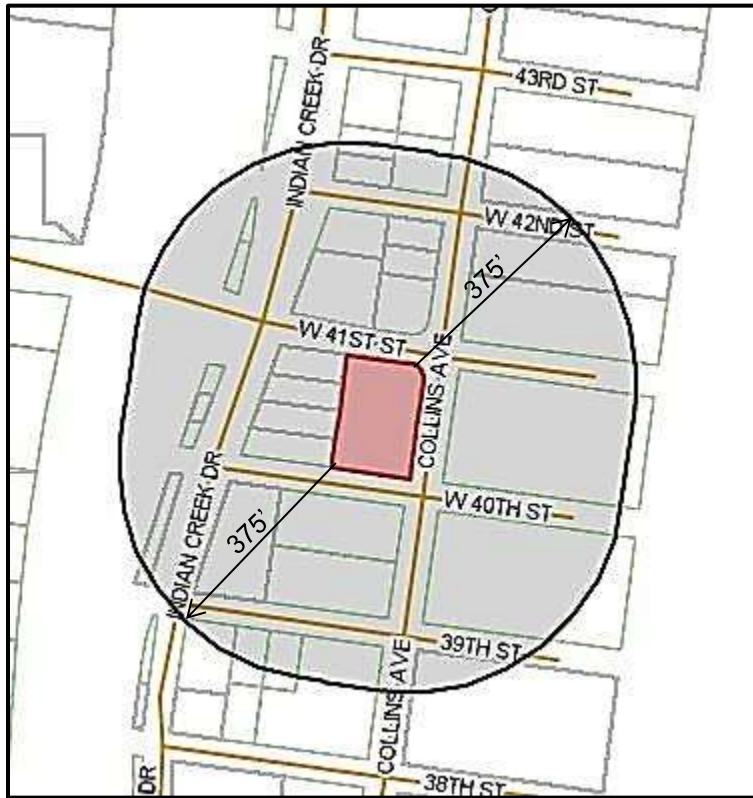
Sincerely,

RDR | Diana B. Rio

Total number of property owners without repetition: **397, including 9 international**

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

375' RADIUS MAP



SUBJECT: 4000 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1930

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE COR OF LOT 13 BOUNDED BY THE TANGENTS TO AN AREA OF A CURVE HAVING A C/A OF 90 DEG A RAD OF 20FT GRANTED TO THE CITY OF MIAMI BEACH

Name	Address	City	State	Zip	Country
ARA SELYAN	1783 AVENUE ROAD	TORONTO ON M5M 3Y8			CANADA
CAMPFIELD HOLDING INC	90 PRUE AVE	TORONTO ONTARIO M6B 1R5			CANADA
HANS CHRISTOPH BANGEN	FLOTTBEKER STIEG 21	HAMBURG 22607			GERMANY
HORACIO GAISER TRS HORACIO GAISER AND PATRICA GNAVI REVOCABLE TRUST	BAHIA BLANCA 787 3 PISO APT A WILDE	BUENOS AIRES 1875			ARGENTINA
JACK HIRSHMAN	2 HARLOCK BLVD	TORONTO ONT M3H 3L5			CANADA
JOHANNES ALEXANDER BUERGER TRS JOHANNES ALEXANDER BUERGER REV TR	SCHENKENDORFSTRASSE 31	D-60431 FRANKFURT			GERMANY
JOHN A LEDERER	33 HEALTH ST WEST	TORONTO ON MAV 1T2			CANADA
LLSUN LLC	10 12 SPRINGATES EAST GOV RD	CHARLESTOWN			SAINT KITTS AND NEVIS
MARTIN LANGE FANNY SEDELMAYR	RVA ITAPAIUNA 1800 FEDIFICLO CYPRIS 161	SAOPAULO SP 05707-001			BRAZIL
122 ENTERPRISES	736 ALLERTON AVENUE	BRONX	NY	10467	USA
1503 MOSAIC LLC	3801 COLLINS AVE #1503	MIAMI BEACH	FL	33140	USA
1703 LLC	3030 NORTH ROCKY POINT DR # 150A	TAMPA	FL	33607	USA
1803 MOSAIC LLC	170 EAST END AVE #19B	NEW YORK	NY	10128	USA
3901 INDIAN CREEK HOLDING LLC	23 HEYWARD ST 2B	BROOKLYN	NY	11246	USA
4201 COLLINS CORP	4201 COLLINS AVE UNIT 2101	MIAMI BEACH	FL	33140-3282	USA
8 RONALD DRIVE REALTY LLC	8 RONALD DR	MONSEY	NY	10952	USA
ABRAHAM DEUTSCH &W BERTA	3901 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-3787	USA
ABRAHAM ROSENBERG	66 HEWES ST	BROOKLYN	NY	11249	USA
ADELA SANCHEZ	252 12 ST	HOBOKEN	NJ	07030	USA
ADOLFO BUENROSTRO YVONNE TUMA	4201 INDIAN CREEK DR #8	MIAMI BEACH	FL	33140-3275	USA
ALAMO HOTEL LLC	210-71 ST #309	MIAMI BEACH	FL	33141	USA
ALDEN GROUP OF FLORIDA INC	100 LINCOLN 1516	MIAMI BEACH	FL	33139	USA
ALEX ANDRUSS JTRS GISELDA MARGARITA ANDRUSS JTRS JONATHAN ANDRUSS JTRS	122 PARK RD NORTH	ROYAL PALM BEACH	FL	33411	USA
ALEX AUSPITZ TRS AUSPITZ FAMILY IRREV TR	898 GREEN PL	WOODMERE	NY	11598	USA
ALEX BERENSTEIN MARIE JOSE BERENSTEIN	3801 COLLINS AVE 905	MIAMI BEACH	FL	33140	USA
ALEX NEUSTADT	116 SEVEN SPRING RD	MONROE	NY	10950	USA
ALLEGIANCE ASSETS LTD	6910 NW 50 ST #4611	MIAMI	FL	33166-5632	USA
ALY N LIZZA JR	50 ENGEL ST	HICKSVILLE	NY	11801	USA
AMERICAN TRADE AND EXPORT INC	10850 NW 30 ST	DORAL	FL	33172	USA
ANA M CHAVEZ & ALICIA P CHAVEZ IBARRA ETALS	4101 INDIAN CREEK DR #506	MIAMI BEACH	FL	33140-3258	USA
ANATOLI NEKHIM TRS THE ANATOLI NEKHIM LIVING TRUST IRINA NEKHIM TRS	3801 COLLINS AVE 605	MIAMI BEACH	FL	33140	USA
ANDREW SCHALLY	3801 COLLINS AVE #1506	MIAMI BEACH	FL	33140-3705	USA
ANGEL CRESPO &W CRICEIDA	5115 BERGENLINE AVE	WEST NEW YORK	NJ	07093	USA
ANTOINETTE NOBILE	6365 COLLINS AVE #2311	MIAMI BEACH	FL	33141-9617	USA
ARLINE J MINTZ	9455 COLLINS AVE #908	SURFSIDE	FL	33154-2673	USA
ARON CYMERMAN &W SHIRLEY	28 10 210 PL	BAYSIDE	NY	11360-0000	USA
ARTHUR GLUCK &W ELSA	5416-14 AVE	BROOKLYN	NY	11219	USA
ARTURO CALDERIN &W CARMELINA & FREDDY SEMINO &W ANA A	7231 SW 5 ST	MIAMI	FL	33144-2710	USA
AURELIO J & XIOMARA I CARMENATES	9400 SW 91 ST	MIAMI	FL	33176-1922	USA
BARRY DRUCKER &W LAURIE	2000 ROYAL COURT # 2311	NORTH HILLS	NY	11040	USA
BARRY SINE	4201 COLLINS AVE #402	MIAMI BEACH	FL	33140-3235	USA
BARRY T KATZEN JUDITH S KATZEN	1125 SAN PEDRO AVE	CORAL GABLES	FL	33156	USA
BERNARD A ADLER &W LONA	10 COOLIDGE AVE	WHITE PLAINS	NY	10606	USA
BERNARD JACOBOWITZ	634 WYTHE AVE	BROOKLYN	NY	11211	USA
BERNARD POULIN	4779 COLLINS AVE #3302	MIAMI BEACH	FL	33140-3259	USA
BERTA KLEIN	5 IDA ROAD	MONSEY	NY	10952	USA
BESSIE HIRTH & ARNOLD SUDBERG &W SANDRA TR	3404 FAIRWAY RD	OCEANSIDE	NY	11572	USA
BEULAH RUDNER LE & LIZ STEINMAN LESSEE: BAY POINT OFFICE TOWER	180 ISLAND DR	KEY BISCAYNE	FL	33149-2410	USA

BEVERLY ROSENGARD	4201 COLLINS AVE #1101	MIAMI BEACH	FL	33140-3276	USA
BINYOMIN WEINSTEIN MIRIAM WEINSTEIN	126 AUTUMN RD	LAKEWOOD	NJ	08703	USA
BLUE HARBOUR LIMITED	4201 COLLINS AVE UNIT 401	MIAMI BEACH	FL	33140-3235	USA
BORBER LLC	1390 BRICKELL AVE #104	MIAMI	FL	33131	USA
BRAULIO LEOPOLDO ORTIZ SILVIA MARTINEZ ORTIZ	3511 VISTA CT	MIAMI	FL	33133	USA
BRIAN CHARTERS ELISA CHARTERS	30 FOREST HILLS WAY	CEDAR GROVE	NJ	07009	USA
BRIDGE APPROACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
BRUCE INVESTMENTS INC	7800 RED ROAD #127	MIAMI	FL	33143	USA
CANDYCE L PRESTON	4201 COLLINS AVE #2202	MIAMI BEACH	FL	33140	USA
CARLOS ALBERTO DIAZ	517 ALCAZAR AVE	CORAL GABLES	FL	33134	USA
CARLOS VALERA & W MARISA	1350 ALHAMBRA CIR	CORAL GABLES	FL	33134-3522	USA
CARMEN TANUZ & MIGUEL A TANUZ & MARIA TANUZ	4201 COLLINS AVE #601	MIAMI BEACH	FL	33140-3235	USA
CASIMIRA VAZQUEZ JTRS AMALIA VAZQUEZ BZYDRA JTRS	4141 COLLINS AVE UNIT 103	MIAMI BEACH	FL	33140	USA
CAULFIELD AND CARRAWAY LLC	4730 S FORT APACHE RD STE 300	LAS VEGAS	NV	89147	USA
CHAIM & YECHIEL ROTBLAT TRS	1347 - 48 ST #C6	BROOKLYN	NY	11219	USA
CHALLENGE INVESTMENTS 1 LLC	3137 NE 163 ST	MIAMI	FL	33160	USA
CHARLES TRAUBE & W SHOSHANA TRAUBE	11 ROLLING HILL LN	LAWRENCE	NY	11559	USA
CHASE CAPITAL CORP	1602 ALTON RD #36	MIAMI BEACH	FL	33139	USA
CHRISTOPHE LISE	100 N BISCAYNE BLVD # 500	MIAMI	FL	33132	USA
CLAUDIA HERMAN	1125 WEST AVE 5	MIAMI BEACH	FL	33139	USA
COCHITO 3801 COLLINS 604 LLC	9923 NW 10 TER	MIAMI	FL	33172	USA
COINCO INVESTMENT COMPANY INC	844 SW 1ST ST	MIAMI	FL	33130	USA
COLLINS AVENUE 104 LLC	3 DOLSON RD	MONSEY	NY	10952	USA
COLOJAVI LLC	11 11 ELAINE TERRACE	FAIR LAWN	NJ	07410	USA
DAMON E GIGLIO	3801 COLLINS AVE #2006	MIAMI BEACH	FL	33140-3705	USA
DANIEL E VERON ADRIANA G SCHVARTZ	4201 COLLINS AVE #2001	MIAMI BEACH	FL	33140	USA
DANIEL VITULLI	4 ETON DR	NORTH CALDWELL	NJ	07006	USA
DANIEL WEISS	4101 INDIAN CREEK DR #503	MIAMI BEACH	FL	33140	USA
DARRELL E GARBE	PO BOX 1217	NEW YORK	NY	10159-1217	USA
DAVID BEALL LAUREN BEALL	4201 COLLINS AVE UNIT 1903	MIAMI BEACH	FL	33140	USA
DAVID FLEISCHMAN & W SARA	3901 INDIAN CREEK DR UNIT 206	MIAMI BEACH	FL	33140-3783	USA
DAVID GROSS SHIRLEY GROSS	1543 54 STREET	BROOKLYN	NY	11219	USA
DAVID HOFFMAN LE REM SILAH ROSENBERG JTRS REM JOEL J ROSENBERG JTRS	4141 COLLINS AVE #105	MIAMI BEACH	FL	33140-3236	USA
DAVID LEVKOVICH	4015 INDIAN CREEK DR # 105	MIAMI BEACH	FL	33140	USA
DAVID NEUSTADT TRS DAVID NEUSTADT TRUST MALKA NEUSTADT TRS	39 FRANCIS PLACE	MONSEY	NY	10952	USA
DENNY SHESTACK	4201 COLLINS AVE #803	MIAMI BEACH	FL	33140-3235	USA
DEUTSCH RLTY ELENA TRU DEUTSCH TRS	854 49 ST	BROOKLYN	NY	11220	USA
DEV DABAS & W SUMEDHA & VIVEK DABAS JTRS	3801 COLLINS AVE #1404	MIAMI BEACH	FL	33140	USA
DEV DATT DABAS SUMEDHA DABAS	3801 COLLINS AVE PH3	MIAMI BEACH	FL	33140	USA
DIANE F & CHANTELL M MONTOUR TRS	3801 COLLINS AVE #1106	MIAMI BEACH	FL	33140-3705	USA
DOGLA INC	4409 ALTON RD.	MIAMI BEACH	FL	33140	USA
DOLOMITI PROPERTIES LLC	108 6 DILIDO TER	MIAMI BEACH	FL	33139	USA
DONALD D REED & W SARA	1170 SO BISCAYNE POINT RD	MIAMI BEACH	FL	33141-1740	USA
DWAYNE SAMUELS & LUIS F SORIA	4101 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-3204	USA
EARL INTERNATIONAL INC	4201 COLLINS AVE #2501	MIAMI BEACH	FL	33140	USA
ELIAS SULTAN	3901 INDIAN CREEK DR 503	MIAMI BEACH	FL	33140	USA
ELIEZER GOTTLIEB & W LINDA	44 ARROWHEAD LN	LAWRENCE	NY	11559	USA
ELLISHA HOLDING SAS LLC	3801 COLLINS AVE	MIAMI BEACH	FL	33140-3705	USA
ELSA M URQUIZA TRS ELSA M URQUIZA REVOCABLE TRUST	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA

EMERIO ALONSO AGUDELO	4021 INDIAN CREEK DR #2-E	MIAMI BEACH	FL	33140-3757	USA
ENRIQUE DIAZ &W MIRIAM	421 LAGUNA AVE	KEY LARGO	FL	33037	USA
ERIC BROOKS	35795 WOODRIDGE COURT	FARMINTON HILLS	MI	48335	USA
ERIC C BROOKS	4101 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140-3203	USA
ERIC DERMOND	757 N WATER ST #200	MILWAUKEE	WI	53202	USA
ERICH HILDENBRANDT &W BIRGIT C/O CHRISTOPHER LANGEN ESQ	PO BOX 398570	MIAMI BEACH	FL	33239	USA
ERNEST FRENKEL &W REGINA	12 CRESTVIEW TER	MONSEY	NY	10952	USA
EROTIDA CARIDAD PEREZ	4201 COLLINS AVE #903	MIAMI BEACH	FL	33140	USA
EST OF SARA WEISS	3901 INDIAN CREEK DR #304	MIAMI BEACH	FL	33140	USA
ESTER PRIZANT	4021 INDIAN CREEK DR UNIT 2-A	MIAMI BEACH	FL	33140-3756	USA
ESTHER BLAU	3901 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140	USA
ESTHER M MARTINEZ	4025 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140-3753	USA
ESTHER RUBIN	5633 N BAY RD	MIAMI BEACH	FL	33140	USA
EUGENE J MODELL &W MARSHA	402 OLD CROSSING DR	PIKESVILLE	MD	21208	USA
EUGENE KERN & JUDITH PERLSTEIN	4141 COLLINS AVE #301	MIAMI BEACH	FL	33140-3240	USA
EUGENE SANDER TRS ANITA REISMAN TRS ILONA SANDER	580 5 AVE #537	NEW YORK	NY	10036	USA
EUGENE WEISS RACHEL SARA WEISS	675 BEDFORD AVE	BROOKLYN	NY	11211	USA
EVA GOTTLIEB SARAH GOTTLIEB	260 CENTRAL AVE #330	LAWRENCE	NY	11559	USA
EVELYN L KRISTIN	6549 HAMILTON MIDDLETOWN RD	MIDDLETOWN	OH	45044	USA
FABIO ALVAREZ	4025 INDIAN CREEK DR #105	MIAMI BEACH	FL	33140-3700	USA
FABIOLA N LEVA & MARILYN BLANCO REYES	4201 COLLINS AVE APT 902	MIAMI BEACH	FL	33140-3216	USA
FERN RESNICK TRS	2925 PADDOCK RD	WESTON	FL	33331	USA
FERNANDO ORTIZ &W LUCY	PO BOX 558354	MIAMI	FL	33255-8354	USA
FERNANDO PACHECO	PO BOX 441229	MIAMI	FL	33144	USA
FFMB HOUSING PARTNERS LP	299 BROADWAY 1820	NEW YORK	NY	10007	USA
FH: LUCERNE INVESTMENTS LLC LESSEE: SOKOLOV LTD	4333 COLLINS AVE	MIAMI BEACH	FL	33140-3212	USA
FRANCIS N HAWLEY	1110 BRICKELL AVE STE 506	MIAMI	FL	33131	USA
FRANCISCO E MAS &W LOURDES O	4141 COLLINS AVE #507	MIAMI BEACH	FL	33140-3246	USA
GABRIELLA GROSSBERGER	1209 EAST 19 ST	BROOKLYN	NY	11230	USA
GIORGIO R SAUMAT	4101 INDIAN CREEK DR 401	MIAMI BEACH	FL	33140	USA
GIRI NARASIMHAN &W KALAIMATHEE NARASIMHAN	4201 COLLINS AVE #1801	MIAMI BEACH	FL	33140-3237	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GLADYS LOPEZ	4201 COLLINS AVE #2102	MIAMI BEACH	FL	33140-3282	USA
GLENTOWER LLC	3801 COLLINS AVE 705	MIAMI BEACH	FL	33140	USA
GLOBAL FAST TRADING LLC	7935 WEST DR # 8	NORTH BAY VILLAGE	FL	33141	USA
GUILLERMO A FERNANDEZ OFELIA R FERNANADEZ	5441 BAYAN DR	CORAL GABLES	FL	33156	USA
HADO KARBE	4141 COLLINS AVE #110	MIAMI BEACH	FL	33140	USA
HARRY CHITRIK	4101 INDIAN CREEK DR 504	MIAMI BEACH	FL	33140	USA
HATHIRAMANI HOLDINGS LLC	10407 VAN PATTON LN	GREAT FALLS	VA	22066	USA
HEIDI SCHOLZ	3801 COLLINS AVE #1003	MIAMI BEACH	FL	33140	USA
HELENE WALLENSTEIN TRS HELENE WALLENSTEIN LIVING TRUST	3006 DAVID PL	OCEANSIDE	NY	11572	USA
HERBERT D CROSS	78 BALEE DR	ETHRIDGE	TN	38456	USA
HERMAN BENEDEK & GERTRUD BENEDEK	1564 51 ST	BROOKLYN	NY	11219-3758	USA
HERSHEL SILBERMAN &W ESTHER	4101 INDIAN CREEK DR #201	MIAMI BEACH	FL	33140	USA
HESHMAT MAJLESSI &W VIDA YASMIN	20 STRATFORD RD	HARRISON	NY	10528	USA
HHLP MIAMI BEACH ASSOCIATES LLC	44 HERSHA DR	HARRISBURG	PA	17102	USA
HOLLY SHEFFIELD	4201 COLLINS AVE 1202	MIAMI BEACH	FL	33140	USA
HOTEL LA PETITE MUSE LLC	5025 COLLINS AVE UNIT 2306	MIAMI BEACH	FL	33140	USA
HT MIAMI BEACH LLC C/O HYATT CORPARTION	71 SOUTH WACKER DRIVE	CHICAGO	IL	60606	USA

IAN GINSBERG STEPHANIE GINSBERG	23 KETTLEPOND RD	JERICO	NY	11753	USA
IBIS GARCIA	6300 SW 39 ST	MIAMI	FL	33155	USA
ICE BLUE INVESTMENTS LLC	900 N VENETIAN DR	MIAMI BEACH	FL	33139	USA
IDALIA I DE GASTELUM IDALIA GASTELUM JTRS	4201 COLLINS AVE #2301	MIAMI BEACH	FL	33140	USA
IDY WEISS TRS	4101 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-3205	USA
IMREI YITZCHAK	1501 43 ST	BROOKLYN	NY	11219	USA
INGO PRIEBKE	3801 COLLINS AVE #603	MIAMI BEACH	FL	33140	USA
INGO PRIEBKE LIESELOTTE PRIEBKE	11 SOMERSET LN	WARWICK	NY	10990	USA
IPORANGA FINANCE LIMITED	4201 COLLINS AVE # 2003	MIAMI BEACH	FL	33140	USA
IRENE KLEIN DEVORAH KLEIN	3901 INDIAN CREEK DR UNIT 207	MIAMI BEACH	FL	33140-3784	USA
IRMA A STRADA	4201 COLLINS AVE #1201	MIAMI BEACH	FL	33140-3276	USA
IRMA CALDERON	4300 N MICHIGAN AVE	MIAMI BEACH	FL	33140-2915	USA
ISAAC A & CLARA M ORTEGA (TRS)	4201 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33140-3235	USA
ISAAC RAUL ORTEGA	4201 COLLINS AVE UNIT 901	MIAMI BEACH	FL	33140-3216	USA
ISIDORO JACOBVICS &W SONIA	3737 INDIAN CREEK DR #601	MIAMI BEACH	FL	33140-4049	USA
ISOMG VENTURES LLC	4205 ALHAMBRA CIR	CORAL GABLES	FL	33146	USA
ISRAEL ORDONEZ &W HERIBERTA	4201 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33140-3235	USA
IVAN ABRANTES	4015 INDIAN CREEK DR #107	MIAMI BEACH	FL	33140-3746	USA
IVAN D CASTANO	4201 INDIAN CREEK DR #2	MIAMI BEACH	FL	33140-3218	USA
JACK J MEEHAN	3801 COLLINS AVE UNIT 2005	MIAMI BEACH	FL	33140	USA
JACOBSON EQUITIES CORP JTRS SERENA FRANKFURTER JTRS	5014 16 AVE STE 178	BROOKLYN	NY	11204	USA
JAIER WOLFF	4201 COLLINS AVE # 2401	MIAMI BEACH	FL	33140	USA
JAMIE SAMANTHA CHAVEZ	4101 INDIAN CREEK DR 202	MIAMI BEACH	FL	33140	USA
JAOQUIN LIVINALLI	552 W PALM AIRE DR	POMPANO BEACH	FL	33069	USA
JAVIER CASTANEDA &W ELENA COURIEL	9520 SW 117 CT	MIAMI	FL	33186-2144	USA
JEANETTE S FURMAN TRS JTRS DANIEL E FURMAN JTRS	4201 COLLINS AVE UNIT 801	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENNY & ANNY TCACHMAN & SABINA & ISAAC TCACHMAN	4141 COLLINS AVE #401	MIAMI BEACH	FL	33140-3243	USA
JESUS NADER	805N 10TH SE #677	MCALLEN	TX	78501	USA
JESUS VIERA &W JO JEAN GRAHAM VIERA	4201 INDIAN CREEK DR #10	MIAMI BEACH	FL	33140-3275	USA
JOEL GARCIA & GUILLERMO EVIA	326 RIO TERRA	VENICE	FL	34285	USA
JOHANNA SINGER	1336 E 23 ST	BROOKLYN	NY	11210	USA
JOHN F VASQUEZ &W ANNA M (USMC)	4141 COLLINS AVE #109	MIAMI BEACH	FL	33140-3238	USA
JOHN T FERGUSON LLC	4023 N 26 ST	ARLINGTON	VA	22207	USA
JONATHAN ADVISORS LTD	5 SPRING HILL RD	MANTUA	NJ	08051	USA
JORGE L PEREZ	4201 COLLINS AVE UNIT 1203	MIAMI BEACH	FL	33140-3216	USA
JORGE OSCAR ALMIROTY	3801 COLLINS AVE UNIT 1402	MIAMI BEACH	FL	33140	USA
JOSE H RODRIGUEZ TRS JOSE H AND MARIA M RODRIGUEZ REV TRUST	4201 COLLINS AVE 1502	MIAMI BEACH	FL	33140	USA
JOSE J VARGAS BRANKA VARGAS	4201 COLLINS AVE APT 2503	MIAMI BEACH	FL	33140	USA
JOSE RAMON VIGON TRS VIGON WATERVIEW 41 REV FAM TR MARIA CONCEPCION VIGON TRS	2945 SW 109 CT	MIAMI	FL	33165	USA
JOSEPH AND RENEE ARON TRS	4101 INDIAN CREEK DR #502	MIAMI BEACH	FL	33140-3257	USA
JOSEPH MARKOWITZ ESTHER MARKOWITZ	27 SUNRISE DR	MONSEY	NY	10952	USA
JSKBTk LLC	1125 SAN PEDRO AVE	CORAL GABLES	FL	33156	USA
JUAN & NINA D LAFARGA & SASHA N & KELLY C LAFARGA	4141 COLLINS AVE #409	MIAMI BEACH	FL	33140-3244	USA
JUAN CARLOS DIAZ	4201 COLLINS AVE #2402	MIAMI BEACH	FL	33140	USA
JUAN GARCIA	890 ARABIA RD SE	PALM BAY	FL	32909	USA
JUAN LAFARGA &W LILY & DAVID PINO	4101 INDIAN CREEK DR #406	MIAMI BEACH	FL	33140-3250	USA
JUANA MOLINARI	231 E ENID DR	KEY BISCAYNE	FL	33149-2206	USA
JUDITH SCHWARTZ	1169 46 ST	BROOKLYN	NY	11219	USA

