MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☒ HISTORIC PRESERVATION BOARD
  - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
  - ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 550 9th Street

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

FOLIO NUMBER (S) 02-4203-009-0100

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

NAME 550 Ninth, LLC
ADDRESS 3010 Collins Avenue, Miami Beach, FL 33140
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS snemni1@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

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

---

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:
NAME Michael W. Larkin, Esq. & Gregory Fontela, Esq., Bercow Radell Fernandez & Larkin, PLLC.
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com & gfontela@brzoninglaw.com

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

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

---

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:
☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
NAME Allan Shulman, Shulman & Associates
ADDRESS 100 NE 38th Street, Miami, FL 33137
BUSINESS PHONE (305) 438-0609 CELL PHONE _____
E-MAIL ADDRESS allan@shulman-design.com

FILE NO. _____

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

Certificate of Appropriateness for conversion of existing hospital facility into a selective hotel with 113 rooms.

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO

4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO

4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE)_____SQ. FT.

4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE)._____SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO._____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Simon Nemni, Managing Member

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 SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

(Circle one)

STATE OF

COUNTY OF

I, Simon Nemni, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of 550 Ninth, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 12 day of January, 2019. The foregoing instrument was acknowledged before me by Simon Nemni, Managing Member of 550 Ninth, LLC, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC STATE OF FLORIDA

Ivette Inufio
Commission # GG149038
Expires: October 29, 2021
Bonded thru Aaron Notary

NOTARY PUBLIC

My Commission Expires:

Ivette Inufio

PRINT NAME

FILE NO._____

POWER OF ATTORNEY AFFIDAVIT

STATE OF

COUNTY OF

I, Simon Nemni, Managing Member, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin & Gregory Fontela to be my representative before the HPB 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.

SIMON NEMNI
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 12 day of January, 2018. The foregoing instrument was acknowledged before me by Simon Nemni, Managing Member of 550 Ninth, 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

My Commission Expires

Ivette Inufio
Commission # GG149038
Expires: October 29, 2021
Bonded thru Aaron Notary

Ivette Inufio
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO._____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

550 Ninth, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO._____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

N/A

TRUST NAME

NAME AND ADDRESS	% INTEREST
N/A	

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.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Gregory Fontela	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Allan Shulman	100 NE 38th Street, Miami, FL	(305) 438-0609

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

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

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

APPLICANT AFFIDAVIT

STATE OF

COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 12 day of January, 2018. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

Ivette Inufio
Commission # GG149038
Expires: October 29, 2021
Bonded thru Aaron Notary

Ivette Inufio

PRINT NAME

FILE NO.

EXHIBIT A

LEGAL DESCRIPTION

All of Lots 1, 2 and 3 in Block 25 of "OCEAN BEACH ADDITION NO. THREE", according to the Plat thereof, as recorded in Plat Book 2 at Page 81 of the Public Records of Miami–Dade County, Florida; and Lot 4 of said Block 25 less the following:

Commence at the Southwest corner of Lot 4 of said Block 25, thence run North along the West line of Lot 4, a distance of 11.00 feet; thence run East along a line 11.00 feet North of and parallel to the South line of Lot 4 a distance of 91.27 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course run Southwesterly for a distance of 11.28 feet to a point on the South line of Lot 4; thence run West along the South line of Lot 4 to the Southwest corner of Lot 4 and the Point of Beginning.

AND ALSO LESS THE FOLLOWING:
Commence at the Northwest corner of Lot 1, of Block 25 of "OCEAN BEACH ADDITION NO. THREE" as recorded in Plat Book 2 at Page 81 of the Public Records of Miami–Dade County, Florida; thence run South along the West line of said Lots 1, 2, 3 and 4 a distance of 189.00 feet; thence run East along a line 11.00 feet North of and parallel to the South line of said Lot 4 for a distance of 91.27 feet to the Point of Beginning of the Tract of land hereinafter to be described: thence deflecting to the left at an angle of 77 degrees 13' to the previously described course; run Northeasterly for a distance of 142.53 feet to a point; thence deflecting to the left at an angle of 102 degrees 47' to the previously described course, run Westerly for a distance of 8.65 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course, run Northeasterly for a distance of 51.27 feet to a point on the North line of said Lot 1, thence the Northwest corner thereof bears West 125.50 feet; thence run Easterly along the said North line of Lot 1 for a distance of 69.52 feet to the Northeast corner of said Lot 1; thence run Southwesterly along the Easterly Lines of said Lots 1, 2, 3, 4 and 5 for a distance of 209.80 feet to a point; thence run Westerly along a line 4.60 feet South of and parallel to the North line of said Lot 5 for a distance of 60.87 feet to a point; thence deflecting to the right at an angle of 102 degrees 47' to the previously described course, run Northeasterly for a distance of 16.00 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress over the following described parcel:
Commence at the Northwest corner of Lot 6, Block 25 of "OCEAN BEACH ADDITION NO. THREE" as recorded in Plat Book 2 at Page 81 of the Public Records of Miami–Dade County, Florida; thence run South along the West line of said Lot 6 a distance of 4.00 feet; thence run East along a line 4.00 feet South of and parallel to the North line of Lot 6 and Lot 5 of said Block 25 for a distance of 87.87 feet to a point; thence deflecting to the left at an angle of 77 degrees 13' to the previously described course run Northeasterly for a distance of 15.38 feet to a point; thence run West along a line 11.00 feet North of and parallel to the North line of Lots 5 and 6 for a distance of 91.27 feet to a point on the West line of Lot 4 of said Block 25; thence run South for a distance of 11.00 feet to the Point of Beginning.