JUDY FRIEDMAN LE REM EVA BEILUS & ETAL(JTRS)	3901 INDIAN CREEK DR #204	MIAMI BEACH	FL	33140-3783	USA
JUDY STRAUSS	1369 - 53 ST	BROOKLYN	NY	11219	USA
JULIA H KUDENHOLDT	298 BROOKSIDE RD	DARIEN	CT	06820	USA
JULIO IRBAUCH &W CHANA DANIEL MARCOS & ETAL	4101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-3250	USA
JULIO IRBAUCH &W CHANA L E REM DANIEL M & DAVID A IRBAUCH	4101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-3250	USA
JULIO RODRIGUEZ-CAYRO &W JULIA E RODRIGUEZ-CAYRO	4141 COLLINS AVE #211	MIAMI BEACH	FL	33140-3239	USA
JUNE INVEST & CONSULTANT GRP CORP	2101 BRICKELL AVE #502	MIAMI	FL	33129	USA
JUNER TRUCK INC	10505 WEST OKECHOBEE RD STE 201	HIALEAH GARDENS	FL	33018	USA
KARL GUNIA &W GRACIELA	4201 COLLINS AVE #1501	MIAMI BEACH	FL	33140-3277	USA
KATHLEEN F ZERBONE	18578 SW 46 ST	MIRAMAR	FL	33029	USA
KIM MOGULL	303 EAST 57 STREET 40D	NEW YORK	NY	10022	USA
KINDER ENTERPRISES CORP	247 SW 8 ST PMB 88	MIAMI	FL	33130	USA
LA TOUR BLANCHE LLC	4201 COLLINS AVE #1701	MIAMI BEACH	FL	33140	USA
LA TOUR INVESTMENTS LLC	525 E SAMPLE RD	POMPANO BEACH	FL	33064	USA
LAISIA LTD	4201 COLLINS AVE UNIT 1603	MIAMI BEACH	FL	33140-3237	USA
LAZARO MARIO PEREZ ELVIS S PEREZ	4021 INDIAN CREEK DR # 1E	MIAMI BEACH	FL	33140	USA
LEO J LIEBER &W SARAH	1558 - 49 ST	BROOKLYN	NY	11219	USA
LEON LANDA MARK LANDA	10 WEST 47 ST	NEW YORK	NY	10036	USA
LEON LANDAU &W EVA	1701-50 ST	BROOKLYN	NY	11204	USA
LILY LAFARGA &H JUAN JANET LAFARGA	915 COUNTRY CLUB PRADO	CORAL GABLES	FL	33134	USA
LINDA BUGAS DMITRY BUGAS	3801 COLLINS AVE #1705	MIAMI BEACH	FL	33140	USA
LIPOT JEREMIAS & GOLDIE JEREMIAS TRS	4141 COLLINS AVE #402	MIAMI BEACH	FL	33140	USA
LL SOLEIL LLC	3801 COLLINS AVE #702	MIAMI BEACH	FL	33140	USA
LLROYAL LLC	3801 COLLINS AVE # 1003	MIAMI BEACH	FL	33140	USA
LORENA PAULINA ALTAMIRANO PABLO COLL	345 W 42 ST #4	MIAMI BEACH	FL	33140	USA
LUIS ALBERTO ARMONA TRS LUIS AND MARGARET ARMONA LIV TR MARGARET ARMONA TRS	3801 COLLINS AVE 1905	MIAMI BEACH	FL	33109	USA
LUIS C & MIRTHA F ALFARO	597 JONES RD	ENGLEWOOD	NJ	07631	USA
LUIS FELIPE MILANES FERNANDEZ	4201 COLLINS AVE #2502	MIAMI BEACH	FL	33140-3283	USA
LUIS IGLESIAS &W ANA	133 44 ST	UNION CITY	NJ	07087	USA
LYDIA PERZOFF	80 SOUTH SHORE DR #311	MIAMI BEACH	FL	33141-6708	USA
MACLO LLC	1000 BRICKELL AVE #300	MIAMI	FL	33131	USA
MAEVA LLC	4015 INDIAN CREEK DR #307	MIAMI	FL	33170	USA
MAGDA SILBERMAN TRS KATE BRODT TRS	1543 - 56 ST	BROOKLYN	NY	11219	USA
MAIRELY RODRIGUEZ TRS	8925 COLLINS AVE #7F	SURFSIDE	FL	33154	USA
MALCOM REGO &W RAQUEL	620 W 44 ST	MIAMI BEACH	FL	33140	USA
MALKA BIER & MENDY KOPLOWITZ	31 ALBERT DRIVE	MONSEY	NY	10952	USA
MALKA E ROSENBERG	2315 AVENUE O	BROOKLYN	NY	11210	USA
MANUEL RODRIGUEZ TRS	7077 SW 47 ST	MIAMI	FL	33155-4652	USA
MANUEL S SANTOS	3801 COLLINS AVE #1406	MIAMI BEACH	FL	33140-3705	USA
MARCELLE DAUSSY JONES	4025 INDIAN CREEK DR #301	MIAMI BEACH	FL	33140	USA
MARCOS A CAMPUZANO	4025 INDIAN CREEK DR #206	MIAMI BEACH	FL	33140-3753	USA
MARGARET KLEIN TRS MARGARET KLEIN LIVING TRUST	1437 56 ST	BROOKLYN	NY	11219	USA
MARIA C GARCIA	4141 COLLINS AVE UNIT 504	MIAMI BEACH	FL	33140-3245	USA
MARIA DE LOS ANGELES JOHNSON	4101 INDIAN CREEK DR #507	MIAMI BEACH	FL	33140-3258	USA
MARIA G ROMERO	4201 INDIAN CREEK DR #4	MIAMI BEACH	FL	33140-3218	USA
MARIA TERESA OLIVA MARIA TERESA OLIVA DEC OF TRUST	301 GRAND CONCOURSE	MIAMI SHORES	FL	33138	USA
MARIANA M PENNA	3801 COLLINS AVE #1702	MIAMI BEACH	FL	33140	USA
MARIE GUERRA	4201 INDIAN CREEK DR UNIT 9	MIAMI BEACH	FL	33140-3275	USA
MARIE TOWERS	1316 NORMANDY DR	MIAMI BEACH	FL	33141-3613	USA

MARION GENUTH (LE) REM GROSS & A GENUTH & LAMPERT	3901 INDIAN CREEK DR UNIT 309	MIAMI BEACH	FL	33140-3785	USA
MARK & STEVEN MERMELSTEIN TRS & SHIRLEY HIRSCH & EZRIEL TAUBER TR	1366 46 ST	BROOKLYN	NY	11219	USA
MARK BARD	3801 COLLINS AVE #1505	MIAMI BEACH	FL	33140	USA
MARK HASTEN &W ANNA RUTH HASTEN	3801 COLLINS AVE #501	MIAMI BEACH	FL	33140-3705	USA
MARK ROSEN INES ROSEN	3801 COLLINS AVE #1603	MIAMI BEACH	FL	33140	USA
MAURICIO G NOVOA	4130 COLLINS AVE #307	MIAMI BEACH	FL	33140	USA
MAURICIO G NOVOA	4130 COLLINS AVE STE 606	MIAMI BEACH	FL	33140	USA
MAURICIO NOVOA	4130 COLLINS AVE #201	MIAMI BEACH	FL	33140	USA
MAURO E BRACA HYPZAHY SOFIA BRACA	4201 COLLINS AVE 703	MIAMI BEACH	FL	33140	USA
MAX KAHAN &W SUSSANNA	5 RIBIER CT	MONSEY	NY	10952	USA
MAYER FRIEDMAN TRS RENEE FRIEDMAN	33 ROSS STREET	BROOKLYN	NY	11211	USA
MAYRATTA PENA	4015 INDIAN CREEK DR UNIT 204	MIAMI BEACH	FL	33140-3746	USA
MENAHM BENGUGUI BELILTY	4045 SHERIDAN AVE PMB #389	MIAMI BEACH	FL	33140-3665	USA
MICHAEL AZIZ JOHN BECHARD	300 W 23 ST # 3 E	NEW YORK	NY	10011	USA
MICHAEL MCEACHERN TRS MICHAEL & CYNTHIA M REV TRUST CYNTHIA MCEACHERN TRS	3801 COLLINS AVE TH-2	MIAMI BEACH	FL	33140	USA
MICHAEL MUNOZ &W LISSET M PEREZ	6440 SW 62 TER	MIAMI	FL	33143	USA
MICHAEL WEISS TRS	3920 CYPRESS AVE	BROOKLYN	NY	11224	USA
MIKE GENUTH MIRI GENUTH	3901 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140	USA
MIKLOS GOTTLIEB &W ANNE	5316 15 AVE	BROOKLYN	NY	11219	USA
MINA KANNER TRS LOUIS KANNER TRS	115 HARDS LANE	LAWRENCE	NY	11559	USA
MIRIAM MULET	4021 INDIAN CREEK DR #3-D	MIAMI BEACH	FL	33140-3759	USA
MIRIAM SOFFER & MARK WEISS HAROLD WEISS & LEAH WEISS	3901 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-3784	USA
MORDECHAI HALBERSTAM ROSE HALBERSTAM	258 PENN ST	BROOKLYN	NY	11211	USA
MOSAIC REALTY LLC	5002 N BAY RD	MIAMI BEACH	FL	33140-2007	USA
MOSAIC USA LLC	1550 MADRUGA AVE # 120	CORAL GABLES	FL	33146	USA
MOSAICO 1004 LLC	3801 COLLINS AVE #1004	MIAMI BEACH	FL	33140-3705	USA
MOSES FISCHMAN &W BESSIE	4141 COLLINS AVE UNIT 403	MIAMI BEACH	FL	33140-3244	USA
MOSES GUTTMAN RAISEY AUSCH	1144 53 ST	BROOKLYN	NY	11219	USA
MOSHE & RACHEL HOLDER TRS MOSHE & RACHEL HOLDER (BEN)	4101 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-3205	USA
MYDA II ASSOCIATES LLC	225 25 STREET	BROOKLYN	NY	11232	USA
MYRA RAVINET	11414 SW 106 AVE	MIAMI	FL	33176-4077	USA
NAPHTALI DAVID RISHE TAJANA LUCIE RISHE	4201 COLLINS AVE APT 2603	MIAMI BEACH	FL	33140	USA
NATHAN MITTLEMAN &W SARAH	1518 53 ST	BROOKLYN	NY	11219	USA
NEIL WEEKS FORTUNA WEEKS	PO BOX 778	NEW YORK	NY	10185	USA
NEIL WEEKS FORTUNA WEEKS	3801 COLLINS AVE #1606	MIAMI BEACH	FL	33140	USA
NEIMON GROUP LLC	1 LAKE POTOMAC CT	POTOMAC	MD	20854	USA
NESE TUNCAY	335 E 51 ST #7A	NEW YORK	NY	10022	USA
NEVALDO ROCHA &W ELIETE G	4021 INDIAN CREEK DR UNIT 3A	MIAMI BEACH	FL	33140-3757	USA
NEW GREEN POINT CORP	3801 COLLINS AVE #1105	MIAMI BEACH	FL	33140	USA
NEW SOFT LLC C/O BERNARDO SARUSKI	3663 SW 8 ST STE 210	MIAMI	FL	33135	USA
NICOLAS CHAVEZ &W ANA	6034 HUDSON AVE	WEST NEW YORK	NJ	07093	USA
NICOLAS CHAVEZ &W ANA M	4015 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-3748	USA
NIEVES PORTILLA	4021 INDIAN CREEK DR UNIT 2D	MIAMI BEACH	FL	33140-3757	USA
NORMAN H WINTER TRS ISAAC MEISELS TR	3901 INDIAN CREEK DR 303	MIAMI BEACH	FL	33140	USA
OFELIA & MARITZA BALBIN	4201 INDIAN CREEK DR #7	MIAMI BEACH	FL	33140-3275	USA
OLGA LEONOROVITZ	266 MOUNTAINVIEW DR	MONROE	NY	10950	USA
OP 206 & 306 LLC	666 71 ST	MIAMI BEACH	FL	33141-3020	USA
OREN COHEN	4201 INDIAN CREEK DR 6	MIAMI BEACH	FL	33140	USA
ORLANDO OTERO &W ALCIDA GONZALEZ	17240 SW 188 ST	MIAMI	FL	33187-5104	USA

ORLANDO QUIALA	3901 INDIAN CREEK DR UNIT 501	MIAMI BEACH	FL	33140-3787	USA
OSCAR ALBERTO D ELIA	4130 COLLINS AVE #303	MIAMI BEACH	FL	33140	USA
OSWALDO HARO	4400 SW 160 AVE #1019	MIRAMAR	FL	33027	USA
PAACE FAM ENDEAVORS LLC	41 32 CHRISTINE CT	FAIR LAWN	NJ	07410	USA
PABLO MANCINI	4130 COLLINS AVE # 202	MIAMI BEACH	FL	33140	USA
PATRICK SARKISSIAN	260 PARK AVE SOUTH # 7-G	NEW YORK	NY	10010	USA
PAUL BROWN	1980 UPSHUR ST NW	WASHINGTON	DC	20011	USA
PAUL IPORRE	4025 INDIAN CREEK DR #205	MIAMI BEACH	FL	33140-3753	USA
PENINSULA INVEST LLC	328 NORTH OCEAN BLVD #203	POMPANO BEACH	FL	33062	USA
PHILLIP SYLVESTER	3801 COLLINS AVE #506	MIAMI BEACH	FL	33140-3705	USA
PHILLIP SYLVESTER	3801 COLLINS AVE #606	MIAMI BEACH	FL	33140-3705	USA
POLISAT LLC	1470 NE 125 ST #310	NORTH MIAMI	FL	33161	USA
PORCELLI ATLANTIC PROPERTIES LLC	184 WEST BAY CEDAR CIRCLE	JUPITER	FL	33458	USA
PORCELLI ATLANTIC PROPERTIES LLC	184 W BAY CEDAR CIR	JUPITER	FL	33459	USA
PRIME MOSAIC LLC	3801 COLLINS AVE # L1	MIAMI BEACH	FL	33140	USA
R & D INLET PARCEL LLC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
RACHEL CANDIOTTI	4101 INDIAN CREEK DR UNIT 304	MIAMI BEACH	FL	33140-3205	USA
RACHEL ROTH TRS 4101 INDIAN CREEK DR TR BARUCH ROTH TRS	PO BOX 624	BROOKLYN	NY	11219	USA
RADIATOR SPRINGS LLC	1800 W 49 ST STE 332	HIALEAH	FL	33012	USA
RAFAEL KRAVEC &W REBECA	4201 COLLINS AVE #1401	MIAMI BEACH	FL	33140-3276	USA
RAQUEL MONTEJO & RAQUEL CASTANEDA	4141 COLLINS AVE #510	MIAMI BEACH	FL	33140-3246	USA
RAUL PATTERSON &W BARBARA & MARIA BEATRIZ PATTERSON	4021 INDIAN CREEK DR APT 1F	MIAMI BEACH	FL	33140-3755	USA
REGINO RODRIGUEZ TRS	1564 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
REGIS MAAG	4130 COLLINS AVE UNIT 709	MIAMI BEACH	FL	33139	USA
REUVEN WOLF TRS LEWIS WOLF FAMILY TR 2	1346 49 ST	BROOKLYN	NY	11219	USA
REVA STARK	199 LEE AVE #308	BROOKLYN	NY	11211	USA
RICHARD C LADD TRS RICHARD C LADD AND NANCY M LADD REV TR	3801 COLLINS AVE 806	MIAMI BEACH	FL	33140	USA
RICHARD C LADD TRS RICHARD C/ NANCY M LADD REVOC TR NANCY M LADD TRS	3801 COLLINS AVE UNIT 806	MIAMI BEACH	FL	33140	USA
ROBERT E WEINSTEIN BONNA R WEINSTEIN	4201 COLLINS AVE #1803	MIAMI BEACH	FL	33140	USA
ROBERT KALISCH TRS RENEE KALISCH TRS	928 46 ST	BROOKLYN	NY	11219	USA
ROBERT LEVIN DENISE LEVIN	3801 COLLINS AVE PH1	MIAMI BEACH	FL	33140-3705	USA
RODOLFO CASASOLA JILL CASASOLA	2610 31 ST NW	WASHINGTON	DC	20008	USA
ROLANDO ROMERO	2899 COLLINS AVE APT 608	MIAMI BEACH	FL	33140-4412	USA
RON M REDLICH &W MICHELE	4201 COLLINS AVE #2103	MIAMI BEACH	FL	33140-3282	USA
RONALD L DANIELS JUNE E DANIELS	4201 COLLINS AVE 1103	MIAMI BEACH	FL	33140	USA
ROSALBA GUANGA	4015 INDIAN CREEK DR #207	MIAMI BEACH	FL	33140-3747	USA
ROSARIA VARRA TRS ROSARIA VARRA	4201 COLLINS AVE # 1703	MIAMI BEACH	FL	33140	USA
ROYAL PROP INVEST 2 INC	1825 CORAL WAY	MIAMI	FL	33145-2730	USA
RVA LAFLEURRETTE LLC	67 - 37 180 ST	FRESH MEADOWS	NY	11365	USA
SALAM SAID TRS	3801 COLLINS AVE 1706	MIAMI BEACH	FL	33140	USA
SAM & AGNES FARKAS	1343 53 ST	BROOKLYN	NY	11219	USA
SAM P ROTH &W ANN R	4015 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-3748	USA
SAMUEL JACOBOWITZ TRS BURTON AND LINDA PAUGACH CHARITABLE FOUNDATION TRUST	9801 67 AVE	REGO PARK	NY	11374	USA
SAMUEL MOWERMAN CHARLOTTE MOWERMAN	3801 COLLINS AVE # TH-3	MIAMI BEACH	FL	33140	USA
SAMUEL SALZBERG &W MINDY	1435 53 STREET	BROOKLYN	NY	11219	USA
SANDRA LEE O NEILL	251 SW 23 ST	FORT LAUDERDALE	FL	33315	USA
SANTA MARIA INVESTORS	407 LINCOLN RD PH-NE	MIAMI BEACH	FL	33139	USA
SARA RESNICK TRS	4201 COLLINS AVE UNIT #1402	MIAMI BEACH	FL	33140	USA
SCOTT KAY	1 ANCHEROAGE WAY #710	FREEPORT	NY	11520	USA

SEA FOR REALTY LLC	3801 COLLINS AVE #1806	MIAMI BEACH	FL	33140	USA
SEAMOS A LLC	3801 COLLINS AVE #1605	MIAMI BEACH	FL	33140	USA
SHALOM KLEIN TRS	1519 39 ST	BROOKLYN	NY	11218	USA
SHAM T DARYANI	3801 COLLINS AVE #1802	MIAMI BEACH	FL	33140	USA
SHARLENE PEREZ	4141 COLLINS AVE 508	MIAMI BEACH	FL	33140	USA
SHARON RABINOVITZ	4122 COLLINS AVE #5B	MIAMI BEACH	FL	33140-3287	USA
SHAYE LIEBERMAN TRS LILIANE LIEBERMAN FAMILY TR FEIGE FRIEDMAN TRS	1858 58 ST	BROOKLYN	FL	11204	USA
SHEILA CONCEPCION	4015 INDIAN CREEK DR #208	MIAMI BEACH	FL	33140-3747	USA
SHELDON PIKE	290 CENTRAL AVE #107	LAWRENCE	NY	11559	USA
SIMI ROSENFELD	4311 SEAGATE AVENUE	BROOKLYN	NY	11224	USA
SIMON MIA GROUP LLC C/O ADAM SIMON	5901 ALTON RD	MIAMI BEACH	FL	33140	USA
SLAVA CHITRIK TRS SLAVA CHITRIK TRUST	4101 INDIAN CREEK DR #505	MIAMI BEACH	FL	33140	USA
SLGB PROPERTIES LLC	9171 SOUTH DIXIE HIGHWAY	PINECREST	FL	33156	USA
SOLOMON WALDMAN	1340 51 STREET	BROOKLYN	NY	11219	USA
SPENCER LLC	1040 BISCAYNE BLVD #2501	MIAMI	FL	33132	USA
SRI REDDY	106 THOMPSON ST # 10	NEW YORK	NY	10012	USA
STEPHANE MANOS TRS	3801 COLLINS AVE #701	MIAMI BEACH	FL	33140	USA
STEPHANE MANOS TRS SS FAMILY TRUST	3801 COLLINS AVE 1501	MIAMI BEACH	FL	33140	USA
STEPHEN W ROBBINS &W MARIA S ROBBINS	15720 SW 140 CT	MIAMI	FL	33177-1094	USA
STERWA CORP	3801 COLLINS AVE #805	MIAMI BEACH	FL	33140-3705	USA
STEVEN GREENBERG EDITH GREENBERG	4201 COLLINS AVE # 1102	MIAMI BEACH	FL	33140	USA
STEVEN M ALPERS	PO BOX 80-1124	AVENTURA	FL	33280	USA
STEVEN PFEFFER &W JESSICA	1448 FOURTEENTH STREET	LAKEWOOD	NJ	08701	USA
STEVEN SCHONHOLTZ &W HARRIET	7 TANGLEWOOD CT	COLTS NECK	NJ	07722	USA
SUKKAH MIAMI BCH ACQUISITIONS LLC	5901 NW 151 ST #126	HIALEAH	FL	33014	USA
SUSAN GALE	4201 COLLINS AVE #1902	MIAMI BEACH	FL	33140-3237	USA
SUSANNE K GROSS TRS KAMINER FAMILY IRREVOCABLE TRUST AGNES KISS TRS	3901 INDIAN CREEK DR 408	MIAMI BEACH	FL	33141	USA
TBB TRUST TR & JOSEPH BOKEZYN	1432 56 STREET	BROOKLYN	NY	11219	USA
TETIS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
THE A & E IRREVOCABLE TRUST	5223 15 AVE	BROOKLYN	NY	11219	USA
THIRTYNINE COLLINS LLC	3025 COLLINS AVE	MIAMI BEACH	FL	33140	USA
THOMAS ZSCHACH &W LYNN ARMITT	3801 COLLINS AVE # 1906	MIAMI BEACH	FL	33140	USA
TIBOR ROSENBERG TR	80 ROSS STREET #3G	BROOKLYN	NY	11211	USA
TMIH REALTY CORP	1715 50 ST	BROOKLYN	NY	11204	USA
TRANSITANDO LLC	2101 BRICKELL AVE #502	MIAMI	FL	33129	USA
UNIT 1801 COLLINS AVE LLC	3801 COLLINS AVE 1801	MIAMI BEACH	FL	33140	USA
VALERIYA G EZERINS TRS VALERIYA G EZERINS TRUST	5337 NAUTILUS DR	CAPE CORAL	FL	33904	USA
VEL MARKET INVESTMENTS USA LLC	2655 LE JEUNE RD STE 571	CORAL GABLES	FL	33134	USA
VICTOR V POTAPENKO	4201 COLLINS AVE UNIT 702	MIAMI BEACH	FL	33140	USA
VILLAFORT FINANCE LIMITED C/O CHRISTOPHER LANGEN ESQ	PO BOX 398570	MIAMI BEACH	FL	33239	USA
VSNAPI LLC	4 TOBOGGAN RIDGE RD	SADDLE RIVER	NJ	07458	USA
WALID KHALIL MINA	5001 COLLINS AVE 5C	MIAMI BEACH	FL	33140	USA
WFO HOLDING LLC	5411 MIRABELL RD	CHARLOTTE	NC	28226	USA
WFO HOLDINGS LLC	2138 EL DORADO PKWY	CAPE CORAL	FL	33914	USA
WILLIAM R HOLLOWAY	4201 COLLINS AVE 2601	MIAMI BEACH	FL	33140	USA
WILMAR HOLDINGS LLC	107 WEST 13 ST	NEW YORK	NY	10011	USA
WILSON IZQUIERDO	69 SUNFLOWER ST	REDLANDS	CA	92373	USA
WOLF DREW LE REM TOVIA DREW TRS REM RIVKAH FRIEDMAN TRS	1565-51 ST	BROOKLYN	NY	13239	USA
YEHOSHUA WEINER DEBBIE WEINER	70 ROSS ST 3N	BROOKLYN	NY	11249	USA