EXHIBIT B

550 Ninth, LLC		
George TORDJMAN	1800 NE 114th Street, Miami, FL 33181	13%
Simon NEMNI	5151 Collins Avenue, Ph-H, Miami Beach, FL 33140	22%
Meyer BITTON	10 Trumpeldor Street, 63308, Tel Aviv, Israel	39%
David TORDJMAN	34/35 Tel Hai, 67510, Aschdod, Israel	13%
Israel TORDJMAN	83 Rue Jean-Jacques Rousseau, 92150, Suresnes, France	13%

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: OCEANSIDE EXTENEDED CARE CENTER
IN CARE OF:
ADDRESS: 550 9Th St
MIAMI BEACH, FL 33139-5704

LICENSE NUMBER: RL-97232135
Beginning: 10/01/2016
Expires: 09/30/2017
Parcel No: 0242030090100

TRADE ADDRESS: 550 9Th St

Code	Business Type
95013600	NURSING HOMES & PRIVATE HOSPITALS

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the
Additional Information

Storage Locations

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

OCEANSIDE EXTENEDED CARE CENTER
550 9 St
MIAMI BEACH, FL -331395722

3313957045

BERCOW RADELL FERNANDEZ & LARKIN
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@BRZoningLaw.com

VIA ELECTRONIC & HAND-DELIVERY

February 2, 2018

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

Re: Letter of Intent for Certificate of Appropriateness for Renovation, Design, and Variances with Regards to the Structure at 550 9th Street

Dear Tom:

This law firm represents 550 Ninth, LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). Please let the following serve as the required letter of intent for a Certificate of Appropriateness ("COA") for demolition and design to convert the existing structure from hospital to hotel use.

Description of Property. The Property is approximately 20,870 square feet in size (0.479 acres) and is located at the southeast corner of the intersection of 9th Street and Pennsylvania Avenue. The Property is identified by Miami-Dade County Property Appraiser folio number 02-4203-009-0100. The Property is zoned HD, Hospital District and is improved with a six (6) story hospital facility which was built in 1966. The Property is in the process of being re-zoned to CD-2 Commercial, Medium Intensity District (the "CD-2 District"). The existing structure is a legally established nonconforming structure in the CD-2 District with height and FAR in excess of what is presently allowed. All of the neighboring properties abutting the Property are part of the CD-2 District. The Property is located within the Flamingo Park Historic District, and the structure existing on the Property is non-contributing. The Property is also located within the Miami Beach Architectural National Register Historic District. Neighboring the Property to the east is a one-story commercial structure and the properties neighboring the Property to the north, south, and west are all multifamily buildings.

Description of Development Program. The Applicant is proposing to renovate and modernize the existing structure while retaining the nonconforming building and converting it to hotel use through adaptive reuse pursuant to Section 142-456 of the Code. The renovations include restoration of exterior facades and interior spaces and reconfiguration of the units for hotel use. The proposed development will maintain the existing nonconforming floor area and height of the existing structure. The building currently has 88 hospital rooms with a total of 192 beds. The proposed renovations will reconfigure these units and provide additional units to result in providing a total of 110 hotel units.

The first floor will be reconfigured to renovate the interior area on the south end of the Property to serve as the hotel lobby and café with twenty (20) seats. The ground level parking area that exists on the northern portion of the Property will be reconfigured to provide for 29 parking spaces to be utilized by valet service, where the cars will be triple-stacked. The rooftop will be renovated to accommodate a pool deck with an outdoor bar and cafe. The Applicant has met with the Miami Beach Parking Department to come up with a detailed plan delineating on-street loading pursuant to Section 130-101(C) of the Miami Beach Code of Ordinances (the "Code").

Requests. The Applicant respectfully requests a certificate of appropriateness for demolition and design to convert the existing structure from hospital to hotel use. The Applicant also requests the following variances which are necessary to accommodate the preservation and conversion of the existing structure to hotel use in the CD-2 District:

1. **Minimum Hotel Unit Size** – variance to allow for units as small as 265 square feet where the Code calls for a minimum of 300 square feet pursuant to Section 142-306 ("Variance 1");

2. **Valet and Tandem Parking** – variance to allow for stacking of up to three (3) vehicles for valent and tandem parking where the Code calls for a maximum of two (2) vehicles pursuant to Section 130-251 ("Variance 2");

3. **Setbacks** – variance to allow for new construction for rooftop pool deck and mechanical enclosure on rooftop where setbacks of the existing structure are nonconforming ("Variance 3").