YEHUDA OSHRY & ESTHER HOROWITZ	1235 46 ST	BROOKLYN	NY	11219	USA
YEHUDA WEINSTOCK	564 WYTHE AVE 8C	BROOKLYN	NY	11249	USA
YURI A KOSHKIN TRS LEILA KOSHKIN TRS	249 SPRINGVALE RD	GREAT FALLS	VA	22066	USA
ZCLL VI LLC	38294 INDIAN CREEK DR	MIAMI BEACH	FL	33140	USA
ZEHAVA GOLDBURD TRS	1772 57 ST	BROOKLYN	NY	11204	USA
ZOLTAN GUTTMAN	395 SOUTH END AVE APT 33K	NEW YORK	NY	10280	USA

ARA SELYAN
1783 AVENUE ROAD
TORONTO ON M5M 3Y8
CANADA

CAMPFIELD HOLDING INC
90 PRUE AVE
TORONTO ONTARIO M6B 1R5
CANADA

HANS CHRISTOPH BANGEN
FLOTTBEKER STIEG 21
HAMBURG 22607
GERMANY

HORACIO GAISER TRS HORACIO GAISER
AND PATRICA GNAVI REVOCABLE TRUST
BAHIA BLANCA 787 3 PISO APT A WILDE
BUENOS AIRES 1875
ARGENTINA