4. **Signage** – variance to allow for the relocation of the building identification sign from the building parapet ("Variance 4").

Compliance with COA Criteria. The Applicant's request complies with the Certificate of Appropriateness criteria in that the proposed improvement is compatible with the surrounding properties; and the exterior architectural features and general design, scale, massing and arrangement are analogous to those of neighboring properties. The proposed renovations will beautify the Property and the new rooftop pool deck seamlessly merges into the existing structure.

The proposed renovations are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties while prioritizing preservation of the existing structure. The design and layout of the proposed site plan, as well as the new rooftop pool deck addition provides an efficient arrangement of land uses. Overall, the proposed renovations will positively impact the historic character of the neighborhood and district. Accordingly, the Applicant's proposed renovation meets the Certificate of Appropriateness criteria for renovation and design.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies 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 existing structure on the Property is for hospital use, which is no longer viable or compatible for the area. The zoning change of the Property to CD-2 creates a special condition specific to this Property which compels a conversion of use that will benefit the area and make the Property more compatible with the fabric of the surrounding neighborhood. Each of Variance 1, 2, 3, and 4 stems from this unique circumstance. The variances requested are required in order to effectively convert the existing nonconforming structure into a hotel use while retaining the existing building. The Applicant seeks to retain the existing structure, including the interior wall partitions, which dictate the unit sizes, and thus compels Variance 1. Variance 2 is needed to accommodate the valet parking to serve the hotel on the existing layout of the parking area for the Property. Variance 3 is necessary in order to retain the existing nonconforming structure on the Property, while adding the rooftop pool deck and finding a location for the needed mechanical enclosure for the new use. Variance 4 is to allow for the relocation of signage in a manner consistent with the new hotel use on the existing nonconforming structure.

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

The need for the requested variances directly results from the layout of the existing structure, which was constructed in 1966 for hospital use. The Applicant is not responsible for the layout or construction of the existing nonconforming structure, and the changing fabric of the neighborhood has compelled the scenario where a hospital use is not optimal for the Property and the proposed hotel use will better suit the surrounding area. The Applicant is taking efforts to maximize the hotel unit sizes while using the existing interior wall partitions by reducing the width of the existing hallway corridors to provide more square footage to each unit.

(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;

Granting the requested variances will enable the Applicant to renovate the existing structure and make a more efficient use of the Property without requiring demolition. The Code allows other similarly situated property owners to seek similar variances to accommodate the preservation of existing structures while allowing for the construction of additional features. The granting of theses variances is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant. All of the variances are a direct result of the adaptive reuse of the existing nonconforming structure from hospital use to hotel use. Variance 1 calls for hotel unit sizes utilizing the existing room layout on the structure. Variance 2 is needed to utilize the existing ground level parking configuration to serve the new hotel use. Variance 3 is needed in order to accommodate a rooftop pool and mechanical enclosure within the parameters of the existing nonconforming structure. Variance 4 is needed to place a hotel sign in a functional location relative to the use on a structure that was built and designed for a hospital use.

(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;

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variances are being requested in order to maintain the existing structure and effectuate

the restoration of the Property. The Applicant seeks to retain the legally established nonconforming structure and convert its use to one more compatible with the area. The Applicant is not extending the nonconformity, and wherever possible, is bringing the Property more into compliance with the Code. Variance 1 is needed in order to adequately provide for hotel rooms as part of the adaptive reuse of the existing structure. Variance 2 is needed to make use of the unique existing parking configuration for valet operations to serve the hotel use. Variance 3 is needed in order to accommodate a common hotel amenity in the form of a pool deck and needed mechanical features on the rooftop fitting within the parameters of the existing structure. Variance 4 is needed to accommodate hotel signage in an area that is functional for a use not originally anticipated during the design and development of the structure. Each of the variances would likely not be needed for development of a similar hotel in a new structure within the zoning district, but given the challenges associated with the adaptive reuse of the existing nonconforming structure, the variances are necessary.

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

These requests are the minimum necessary in order to allow for the retention and restoration of the existing structure while converting the use to one compatible with the CD-2 District and the fabric of the surrounding neighborhood. Variance 1 calls for hotel unit sizes below the minimum allowed in order to retain the existing interior walls and layout of the hospital rooms. However, in converting the use of the Property, the Applicant is taking all steps possible to minimize this variance by reducing the existing hallway corridor width, and thus adding as much square footage to each unit as possible. Variance 2 is needed in order to make effective use of the existing parking area for valet use to serve the hotel. The parking area will only be accessible by the valet operators. Additionally, the triple stacking resulting from Variance 2 allows for more landscaping and accommodation for parking setback requirements as called for in the Code. Variance 3 is needed in order to accommodate the common hotel amenity of a rooftop pool deck and the needed mechanical equipment while retaining the existing legally established nonconforming structure. Nonetheless, the Applicant is taking all steps to comply with as many of the setback requirements as possible, including bringing the west side setback for at grade parking into compliance with the Code. Additionally, the need for the setback variances is largely a result of the identification of the front being located along Pennsylvania Avenue, despite the fact that the front along 9th Street is narrower.