JACK HIRSHMAN
2 HARLOCK BLVD
TORONTO ONT M3H 3L5
CANADA

JOHANNES ALEXANDER BUERGER TRS
JOHANNES ALEXANDER BUERGER REV TR
SCHENKENDORFSTRASSE 31
D-60431 FRANKFURT
GERMANY

JOHN A LEDERER
33 HEALTH ST WEST
TORONTO ON MAV 1T2
CANADA

LLSUN LLC
10 12 SPRINGATES EAST GOV RD
CHARLESTOWN
SAINT KITTS AND NEVIS

MARTIN LANGE FANNY SEDELMAYR
RVA ITAPAIUNA 1800 FEDIFICLO CYPRIS 161
SAOPAULO SP 05707-001
BRAZIL

122 ENTERPRISES
736 ALLERTON AVENUE
BRONX, NY 10467

1503 MOSAIC LLC
3801 COLLINS AVE #1503
MIAMI BEACH, FL 33140

1703 LLC
3030 NORTH ROCKY POINT DR # 150A
TAMPA, FL 33607

1803 MOSAIC LLC
170 EAST END AVE #19B
NEW YORK, NY 10128

3901 INDIAN CREEK HOLDING LLC
23 HEYWARD ST 2B
BROOKLYN, NY 11246

4201 COLLINS CORP
4201 COLLINS AVE UNIT 2101
MIAMI BEACH, FL 33140-3282

8 RONALD DRIVE REALTY LLC
8 RONALD DR
MONSEY, NY 10952

ABRAHAM DEUTSCH &W BERTA
3901 INDIAN CREEK DR UNIT 502
MIAMI BEACH, FL 33140-3787

ABRAHAM ROSENBERG
66 HEWES ST
BROOKLYN, NY 11249

ADELA SANCHEZ
252 12 ST
HOBOKEN, NJ 07030

ADOLFO BUENROSTRO YVONNE TUMA
4201 INDIAN CREEK DR #8
MIAMI BEACH, FL 33140-3275

ALAMO HOTEL LLC
210-71 ST #309
MIAMI BEACH, FL 33141

ALDEN GROUP OF FLORIDA INC
100 LINCOLN 1516
MIAMI BEACH, FL 33139

ALEX ANDRUSS JTRS GISELDA MARGARITA
ANDRUSS JTRS JONATHAN ANDRUSS JTRS
122 PARK RD NORTH
ROYAL PALM BEACH, FL 33411

ALEX AUSPITZ TRS AUSPITZ FAMILY IRREV
TR
898 GREEN PL
WOODMERE, NY 11598

ALEX BERENSTEIN MARIE JOSE BERENSTEIN
3801 COLLINS AVE 905
MIAMI BEACH, FL 33140

ALEX NEUSTADT
116 SEVEN SPRING RD
MONROE, NY 10950

ALLEGIANCE ASSETS LTD
6910 NW 50 ST #4611
MIAMI, FL 33166-5632

ALY N LIZZA JR
50 ENGEL ST
HICKSVILLE, NY 11801

AMERICAN TRADE AND EXPORT INC
10850 NW 30 ST
DORAL, FL 33172

ANA M CHAVEZ & ALICIA P CHAVEZ IBARRA
ETALS
4101 INDIAN CREEK DR #506
MIAMI BEACH, FL 33140-3258

ANATOLI NEKHIM TRS THE ANATOLI NEKHIM
LIVING TRUST IRINA NEKHIM TRS
3801 COLLINS AVE 605
MIAMI BEACH, FL 33140

ANDREW SCHALLY
3801 COLLINS AVE #1506
MIAMI BEACH, FL 33140-3705

ANGEL CRESPO &W CRICEIDA
5115 BERGENLINE AVE
WEST NEW YORK, NJ 07093

ANTOINETTE NOBILE
6365 COLLINS AVE #2311
MIAMI BEACH, FL 33141-9617

ARLINE J MINTZ
9455 COLLINS AVE #908
SURFSIDE, FL 33154-2673

ARON CYMERMAN &W SHIRLEY
28 10 210 PL
BAYSIDE, NY 11360-0000

ARTHUR GLUCK &W ELSA
5416-14 AVE
BROOKLYN, NY 11219

ARTURO CALDERIN &W CARMELINA &
FREDDY SEMINO &W ANA A
7231 SW 5 ST
MIAMI, FL 33144-2710

AURELIO J & XIOMARA I CARMENATES
9400 SW 91 ST
MIAMI, FL 33176-1922

BARRY DRUCKER &W LAURIE
2000 ROYAL COURT # 2311
NORTH HILLS, NY 11040

BARRY SINE
4201 COLLINS AVE #402
MIAMI BEACH, FL 33140-3235

BARRY T KATZEN JUDITH S KATZEN
1125 SAN PEDRO AVE
CORAL GABLES, FL 33156

BERNARD A ADLER &W LONA
10 COOLIDGE AVE
WHITE PLAINS, NY 10606

BERNARD JACOBOWITZ
634 WYTHE AVE
BROOKLYN, NY 11211

BERNARD POULIN
4779 COLLINS AVE #3302
MIAMI BEACH, FL 33140-3259

BERTA KLEIN
5 IDA ROAD
MONSEY, NY 10952

BESSIE HIRTH & ARNOLD SUDBERG &W
SANDRA TR
3404 FAIRWAY RD
OCEANSIDE, NY 11572

BEULAH RUDNER LE & LIZ STEINMAN
LESSEE: BAY POINT OFFICE TOWER
180 ISLAND DR
KEY BISCAYNE, FL 33149-2410

BEVERLY ROSENGARD
4201 COLLINS AVE #1101
MIAMI BEACH, FL 33140-3276

BINYOMIN WEINSTEIN MIRIAM WEINSTEIN
126 AUTUMN RD
LAKEWOOD, NJ 08703

BLUE HARBOUR LIMITED
4201 COLLINS AVE UNIT 401
MIAMI BEACH, FL 33140-3235

BORBER LLC
1390 BRICKELL AVE #104
MIAMI, FL 33131

BRAULIO LEOPOLDO ORTIZ SILVIA MARTINEZ
ORTIZ
3511 VISTA CT
MIAMI, FL 33133

BRIAN CHARTERS ELISA CHARTERS
30 FOREST HILLS WAY
CEDAR GROVE, NJ 07009

BRIDGE APPROACH CITY HALL
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

BRUCE INVESTMENTS INC
7800 RED ROAD #127
MIAMI, FL 33143

CANDYCE L PRESTON
4201 COLLINS AVE #2202
MIAMI BEACH, FL 33140

CARLOS ALBERTO DIAZ
517 ALCAZAR AVE
CORAL GABLES, FL 33134

CARLOS VALERA &W MARISA
1350 ALHAMBRA CIR
CORAL GABLES, FL 33134-3522

CARMEN TANUZ & MIGUEL A TANUZ & MARIA
TANUZ
4201 COLLINS AVE #601
MIAMI BEACH, FL 33140-3235

CASIMIRA VAZQUEZ JTRS AMALIA VAZQUEZ
BZYDRA JTRS
4141 COLLINS AVE UNIT 103
MIAMI BEACH, FL 33140

CAULFIELD AND CARRAWAY LLC
4730 S FORT APACHE RD STE 300
LAS VEGAS, NV 89147

CHAIM & YECHIEL ROTBLAT TRS
1347 - 48 ST #C6
BROOKLYN, NY 11219

CHALLENGE INVESTMENTS 1 LLC
3137 NE 163 ST
MIAMI, FL 33160

CHARLES TRAUBE &W SHOSHANA TRAUBE
11 ROLLING HILL LN
LAWRENCE, NY 11559

CHASE CAPITAL CORP
1602 ALTON RD #36
MIAMI BEACH, FL 33139

CHRISTOPHE LISE
100 N BISCAYNE BLVD # 500
MIAMI, FL 33132

CLAUDIA HERMAN
1125 WEST AVE 5
MIAMI BEACH, FL 33139

COCHITO 3801 COLLINS 604 LLC
9923 NW 10 TER
MIAMI, FL 33172

COINCO INVESTMENT COMPANY INC
844 SW 1ST ST
MIAMI, FL 33130

COLLINS AVENUE 104 LLC
3 DOLSON RD
MONSEY, NY 10952

COLOJAVI LLC
11 11 ELAINE TERRACE
FAIR LAWN, NJ 07410

DAMON E GIGLIO
3801 COLLINS AVE #2006
MIAMI BEACH, FL 33140-3705

DANIEL E VERON ADRIANA G SCHVARTZ
4201 COLLINS AVE #2001
MIAMI BEACH, FL 33140

DANIEL VITULLI
4 ETON DR
NORTH CALDWELL, NJ 07006

DANIEL WEISS
4101 INDIAN CREEK DR #503
MIAMI BEACH, FL 33140

DARRELL E GARBE
PO BOX 1217
NEW YORK, NY 10159-1217

DAVID BEALL LAUREN BEALL
4201 COLLINS AVE UNIT 1903
MIAMI BEACH, FL 33140

DAVID FLEISCHMAN &W SARA
3901 INDIAN CREEK DR UNIT 206
MIAMI BEACH, FL 33140-3783

DAVID GROSS SHIRLEY GROSS
1543 54 STREET
BROOKLYN, NY 11219

DAVID HOFFMAN LE REM SILAH ROSENBERG
JTRS REM JOEL J ROSENBERG JTRS
4141 COLLINS AVE #105
MIAMI BEACH, FL 33140-3236

DAVID LEVKOVICH
4015 INDIAN CREEK DR # 105
MIAMI BEACH, FL 33140

DAVID NEUSTADT TRS DAVID NEUSTADT
TRUST MALKA NEUSTADT TRS
39 FRANCIS PLACE
MONSEY, NY 10952

DENNY SHESTACK
4201 COLLINS AVE #803
MIAMI BEACH, FL 33140-3235

DEUTSCH RLTY ELENA TRU DEUTSCH TRS
854 49 ST
BROOKLYN, NY 11220

DEV DABAS &W SUMEDHA & VIVEK DABAS
JTRS
3801 COLLINS AVE #1404
MIAMI BEACH, FL 33140

DEV DATT DABAS SUMEDHA DABAS
3801 COLLINS AVE PH3
MIAMI BEACH, FL 33140

DIANE F & CHANTELL M MONTOUR TRS
3801 COLLINS AVE #1106
MIAMI BEACH, FL 33140-3705

DOGLA INC
4409 ALTON RD.
MIAMI BEACH, FL 33140

DOLOMITI PROPERTIES LLC
108 6 DILIDO TER
MIAMI BEACH, FL 33139

DONALD D REED &W SARA
1170 SO BISCAYNE POINT RD
MIAMI BEACH, FL 33141-1740

DWAYNE SAMUELS & LUIS F SORIA
4101 INDIAN CREEK DR #302
MIAMI BEACH, FL 33140-3204

EARL INTERNATIONAL INC
4201 COLLINS AVE #2501
MIAMI BEACH, FL 33140

ELIAS SULTAN
3901 INDIAN CREEK DR 503
MIAMI BEACH, FL 33140

ELIEZER GOTTLIEB &W LINDA
44 ARROWHEAD LN
LAWRENCE, NY 11559

ELLISHA HOLDING SAS LLC
3801 COLLINS AVE
MIAMI BEACH, FL 33140-3705

ELSA M URQUIZA TRS ELSA M URQUIZA
REVOCABLE TRUST
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

EMERIO ALONSO AGUDELO
4021 INDIAN CREEK DR #2-E
MIAMI BEACH, FL 33140-3757

ENRIQUE DIAZ &W MIRIAM
421 LAGUNA AVE
KEY LARGO, FL 33037

ERIC BROOKS
35795 WOODRIDGE COURT
FARMINTON HILLS, MI 48335

ERIC C BROOKS
4101 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140-3203

ERIC DERMOND
757 N WATER ST #200
MILWAUKEE, WI 53202

ERICH HILDENBRANDT &W BIRGIT C/O
CHRISTOPHER LANGEN ESQ
PO BOX 398570
MIAMI BEACH, FL 33239

ERNEST FRENKEL &W REGINA
12 CRESTVIEW TER
MONSEY, NY 10952

EROTIDA CARIDAD PEREZ
4201 COLLINS AVE #903
MIAMI BEACH, FL 33140

EST OF SARA WEISS
3901 INDIAN CREEK DR #304
MIAMI BEACH, FL 33140

ESTER PRIZANT
4021 INDIAN CREEK DR UNIT 2-A
MIAMI BEACH, FL 33140-3756

ESTHER BLAU
3901 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140

ESTHER M MARTINEZ
4025 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140-3753

ESTHER RUBIN
5633 N BAY RD
MIAMI BEACH, FL 33140

EUGENE J MODELL &W MARSHA
402 OLD CROSSING DR
PIKESVILLE, MD 21208

EUGENE KERN & JUDITH PERLSTEIN
4141 COLLINS AVE #301
MIAMI BEACH, FL 33140-3240

EUGENE SANDER TRS ANITA REISMAN TRS
ILONA SANDER
580 5 AVE #537
NEW YORK, NY 10036

EUGENE WEISS RACHEL SARA WEISS
675 BEDFORD AVE
BROOKLYN, NY 11211

EVA GOTTLIEB SARAH GOTTLIEB
260 CENTRAL AVE #330
LAWRENCE, NY 11559

EVELYN L KRISTIN
6549 HAMILTON MIDDLETOWN RD
MIDDLETOWN, OH 45044

FABIO ALVAREZ
4025 INDIAN CREEK DR #105
MIAMI BEACH, FL 33140-3700

FABIOLA N LEVA & MARILYN BLANCO REYES
4201 COLLINS AVE APT 902
MIAMI BEACH, FL 33140-3216

FERN RESNICK TRS
2925 PADDOCK RD
WESTON, FL 33331

FERNANDO ORTIZ &W LUCY
PO BOX 558354
MIAMI, FL 33255-8354

FERNANDO PACHECO
PO BOX 441229
MIAMI, FL 33144

FFMB HOUSING PARTNERS LP
299 BROADWAY 1820
NEW YORK, NY 10007

FH: LUCERNE INVESTMENTS LLC LESSEE:
SOKOLOV LTD
4333 COLLINS AVE
MIAMI BEACH, FL 33140-3212

FRANCIS N HAWLEY
1110 BRICKELL AVE STE 506
MIAMI, FL 33131

FRANCISCO E MAS &W LOURDES O
4141 COLLINS AVE #507
MIAMI BEACH, FL 33140-3246

GABRIELLA GROSSBERGER
1209 EAST 19 ST
BROOKLYN, NY 11230

GIORGIO R SAUMAT
4101 INDIAN CREEK DR 401
MIAMI BEACH, FL 33140

GIRI NARASIMHAN &W KALAIMATHEE
NARASIMHAN
4201 COLLINS AVE #1801
MIAMI BEACH, FL 33140-3237

GKK HOLDINGS LLC
4152 SW 137 AVE
FORT LAUDERDALE, FL 33330

GLADYS LOPEZ
4201 COLLINS AVE #2102
MIAMI BEACH, FL 33140-3282

GLENTOWER LLC
3801 COLLINS AVE 705
MIAMI BEACH, FL 33140

GLOBAL FAST TRADING LLC
7935 WEST DR # 8
NORTH BAY VILLAGE, FL 33141

GUILLERMO A FERNANDEZ OFELIA R
FERNANADEZ
5441 BAYAN DR
CORAL GABLES, FL 33156

HADO KARBE
4141 COLLINS AVE #110
MIAMI BEACH, FL 33140

HARRY CHITRIK
4101 INDIAN CREEK DR 504
MIAMI BEACH, FL 33140

HATHIRAMANI HOLDINGS LLC
10407 VAN PATTON LN
GREAT FALLS, VA 22066

HEIDI SCHOLZ
3801 COLLINS AVE #1003
MIAMI BEACH, FL 33140

HELENE WALLENSTEIN TRS HELENE
WALLENSTEIN LIVING TRUST
3006 DAVID PL
OCEANSIDE, NY 11572

HERBERT D CROSS
78 BALEE DR
ETHRIDGE, TN 38456

HERMAN BENEDEK & GERTRUD BENEDEK
1564 51 ST
BROOKLYN, NY 11219-3758

HERSHEL SILBERMAN &W ESTHER
4101 INDIAN CREEK DR #201
MIAMI BEACH, FL 33140

HESHMAT MAJLESSI &W VIDA YASMIN
20 STRATFORD RD
HARRISON, NY 10528

HHLP MIAMI BEACH ASSOCIATES LLC
44 HERSHA DR
HARRISBURG, PA 17102

HOLLY SHEFFIELD
4201 COLLINS AVE 1202
MIAMI BEACH, FL 33140

HOTEL LA PETITE MUSE LLC
5025 COLLINS AVE UNIT 2306
MIAMI BEACH, FL 33140

HT MIAMI BEACH LLC C/O HYATT
CORPARTION
71 SOUTH WACKER DRIVE
CHICAGO, IL 60606

IAN GINSBERG STEPHANIE GINSBERG
23 KETTLEPOND RD
JERICHO, NY 11753

IBIS GARCIA
6300 SW 39 ST
MIAMI, FL 33155

ICE BLUE INVESTMENTS LLC
900 N VENETIAN DR
MIAMI BEACH, FL 33139

IDALIA I DE GASTELUM IDALIA GASTELUM
JTRS
4201 COLLINS AVE #2301
MIAMI BEACH, FL 33140

IDY WEISS TRS
4101 INDIAN CREEK DR #308
MIAMI BEACH, FL 33140-3205

IMREI YITZCHAK
1501 43 ST
BROOKLYN, NY 11219

INGO PRIEBKE
3801 COLLINS AVE #603
MIAMI BEACH, FL 33140

INGO PRIEBKE LIESELOTTE PRIEBKE
11 SOMERSET LN
WARWICK, NY 10990

IPORANGA FINANCE LIMITED
4201 COLLINS AVE # 2003
MIAMI BEACH, FL 33140

IRENE KLEIN DEVORAH KLEIN
3901 INDIAN CREEK DR UNIT 207
MIAMI BEACH, FL 33140-3784

IRMA A STRADA
4201 COLLINS AVE #1201
MIAMI BEACH, FL 33140-3276

IRMA CALDERON
4300 N MICHIGAN AVE
MIAMI BEACH, FL 33140-2915

ISAAC A & CLARA M ORTEGA (TRS)
4201 COLLINS AVE UNIT 301
MIAMI BEACH, FL 33140-3235

ISAAC RAUL ORTEGA
4201 COLLINS AVE UNIT 901
MIAMI BEACH, FL 33140-3216

ISIDORO JACOBVICS &W SONIA
3737 INDIAN CREEK DR #601
MIAMI BEACH, FL 33140-4049

ISOMG VENTURES LLC
4205 ALHAMBRA CIR
CORAL GABLES, FL 33146

ISRAEL ORDONEZ &W HERIBERTA
4201 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33140-3235

IVAN ABRANTES
4015 INDIAN CREEK DR #107
MIAMI BEACH, FL 33140-3746

IVAN D CASTANO
4201 INDIAN CREEK DR #2
MIAMI BEACH, FL 33140-3218

JACK J MEEHAN
3801 COLLINS AVE UNIT 2005
MIAMI BEACH, FL 33140

JACOBSON EQUITIES CORP JTRS SERENA
FRANKFURTER JTRS
5014 16 AVE STE 178
BROOKLYN, NY 11204

JAIER WOLFF
4201 COLLINS AVE # 2401
MIAMI BEACH, FL 33140

JAMIE SAMANTHA CHAVEZ
4101 INDIAN CREEK DR 202
MIAMI BEACH, FL 33140

JAOQUIN LIVINALLI
552 W PALM AIRE DR
POMPANO BEACH, FL 33069

JAVIER CASTANEDA &W ELENA COURIEL
9520 SW 117 CT
MIAMI, FL 33186-2144

JEANETTE S FURMAN TRS JTRS DANIEL E
FURMAN JTRS
4201 COLLINS AVE UNIT 801
MIAMI BEACH, FL 33140

JEFFREY LUSKY
607 JERONIMO DR
CORAL GABLES, FL 33146

JENNY & ANNY TCACHMAN & SABINA &
ISAAC TCACHMAN
4141 COLLINS AVE #401
MIAMI BEACH, FL 33140-3243

JESUS NADER
805N 10TH SE #677
MCALLEN, TX 78501

JESUS VIERA &W JO JEAN GRAHAM VIERA
4201 INDIAN CREEK DR #10
MIAMI BEACH, FL 33140-3275

JOEL GARCIA & GUILLERMO EVIA
326 RIO TERRA
VENICE, FL 34285

JOHANNA SINGER
1336 E 23 ST
BROOKLYN, NY 11210

JOHN F VASQUEZ &W ANNA M (USMC)
4141 COLLINS AVE #109
MIAMI BEACH, FL 33140-3238

JOHN T FERGUSON LLC
4023 N 26 ST
ARLINGTON, VA 22207

JONATHAN ADVISORS LTD
5 SPRING HILL RD
MANTUA, NJ 08051

JORGE L PEREZ
4201 COLLINS AVE UNIT 1203
MIAMI BEACH, FL 33140-3216

JORGE OSCAR ALMIROTY
3801 COLLINS AVE UNIT 1402
MIAMI BEACH, FL 33140

JOSE H RODRIGUEZ TRS JOSE H AND MARIA
M RODRIGUEZ REV TRUST
4201 COLLINS AVE 1502
MIAMI BEACH, FL 33140

JOSE J VARGAS BRANKA VARGAS
4201 COLLINS AVE APT 2503
MIAMI BEACH, FL 33140

JOSE RAMON VIGON TRS VIGON
WATERVIEW 41 REV FAM TR MARIA
CONCEPCION VIGON TRS
2945 SW 109 CT
MIAMI, FL 33165

JOSEPH AND RENEE ARON TRS
4101 INDIAN CREEK DR #502
MIAMI BEACH, FL 33140-3257

JOSEPH MARKOWITZ ESTHER MARKOWITZ
27 SUNRISE DR
MONSEY, NY 10952

JSKBT LLC
1125 SAN PEDRO AVE
CORAL GABLES, FL 33156

JUAN & NINA D LAFARGA & SASHA N & KELLY
C LAFARGA
4141 COLLINS AVE #409
MIAMI BEACH, FL 33140-3244

JUAN CARLOS DIAZ
4201 COLLINS AVE #2402
MIAMI BEACH, FL 33140

JUAN GARCIA
890 ARABIA RD SE
PALM BAY, FL 32909

JUAN LAFARGA & W LILY & DAVID PINO
4101 INDIAN CREEK DR #406
MIAMI BEACH, FL 33140-3250

JUANA MOLINARI
231 E ENID DR
KEY BISCAYNE, FL 33149-2206

JUDITH SCHWARTZ
1169 46 ST
BROOKLYN, NY 11219

JUDY FRIEDMAN LE REM EVA BEILUS &
ETAL(JTRS)
3901 INDIAN CREEK DR #204
MIAMI BEACH, FL 33140-3783

JUDY STRAUSS
1369 - 53 ST
BROOKLYN, NY 11219

JULIA H KUDENHOLDT
298 BROOKSIDE RD
DARIEN, CT 06820

JULIO IRBAUCH & W CHANA DANIEL MARCOS
& ETAL
4101 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140-3250