(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

These variances will not be injurious to the area or otherwise detrimental to the public welfare. These variances allow for the accommodation of a more compatible use for the surrounding area, which will be consistent with the CD-2 District. Section 142-456 of the Code specifically indicates that when a property is rezoned from HD District, "any building existing on the property may be adaptively reused consistent with the underlying zoning regulations retaining existing nonconforming height, setbacks, floor area ratio and off-street parking." The requests are consistent with the purpose, intent and welfare of the Code, and promote the restoration and rehabilitation of existing structures.

(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.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

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

The nature of the building that will be preserved and the existing roadway elevation are located below BFE. As a result, the Applicant will look into ways to protect the ground floor during potential flooding events.

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

The nature of the Property that will be preserved is located below BFE. However, an increase in the roadways may be accommodated. Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

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

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

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

The Applicant is preserving the facades of the Property. It is not feasible to elevate them.

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

Proper precautions will be taken to protect the Property from potential floods.

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

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

Conclusion. The Applicant seeks to bring a more compatible use to the neighborhood while retaining the legally established nonconforming structure. The proposed renovations will not have any adverse impact on the surrounding area. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,

FOR

Michael W. Larkin

cc: Greg Fontela, Esq.
Deborah Tackett

rdr miami | rio development resources
public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 16, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 550 9 Street, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-009-0100
LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 PORT LOTS 1 TO 4 - BEG NW COR LOT 1 S ALG W/L LOTS 1 TO 4 FOR 189FT E91.27FT NELY142.53FT W8.65FT NELY51.27FT W125.5FT TO POB BLK 25

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

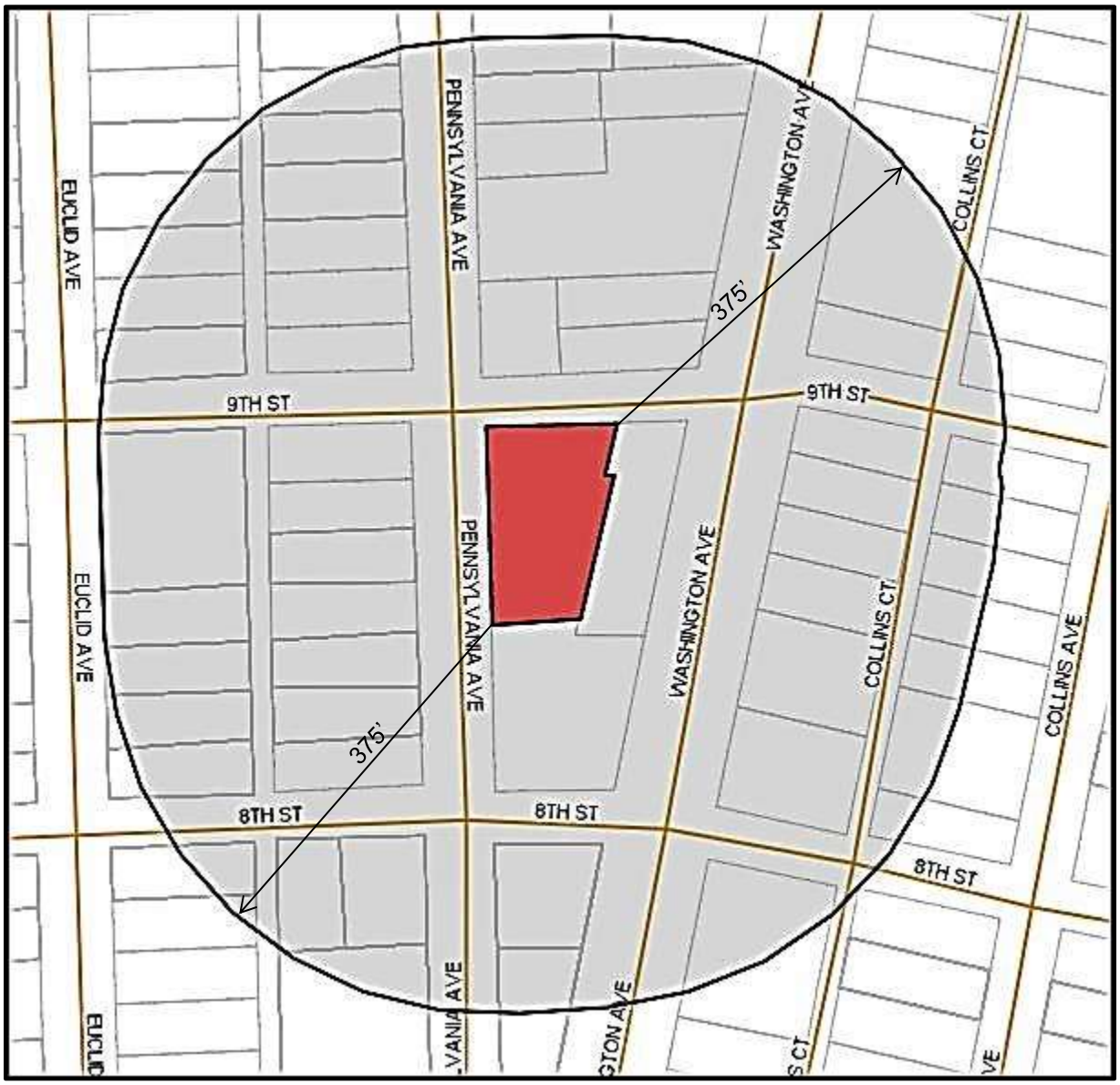
Diana B. Rio

Total number of property owners without repetition: **477, including 17 international**

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

rdr miami | rio development resources
public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