JULIO IRBAUCH & W CHANA L E REM DANIEL
M & DAVID A IRBAUCH
4101 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140-3250

JULIO RODRIGUEZ-CAYRO & W JULIA E
RODRIGUEZ-CAYRO
4141 COLLINS AVE #211
MIAMI BEACH, FL 33140-3239

JUNE INVEST & CONSULTANT GRP CORP
2101 BRICKELL AVE #502
MIAMI, FL 33129

JUNER TRUCK INC
10505 WEST OKECHOBEE RD STE 201
HIALEAH GARDENS, FL 33018

KARL GUNIA & W GRACIELA
4201 COLLINS AVE #1501
MIAMI BEACH, FL 33140-3277

KATHLEEN F ZERBONE
18578 SW 46 ST
MIRAMAR, FL 33029

KIM MOGULL
303 EAST 57 STREET 40D
NEW YORK, NY 10022

KINDER ENTERPRISES CORP
247 SW 8 ST PMB 88
MIAMI, FL 33130

LA TOUR BLANCHE LLC
4201 COLLINS AVE #1701
MIAMI BEACH, FL 33140

LA TOUR INVESTMENTS LLC
525 E SAMPLE RD
POMPANO BEACH, FL 33064

LAISIA LTD
4201 COLLINS AVE UNIT 1603
MIAMI BEACH, FL 33140-3237

LAZARO MARIO PEREZ ELVIS S PEREZ
4021 INDIAN CREEK DR # 1E
MIAMI BEACH, FL 33140

LEO J LIEBER &W SARAH
1558 - 49 ST
BROOKLYN, NY 11219

LEON LANDA MARK LANDA
10 WEST 47 ST
NEW YORK, NY 10036

LEON LANDAU &W EVA
1701-50 ST
BROOKLYN, NY 11204

LILY LAFARGA &H JUAN JANET LAFARGA
915 COUNTRY CLUB PRADO
CORAL GABLES, FL 33134

LINDA BUGAS DMITRY BUGAS
3801 COLLINS AVE #1705
MIAMI BEACH, FL 33140

LIPOT JEREMIAS & GOLDIE JEREMIAS TRS
4141 COLLINS AVE #402
MIAMI BEACH, FL 33140

LL SOLEIL LLC
3801 COLLINS AVE #702
MIAMI BEACH, FL 33140

LLROYAL LLC
3801 COLLINS AVE # 1003
MIAMI BEACH, FL 33140

LORENA PAULINA ALTAMIRANO PABLO COLL
345 W 42 ST #4
MIAMI BEACH, FL 33140

LUIS ALBERTO ARMONA TRS LUIS AND
MARGARET ARMONA LIV TR MARGARET
ARMONA TRS
3801 COLLINS AVE 1905
MIAMI BEACH, FL 33109

LUIS C & MIRTHA F ALFARO
597 JONES RD
ENGLEWOOD, NJ 07631

LUIS FELIPE MILANES FERNANDEZ
4201 COLLINS AVE #2502
MIAMI BEACH, FL 33140-3283

LUIS IGLESIAS &W ANA
133 44 ST
UNION CITY, NJ 07087

LYDIA PERZOFF
80 SOUTH SHORE DR #311
MIAMI BEACH, FL 33141-6708

MACLO LLC
1000 BRICKELL AVE #300
MIAMI, FL 33131

MAEVA LLC
4015 INDIAN CREEK DR #307
MIAMI, FL 33170

MAGDA SILBERMAN TRS KATE BRODT TRS
1543 - 56 ST
BROOKLYN, NY 11219

MAIRELY RODRIGUEZ TRS
8925 COLLINS AVE #7F
SURFSIDE, FL 33154

MALCOM REGO &W RAQUEL
620 W 44 ST
MIAMI BEACH, FL 33140

MALKA BIER & MENDY KOPLOWITZ
31 ALBERT DRIVE
MONSEY, NY 10952

MALKA E ROSENBERG
2315 AVENUE O
BROOKLYN, NY 11210

MANUEL RODRIGUEZ TRS
7077 SW 47 ST
MIAMI, FL 33155-4652

MANUEL S SANTOS
3801 COLLINS AVE #1406
MIAMI BEACH, FL 33140-3705

MARCELLE DAUSSY JONES
4025 INDIAN CREEK DR #301
MIAMI BEACH, FL 33140

MARCOS A CAMPUZANO
4025 INDIAN CREEK DR #206
MIAMI BEACH, FL 33140-3753

MARGARET KLEIN TRS MARGARET KLEIN
LIVING TRUST
1437 56 ST
BROOKLYN, NY 11219

MARIA C GARCIA
4141 COLLINS AVE UNIT 504
MIAMI BEACH, FL 33140-3245

MARIA DE LOS ANGELES JOHNSON
4101 INDIAN CREEK DR #507
MIAMI BEACH, FL 33140-3258

MARIA G ROMERO
4201 INDIAN CREEK DR #4
MIAMI BEACH, FL 33140-3218

MARIA TERESA OLIVA MARIA TERESA OLIVA
DEC OF TRUST
301 GRAND CONCOURSE
MIAMI SHORES, FL 33138

MARIANA M PENNA
3801 COLLINS AVE #1702
MIAMI BEACH, FL 33140

MARIE GUERRA
4201 INDIAN CREEK DR UNIT 9
MIAMI BEACH, FL 33140-3275

MARIE TOWERS
1316 NORMANDY DR
MIAMI BEACH, FL 33141-3613

MARION GENUTH (LE) REM GROSS & A
GENUTH & LAMPERT
3901 INDIAN CREEK DR UNIT 309
MIAMI BEACH, FL 33140-3785

MARK & STEVEN MERMELSTEIN TRS &
SHIRLEY HIRSCH & EZRIEL TAUBER TR
1366 46 ST
BROOKLYN, NY 11219

MARK BARD
3801 COLLINS AVE #1505
MIAMI BEACH, FL 33140

MARK HASTEN &W ANNA RUTH HASTEN
3801 COLLINS AVE #501
MIAMI BEACH, FL 33140-3705

MARK ROSEN INES ROSEN
3801 COLLINS AVE #1603
MIAMI BEACH, FL 33140

MAURICIO G NOVOA
4130 COLLINS AVE #307
MIAMI BEACH, FL 33140

MAURICIO G NOVOA
4130 COLLINS AVE STE 606
MIAMI BEACH, FL 33140

MAURICIO NOVOA
4130 COLLINS AVE #201
MIAMI BEACH, FL 33140

MAURO E BRACA HYPZAHY SOFIA BRACA
4201 COLLINS AVE 703
MIAMI BEACH, FL 33140

MAX KAHAN &W SUSSANNA
5 RIBIER CT
MONSEY, NY 10952

MAYER FRIEDMAN TRS RENEE FRIEDMAN
33 ROSS STREET
BROOKLYN, NY 11211

MAYRATTA PENA
4015 INDIAN CREEK DR UNIT 204
MIAMI BEACH, FL 33140-3746

MENAHM BENGUIGUI BELILTY
4045 SHERIDAN AVE PMB #389
MIAMI BEACH, FL 33140-3665

MICHAEL AZIZ JOHN BECHARD
300 W 23 ST # 3 E
NEW YORK, NY 10011

MICHAEL MCEACHERN TRS MICHAEL &
CYNTHIA M REV TRUST CYNTHIA
MCEACHERN TRS
3801 COLLINS AVE TH-2
MIAMI BEACH, FL 33140

MICHAEL MUNOZ &W LISSET M PEREZ
6440 SW 62 TER
MIAMI, FL 33143

MICHAEL WEISS TRS
3920 CYPRESS AVE
BROOKLYN, NY 11224

MIKE GENUTH MIRI GENUTH
3901 INDIAN CREEK DR #202
MIAMI BEACH, FL 33140

MIKLOS GOTTLIEB &W ANNE
5316 15 AVE
BROOKLYN, NY 11219

MINA KANNER TRS LOUIS KANNER TRS
115 HARDS LANE
LAWRENCE, NY 11559

MIRIAM MULET
4021 INDIAN CREEK DR #3-D
MIAMI BEACH, FL 33140-3759

MIRIAM SOFFER & MARK WEISS HAROLD
WEISS & LEAH WEISS
3901 INDIAN CREEK DR #302
MIAMI BEACH, FL 33140-3784

MORDECHAI HALBERSTAM ROSE
HALBERSTAM
258 PENN ST
BROOKLYN, NY 11211

MOSAIC REALTY LLC
5002 N BAY RD
MIAMI BEACH, FL 33140-2007

MOSAIC USA LLC
1550 MADRUGA AVE # 120
CORAL GABLES, FL 33146

MOSAICO 1004 LLC
3801 COLLINS AVE #1004
MIAMI BEACH, FL 33140-3705

MOSES FISCHMAN &W BESSIE
4141 COLLINS AVE UNIT 403
MIAMI BEACH, FL 33140-3244

MOSES GUTTMAN RAISEY AUSCH
1144 53 ST
BROOKLYN, NY 11219

MOSHE & RACHEL HOLDER TRS MOSHE &
RACHEL HOLDER (BEN)
4101 INDIAN CREEK DR #306
MIAMI BEACH, FL 33140-3205

MYDA II ASSOCIATES LLC
225 25 STREET
BROOKLYN, NY 11232

MYRA RAVINET
11414 SW 106 AVE
MIAMI, FL 33176-4077

NAPHTALI DAVID RISHE TAJANA LUCIE RISHE
4201 COLLINS AVE APT 2603
MIAMI BEACH, FL 33140

NATHAN MITTLEMAN &W SARAH
1518 53 ST
BROOKLYN, NY 11219

NEIL WEEKS FORTUNA WEEKS
PO BOX 778
NEW YORK, NY 10185

NEIL WEEKS FORTUNA WEEKS
3801 COLLINS AVE #1606
MIAMI BEACH, FL 33140

NEIMON GROUP LLC
1 LAKE POTOMAC CT
POTOMAC, MD 20854

NESE TUNCAY
335 E 51 ST #7A
NEW YORK, NY 10022

NEVALDO ROCHA &W ELIETE G
4021 INDIAN CREEK DR UNIT 3A
MIAMI BEACH, FL 33140-3757

NEW GREEN POINT CORP
3801 COLLINS AVE #1105
MIAMI BEACH, FL 33140

NEW SOFT LLC C/O BERNARDO SARUSKI
3663 SW 8 ST STE 210
MIAMI, FL 33135

NICOLAS CHAVEZ &W ANA
6034 HUDSON AVE
WEST NEW YORK, NJ 07093

NICOLAS CHAVEZ &W ANA M
4015 INDIAN CREEK DR #308
MIAMI BEACH, FL 33140-3748

NIEVES PORTILLA
4021 INDIAN CREEK DR UNIT 2D
MIAMI BEACH, FL 33140-3757

NORMAN H WINTER TRS ISAAC MEISELS TR
3901 INDIAN CREEK DR 303
MIAMI BEACH, FL 33140

OFELIA & MARITZA BALBIN
4201 INDIAN CREEK DR #7
MIAMI BEACH, FL 33140-3275

OLGA LEONOROVITZ
266 MOUNTAINVIEW DR
MONROE, NY 10950

OP 206 & 306 LLC
666 71 ST
MIAMI BEACH, FL 33141-3020

OREN COHEN
4201 INDIAN CREEK DR 6
MIAMI BEACH, FL 33140

ORLANDO OTERO &W ALCIDA GONZALEZ
17240 SW 188 ST
MIAMI, FL 33187-5104

ORLANDO QUIALA
3901 INDIAN CREEK DR UNIT 501
MIAMI BEACH, FL 33140-3787

OSCAR ALBERTO D ELIA
4130 COLLINS AVE #303
MIAMI BEACH, FL 33140

OSWALDO HARO
4400 SW 160 AVE #1019
MIRAMAR, FL 33027

PAACE FAM ENDEAVORS LLC
41 32 CHRISTINE CT
FAIR LAWN, NJ 07410

PABLO MANCINI
4130 COLLINS AVE # 202
MIAMI BEACH, FL 33140

PATRICK SARKISSIAN
260 PARK AVE SOUTH # 7-G
NEW YORK, NY 10010

PAUL BROWN
1980 UPSHUR ST NW
WASHINGTON, DC 20011

PAUL IPORRE
4025 INDIAN CREEK DR #205
MIAMI BEACH, FL 33140-3753

PENINSULA INVEST LLC
328 NORTH OCEAN BLVD #203
POMPANO BEACH, FL 33062

PHILLIP SYLVESTER
3801 COLLINS AVE #506
MIAMI BEACH, FL 33140-3705

PHILLIP SYLVESTER
3801 COLLINS AVE #606
MIAMI BEACH, FL 33140-3705

POLISAT LLC
1470 NE 125 ST #310
NORTH MIAMI, FL 33161

PORCELLI ATLANTIC PROPERTIES LLC
184 WEST BAY CEDAR CIRCLE
JUPITER, FL 33458

PORCELLI ATLANTIC PROPERTIES LLC
184 W BAY CEDAR CIR
JUPITER, FL 33459

PRIME MOSAIC LLC
3801 COLLINS AVE # L1
MIAMI BEACH, FL 33140

R & D INLET PARCEL LLC
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

RACHEL CANDIOTTI
4101 INDIAN CREEK DR UNIT 304
MIAMI BEACH, FL 33140-3205

RACHEL ROTH TRS 4101 INDIAN CREEK DR
TR BARUCH ROTH TRS
PO BOX 624
BROOKLYN, NY 11219

RADIATOR SPRINGS LLC
1800 W 49 ST STE 332
HIALEAH, FL 33012

RAFAEL KRAVEC &W REBECA
4201 COLLINS AVE #1401
MIAMI BEACH, FL 33140-3276

RAQUEL MONTEJO & RAQUEL CASTANEDA
4141 COLLINS AVE #510
MIAMI BEACH, FL 33140-3246

RAUL PATTERSON &W BARBARA & MARIA
BEATRIZ PATTERSON
4021 INDIAN CREEK DR APT 1F
MIAMI BEACH, FL 33140-3755

REGINO RODRIGUEZ TRS
1564 DAYTONIA RD
MIAMI BEACH, FL 33141

REGIS MAAG
4130 COLLINS AVE UNIT 709
MIAMI BEACH, FL 33139

REUVEN WOLF TRS LEWIS WOLF FAMILY TR
2
1346 49 ST
BROOKLYN, NY 11219

REVA STARK
199 LEE AVE #308
BROOKLYN, NY 11211

RICHARD C LADD TRS RICHARD C LADD AND
NANCY M LADD REV TR
3801 COLLINS AVE 806
MIAMI BEACH, FL 33140

RICHARD C LADD TRS RICHARD C/ NANCY M
LADD REVOC TR NANCY M LADD TRS
3801 COLLINS AVE UNIT 806
MIAMI BEACH, FL 33140

ROBERT E WEINSTEIN BONNA R WEINSTEIN
4201 COLLINS AVE #1803
MIAMI BEACH, FL 33140

ROBERT KALISCH TRS RENEE KALISCH TRS
928 46 ST
BROOKLYN, NY 11219

ROBERT LEVIN DENISE LEVIN
3801 COLLINS AVE PH1
MIAMI BEACH, FL 33140-3705

RODOLFO CASASOLA JILL CASASOLA
2610 31 ST NW
WASHINGTON, DC 20008

ROLANDO ROMERO
2899 COLLINS AVE APT 608
MIAMI BEACH, FL 33140-4412

RON M REDLICH &W MICHELE
4201 COLLINS AVE #2103
MIAMI BEACH, FL 33140-3282

RONALD L DANIELS JUNE E DANIELS
4201 COLLINS AVE 1103
MIAMI BEACH, FL 33140

ROSALBA GUANGA
4015 INDIAN CREEK DR #207
MIAMI BEACH, FL 33140-3747

ROSARIA VARRA TRS ROSARIA VARRA
4201 COLLINS AVE # 1703
MIAMI BEACH, FL 33140

ROYAL PROP INVEST 2 INC
1825 CORAL WAY
MIAMI, FL 33145-2730

RVA LAFLEURRETTE LLC
67 - 37 180 ST
FRESH MEADOWS, NY 11365

SALAM SAID TRS
3801 COLLINS AVE 1706
MIAMI BEACH, FL 33140

SAM & AGNES FARKAS
1343 53 ST
BROOKLYN, NY 11219

SAM P ROTH & W ANN R
4015 INDIAN CREEK DR #306
MIAMI BEACH, FL 33140-3748

SAMUEL JACOBOWITZ TRS BURTON AND
LINDA PAUGACH CHARITABLE FOUNDATION
TRUST
9801 67 AVE
REGO PARK, NY 11374

SAMUEL MOWERMAN CHARLOTTE
MOWERMAN
3801 COLLINS AVE # TH-3
MIAMI BEACH, FL 33140

SAMUEL SALZBERG & W MINDY
1435 53 STREET
BROOKLYN, NY 11219

SANDRA LEE O NEILL
251 SW 23 ST
FORT LAUDERDALE, FL 33315

SANTA MARIA INVESTORS
407 LINCOLN RD PH-NE
MIAMI BEACH, FL 33139

SARA RESNICK TRS
4201 COLLINS AVE UNIT #1402
MIAMI BEACH, FL 33140

SCOTT KAY
1 ANCHEROAGE WAY #710
FREEPORT, NY 11520

SEA FOR REALTY LLC
3801 COLLINS AVE #1806
MIAMI BEACH, FL 33140

SEAMOSIA LLC
3801 COLLINS AVE #1605
MIAMI BEACH, FL 33140

SHALOM KLEIN TRS
1519 39 ST
BROOKLYN, NY 11218

SHAM T DARYANI
3801 COLLINS AVE #1802
MIAMI BEACH, FL 33140

SHARLENE PEREZ
4141 COLLINS AVE 508
MIAMI BEACH, FL 33140

SHARON RABINOVITZ
4122 COLLINS AVE #5B
MIAMI BEACH, FL 33140-3287

SHAYE LIEBERMAN TRS LILIANE LIEBERMAN
FAMILY TR FEIGE FRIEDMAN TRS
1858 58 ST
BROOKLYN, FL 11204

SHEILA CONCEPCION
4015 INDIAN CREEK DR #208
MIAMI BEACH, FL 33140-3747

SHELDON PIKE
290 CENTRAL AVE #107
LAWRENCE, NY 11559

SIMI ROSENFELD
4311 SEAGATE AVENUE
BROOKLYN, NY 11224

SIMON MIA GROUP LLC C/O ADAM SIMON
5901 ALTON RD
MIAMI BEACH, FL 33140

SLAVA CHITRIK TRS SLAVA CHITRIK TRUST
4101 INDIAN CREEK DR #505
MIAMI BEACH, FL 33140

SLGB PROPERTIES LLC
9171 SOUTH DIXIE HIGHWAY
PINECREST, FL 33156

SOLOMON WALDMAN
1340 51 STREET
BROOKLYN, NY 11219

SPENCER LLC
1040 BISCAYNE BLVD #2501
MIAMI, FL 33132

SRI REDDY
106 THOMPSON ST # 10
NEW YORK, NY 10012

STEPHANE MANOS TRS
3801 COLLINS AVE #701
MIAMI BEACH, FL 33140

STEPHANE MANOS TRS SS FAMILY TRUST
3801 COLLINS AVE 1501
MIAMI BEACH, FL 33140

STEPHEN W ROBBINS &W MARIA S ROBBINS
15720 SW 140 CT
MIAMI, FL 33177-1094

STERWA CORP
3801 COLLINS AVE #805
MIAMI BEACH, FL 33140-3705

STEVEN GREENBERG EDITH GREENBERG
4201 COLLINS AVE # 1102
MIAMI BEACH, FL 33140

STEVEN M ALPERS
PO BOX 80-1124
AVENTURA, FL 33280

STEVEN PFEFFER &W JESSICA
1448 FOURTEENTH STREET
LAKEWOOD, NJ 08701

STEVEN SCHONHOLTZ &W HARRIET
7 TANGLEWOOD CT
COLTS NECK, NJ 07722

SUKKAH MIAMI BCH ACQUISITIONS LLC
5901 NW 151 ST #126
HIALEAH, FL 33014

SUSAN GALE
4201 COLLINS AVE #1902
MIAMI BEACH, FL 33140-3237

SUSANNE K GROSS TRS KAMINER FAMILY
IRREVOCABLE TRUST AGNES KISS TRS
3901 INDIAN CREEK DR 408
MIAMI BEACH, FL 33141

TBB TRUST TR & JOSEPH BOKEZYN
1432 56 STREET
BROOKLYN, NY 11219

TETIS CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

THE A & E IRREVOCABLE TRUST
5223 15 AVE
BROOKLYN, NY 11219

THIRTYNINE COLLINS LLC
3025 COLLINS AVE
MIAMI BEACH, FL 33140

THOMAS ZSCHACH &W LYNN ARMITT
3801 COLLINS AVE # 1906
MIAMI BEACH, FL 33140

TIBOR ROSENBERG TR
80 ROSS STREET #3G
BROOKLYN, NY 11211

TMIH REALTY CORP
1715 50 ST
BROOKLYN, NY 11204

TRANSITANDO LLC
2101 BRICKELL AVE #502
MIAMI, FL 33129

UNIT 1801 COLLINS AVE LLC
3801 COLLINS AVE 1801
MIAMI BEACH, FL 33140

VALERIYA G EZERINS TRS VALERIYA G
EZERINS TRUST
5337 NAUTILUS DR
CAPE CORAL, FL 33904

VEL MARKET INVESTMENTS USA LLC
2655 LE JEUNE RD STE 571
CORAL GABLES, FL 33134

VICTOR V POTAPENKO
4201 COLLINS AVE UNIT 702
MIAMI BEACH, FL 33140

VILLAFORT FINANCE LIMITED C/O
CHRISTOPHER LANGEN ESQ
PO BOX 398570
MIAMI BEACH, FL 33239

VSNAPI LLC
4 TOBOGGAN RIDGE RD
SADDLE RIVER, NJ 07458

WALID KHALIL MINA
5001 COLLINS AVE 5C
MIAMI BEACH, FL 33140

WFO HOLDING LLC
5411 MIRABELL RD
CHARLOTTE, NC 28226

WFO HOLDINGS LLC
2138 EL DORADO PKWY
CAPE CORAL, FL 33914

WILLIAM R HOLLOWAY
4201 COLLINS AVE 2601
MIAMI BEACH, FL 33140

WILMAR HOLDINGS LLC
107 WEST 13 ST
NEW YORK, NY 10011

WILSON IZQUIERDO
69 SUNFLOWER ST
REDLANDS, CA 92373

WOLF DREW LE REM TOVIA DREW TRS REM
RIVKAH FRIEDMAN TRS
1565-51 ST
BROOKLYN, NY 13239

YEHOSHUA WEINER DEBBIE WEINER
70 ROSS ST 3N
BROOKLYN, NY 11249

YEHUDA OSHRY & ESTHER HOROWITZ
1235 46 ST
BROOKLYN, NY 11219

YEHUDA WEINSTOCK
564 WYTHER AVE 8C
BROOKLYN, NY 11249

YURI A KOSHKIN TRS LEILA KOSHKIN TRS
249 SPRINGVALE RD
GREAT FALLS, VA 22066

ZCLL VI LLC
38294 INDIAN CREEK DR
MIAMI BEACH, FL 33140

ZEHAVA GOLDBURD TRS
1772 57 ST
BROOKLYN, NY 11204

ZOLTAN GUTTMAN
395 SOUTH END AVE APT 33K
NEW YORK, NY 10280