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Name	Address	City	State	Zip	Country
ABDEL RAFEEK	1 KING ST WEST STE 2403	TORONTO ONTARIO M5H 1A1			CANADA
ANDREA MANINI	LUNGADIGE PORTA VITTORIA	VERONA 37129			ITALY
ANTOINETTE O TAYLOR & JEANETTE MARIA TAYLOR	445 STATHAN CT 20 TOLLINGTON	LONDON N76 FN			UNITED KINGDOM
BEKIR SIVRI	BARBAROS MAHALLEVI IHLAMUR BULVARI UPHILL COURT A3 # 12 C1 A	ISTANBUL			TURKEY
FREDERIC DRAN SANDRINE DRAN	8 ALLEE SAINT HUBERT	ANTONY 92160			FRANCE
GEORGES ABITBOL TRS SYLVAIN ABITBOL TRS	411 ST JOSEPH WEST	MONTREAL QC H2V 2P3			CANADA
JOHN KIERSNOWSKI	50 QUEBEC AVE # 604	TORONTO ONTARIO M6P 4B4			CANADA
JOSE A MUZZIO	395 NOTRE DAME WEST #302	MONTREAL QUEBEC H2Y1V2			CANADA
LEONTINA ZORZIN	VIA A D ALESSANDRIA 63	I-00124 ROME			ITALY
LUCIANO ORQUERA	244 AVENUE SAINT EXUPERY RESIDENCE ORANGERAIE	06700 ST LAURENT DU VAR			FRANCE
MYRNA MAUNUKSELA	THURWISENSTRASSE 18	ZURICH 8037			SWITZERLAND
ROBIN PAULEY SUBHASH RAJA	62 NEW CALEDONIAN WHARF 6 ODESSA ST	LONDON SE16 7TW			UNITED KINGDOM
SALVATORE DI NITTO DAN ANTONECCHIA TONY FLAVO	3550 GRIFFITH ST LAURENT	QUEBEC H4R 1W9			CANADA
STEFANO DREI DANIELA DREI	VIA S LIBERATA 2 5 2 6	BOLOGNA 40136			ITALY
VALENTINA SANGES	VIA VARNA 32	ROME 00124			ITALY
WALTER PYREN JOHN PYREN SONIA CHUDYK	11 BRIDGETOWN DR	TORONTO ONTARIO M9C2P5			CANADA
YANN CEDRIC PETIT SARRA PETIT	1 3 FLEMING RD FLAT B 10F	WAN CHAI			HONG KONG, PEOPLES REPL OF CHINA
11 LOVELL DRIVE LLC	763 PENNSYLVANIA AVE #133	MIAMI BEACH	FL	33179	USA
1551 MICHIGAN AVE LLC	1075 93 ST	BAL HARBOUR	FL	33154	USA
1651 ASTOR LLC (LESSOR) ASTOR EB-5 LLC (LEASSEE)	21 SE 1 AVE #10 FLOOR	MIAMI	FL	33131	USA
600 9TH STREET LLC	750 OCEAN DR	MIAMI BEACH	FL	33139-5736	USA
710 LLC	1881 WASHINGTON AVE #16F	MIAMI BEACH	FL	33139-7446	USA
710 WASHINGTON LLC	1070 STILLWATER DR	MIAMI BEACH	FL	33141-1024	USA
730 PENNSYLVANIA AV 202 LLC	730 PENNSYLVANIA AVE 202	MIAMI BEACH	FL	33139	USA
730 PENNSYLVANIA LLC	300 S POINTE DR # 1603	MIAMI BEACH	FL	33139	USA
758 WASHINGTON AVE LTD LLLP	500 NE 185 ST	MIAMI	FL	33179	USA
758 WASHINGTON AVENUE LC	500 NE 185 ST	MIAMI	FL	33179	USA
758 WASHINGTON AVENUE LTD	500 NE 185 ST	MIAMI	FL	33179	USA
800 COLLINS AVE LLC	927 LINCOLN RD STE 214	MIAMI BEACH	FL	33139	USA
800 PENNSYLVANIA AVE LLC	7529 BOUNTY AVE	NORTH BAY VILLAGE	FL	33141	USA
801 WASHINGTON VVV LLC 801 WASHINGTON RV LLC 801 WASHINGTON GROUP LLC	375 TWELVE AVE SOUTH	NAPLES	FL	34102	USA
818 PENNSYLVANIA LLC	170 SE 14TH ST STE 1002	MIAMI	FL	33131-3379	USA
818 PENNSYLVANIA LLC	2701 SOUTH BAYSHORE DR	MIAMI	FL	33133	USA
818 PENNSYLVANIA LLC	555 NE 15 STREET #200	MIAMI	FL	33132	USA
826 COLLINS AVENUE LLC C/O SHIRE REALTY CORP	501 MADISON AVE, STE 502	NEW YORK	NY	10022	USA
843 WASHINGTON LLC	9601 COLLINS AVE #406	BAL HARBOUR	FL	33154	USA
852 COLLINS ACQUISTION LLC C/O RYAN LLC/PAOLA CASTILLO	2111 WILSON BLVD STE 300	ARLINGTON	VA	22201	USA
907 EUCLID LLC	14340 BISCAYNE BLVD	N MIAMI BEACH	FL	33181-1206	USA
928 7 PENNSYLVANIA LLC	40 NE 1 AVE #602	MIAMI	FL	33132	USA
936 PENN AVE 201 LLC	1401 BAY RD UNIT 403	MIAMI BEACH	FL	33139	USA
942 PENN RR LLC	3701 DE GARMO LN	COCONUT GROVE	FL	33133	USA
A D M E REAL ESTATE LLC	6865 N LINCOLN AVE	LINCOLNWOOD	IL	60712	USA
ABSOLUT PARTNERS LLC	855 EUCLID AVE #207	MIAMI BEACH	FL	33139	USA
ADAM A NEHME	4100 GALT OCEAN DR APT 205	FT LAUDERDALE	FL	33308	USA
ADAM H PRINCE	936 PENNSYLVANIA AVE #101	MIAMI BEACH	FL	33139-5437	USA
AJG PROPERTY RENTALS LLC	5555 NW 74 AVE	MIAMI	FL	33166	USA
ALBERT LERNER	1801 NE 123 ST STE 314	NORTH MIAMI	FL	33181	USA
ALBERTO J CASTRO	730 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139-6127	USA
ALBERTO VELEZ CARMEN E VELEZ	13351 SW 30 ST	MIRAMAR	FL	33027	USA
ALDO DALLE MOLLE C/O FRANCESCO CECCHINI	PO BOX 191095	MIAMI BEACH	FL	33119	USA
ALEKSANDER RYSZKO	730 PENNSYLVANIA AVE #505	MIAMI BEACH	FL	33139	USA
ALESSIO LOLLI	710 WASHINGTON AVE #519	MIAMI BEACH	FL	33139	USA
ALF & RANDI NEUMANN	821 EUCLID AVE #303	MIAMI BEACH	FL	33139-5770	USA
ALF NEUMANN &W RANDI STEINHAGEN	821 EUCLID AVE #303	MIAMI BEACH	FL	33139-5770	USA
ALF NEUMANN RANDI STEINHAGEN	821 EUCLID AVE UNIT #401	MIAMI BEACH	FL	33139	USA
ALFONSO CABRERA &W AIDA R	855 EUCLID AVE #105	MIAMI BEACH	FL	33139-5733	USA
ALICE FIORESE	825 EUCLID AVE 10	MIAMI BEACH	FL	33139	USA
ALISON J MCLANEY KEVIN T MCLANEY	855 EUCLID AVE #208	MIAMI BEACH	FL	33139	USA
ALLIMAC PROPERTIES CORP	2125 BISCAYNE BLVD # 580 A	MIAMI	FL	33137	USA
AMADA SEMEDO JOSE ALBA SEMEDO FRANKLIN ALBA SEMEDO	12500 NE 15 AVE #501	NORTH MIAMI	FL	33161	USA
ANDREA CECCONI	3647 BROADWAY #8 H	NEWYORK	NY	10031	USA
ANDREA TOLEDO HELLOT	407 LINCOLN RD PH NE	MIAMI BEACH	FL	33139	USA
ANDREW ANDRAS III ROBIN ROSENBAUM	921 EUCLID AVE	MIAMI BEACH	FL	33139	USA
ANDREW VERBIC	730 PENNSYLVANIA AVE #703	MIAMI BEACH	FL	33139	USA

MIAMIBEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 550 9th St **Board:** HPB **Date:** 01/08/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later that five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	**FIRST SUBMITTAL (VIA CAP) **** **To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline.** **ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.**	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✔
2	Copy of signed and dated check list issued at Pre-Application meeting.	✔
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✔
4	Signed and dated Letter of Intent. **Letter must outline application details and identify hardships if Variances are requested**. (see also Items # 42,43 and 44).	✔
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✔
6	Copies of all current or previously active Business Tax Receipts.	✔
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✔
9	**Architectural Plans and Exhibits (must be 11"x 17")**	✔
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. **Include copies of previous recorded board orders, if applicable.**	✔
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✔
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✔
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✔
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✔
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✔
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✔
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✔

*** 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Indicate N/A If Not Applicable **Initials:**

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i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✔
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✔
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✔
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✔
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✔
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✔
p	Proposed Section Drawings	✔
q	Color Renderings (elevations and three dimensional perspective drawings).	✔
10	**Landscape Plans and Exhibits (must be 11"x 17")**	✔
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✔
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✔

11	Copy of original Building Permit Card, & Microfilm, if available.	✔
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	✔
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✔
25	Schematic signage program	✔
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

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29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	**Site Plan (Identify streets and alleys)**	✔
a	Identify: setbacks ✔ Height_____ Drive aisle widths ✔ Streets and sidewalks widths ✔	✔
b	# parking spaces & dimensions ✔ Loading spaces locations & dimensions ✔	✔
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	✔
e	Street level trash room location and dimensions_____	
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____	
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	✔
41	**Floor Plan (dimensioned)**	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	**The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.**	✔
43	**The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:**	✔
a	Section 118-53 (d) of the City Code for each Variance.	✔
44	**The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:**	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

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Property Address: 550 9th St

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

ITEM #	**FINAL SUBMITTAL (via CAP)** **Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date.** **Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.**	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	✔

ITEM #	**PAPER FINAL SUBMITTAL:**	**Required**
46	Original application with all signed and notarized applicable affidavits and disclosures.	✔
47	Original of all applicable items.	✔
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✔
49	14 collated copies of all required documents	✔
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✔
51	Traffic Study (Hard copy)	✔
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✔

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

A. **Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.**

B. **It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**

C. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**

D. **All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**

E. **Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)**

Applicant's or designee's signature **Date** 01/08/18

Indicate N/A If Not Applicable **Initials:**

MIAMIBEACH
PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

HISTORIC PRESERVATION BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	**Description**
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
HRR	Historic Resources Report
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

LAST UPDATED: 10/31/2017
(SUBJECT TO CHANGE)

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD

PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	**01/02/18**	**01/05/18**	**01/09/18**
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	**02/06**	**02/02**	**02/13**
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	**03/06**	**03/02**	**03/12**
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	**04/03**	**04/06**	**04/10**
02/05	02/09	02/12	02/23	03/02	03/12	03/14	**05/01**	**05/04**	**05/08**
03/12	03/16	03/19	03/30	04/06	04/16	04/18	**06/05**	**06/01**	**06/11**
04/09	04/13	04/16	04/27	05/04	05/14	05/16	**07/03**	**07/06**	**07/10**
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	**09/04**	**09/07**	**09/17**
07/09	07/13	07/16	07/27	08/03	08/13	08/15	**10/02**	**10/05**	**10/09**
08/13	08/17	08/20	08/31	09/07	09/17	09/19	**11/06**	**11/02**	**11/09**
09/10	09/14	09/17	09/28	10/05	10/15	10/17	**12/04**	**12/07**	**12/11**

PLANNING BOARD

PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	**01/23/18**
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	**02/27**
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	**03/27**
01/19	01/26	01/29	02/09	02/16	02/26	02/28	**04/17**
02/23	03/02	03/05	03/16	03/23	04/02	04/04	**05/22**
03/30	04/06	04/09	04/20	04/27	05/07	05/09	**06/26**
04/27	05/04	05/07	05/18	05/25	06/04	06/06	**07/24**
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	**09/25**
07/27	08/03	08/06	08/17	08/24	09/03	09/05	**10/23**
08/31	09/07	09/10	09/21	09/28	10/08	10/10	**11/27**
09/21	09/28	10/01	10/12	10/19	10/29	10/31	**12/18**

ANELYS PINERA	5234 SW 134 CT	MIAMI	FL	33175-5257	USA
ANGELA FISCHETTI	710 WASHINGTON AVE #508	MIAMI BEACH	FL	33139-6221	USA
ANGELA GORT	855 EUCLID AVE UNIT 406	MIAMI BEACH	FL	33139-5767	USA
ANGELA SUAREZ	17940 NW 63 CT	HIALEAH	FL	33015-4440	USA
ANNA & ARTHUR RUSZCZYCKI	730 PENNSYLVANIA AVE #501	MIAMI BEACH	FL	33139-6168	USA
ANNA DUDZIK	949 PENNSYLVANIA AVE #304	MIAMI BEACH	FL	33139-5472	USA
ANTONIA MARIA INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
APOGEE CAPITAL INVESTMENTS LLC	7777 NW 146 ST	MIAMI LAKES	FL	33016	USA
APOLEO USA LLC	1011 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
APOLONIA INVESTMENTS INC	290 FILLMORE ST STE D	DENVER	CO	80206	USA
ARGELIO CRUZ &W LUCIA CRUZ	423 SW 89 PL	MIAMI	FL	33174	USA
ARMONIA GEJO	730 PENNSYLVANIA AVE 609	MIAMI BEACH	FL	33139	USA
ASP MIAMI LLC	605 LINCOLN RD # 240	MIAMI BEACH	FL	33139	USA
AXH DEVELOPMENT LLC	8529 SW 133 PL	MIAMI	FL	33183	USA
BAHADOR MOINIAN AFSANEH GOODARZPOOR KOURUSH AFSHARJAVAN	1049 RECTOR LANE	MCLEAN	VA	22102	USA
BANK OF NEW YORK MELLON C/O GREENSPOON MARDER	1800 TAPO CANYON RD	SIMI VALLEY	CA	93063	USA
BASIL BUILDING INC	235 LINCOLN RD # 310	MIAMI BEACH	FL	33139	USA
BEATRICE BASSO CECILIA CAPRARA	730 PENNSYLVANIA AVE # 709	MIAMI BEACH	FL	33139	USA
BENAKI INC	821 EUCLID AVE #302	MIAMI BEACH	FL	33139	USA
BENEDETTO COSTANZO III KATHRYN M COSTANZO	610 8 ST 102	MIAMI	FL	33139	USA
BENITO 85 LLC	1150 KANE CONCOURSE 2 FLOOR	BAY HARBOR ISLAND	FL	33154	USA
BENJAMIN A SMYTH	935 EUCLID AVE 10	MIAMI BEACH	FL	33139	USA
BENNY LLC	8301 NW 197 STREET	HIALEAH	FL	33015	USA
BERGAMOTE LLC	44 W FLAGLER ST STE 1100	MIAMI	FL	33130	USA
BLACKSTONE ASSOCIATES LTD	10877 WILSHIRE BLVD #1105	LOS ANGELES	CA	90024	USA
BLACKSTONE EQUITIES LLC	1051 COLLINS AVE STE 28	MIAMI BEACH	FL	33139-5063	USA
BLAZ KOS	710 WASHINGTON AVE #404	MIAMI BEACH	FL	33139-6225	USA
BOLAGO ENTERPRISES INC	2939 INDIAN CREEK DR #405	MIAMI BEACH	FL	33140-4142	USA
BRAD SCHILLER DBA VIKING DEVELOPMENT	PO BOX 1831	ZEPHYR COVE	NV	89448	USA
BRANT D WATSON	855 EUCLID AVE UNIT 407	MIAMI BEACH	FL	33139-5767	USA
BRENDA BEATRIZ GARCIA-SERRA	10200 SW 142 ST	MIAMI	FL	33176-7069	USA
BRENT WALTER LATHAM	3187 VIA ABITARE	MIAMI	FL	33133	USA
BRIAN KEANE	635 8 ST #204	MIAMI BEACH	FL	33139-6179	USA
BRUCE E MANDIGO MELINDA W MANDINGO BRUCE MANDINGO GST TRUST	6552 RIGGERS RD	LAKE WORTH	FL	33462	USA
BRUCE HOLBROOK LIVING TRS BRUCE HOLBROOK	730 PENNSYLVANIA AVE #611	MIAMI BEACH	FL	33139-6169	USA
BRYAN HALDA	653 NE 76 ST	MIAMI	FL	33138-5140	USA
C & A 900 COLLINS LLC C/O GRAY ROBINSON P A	1407 BROADWAY 41 FLOOR	NEW YORK	NY	10018	USA
CAMILLE DUBEAUCLARD	606 HENDRIE BLVD	ROYAL OAK	MI	48067	USA
CAPA INC C/O FINLEY AND BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
CARIDAD PEREZ	730 PENNSYLVANIA AVE APT 305	MIAMI BEACH	FL	33139-6167	USA
CARLOS M CRUZ & MARIA R MURILLO	730 PENNSYLVANIA AVE #411	MIAMI BEACH	FL	33139-6168	USA
CARLOS ROMERO	825 EUCLID AVE #15	MIAMI BEACH	FL	33139-5728	USA
CATERINA VESPRO ALTERIO	855 EUCLID AVE #303	MIAMI BEACH	FL	33139	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE ROAD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CELESTE HERNANDEZ TRS	3335 85 ST	JACKSON HEIGHTS	NY	11372	USA
CESAR A MATOS JTRS YOLANDA MATOS JTRS JUAN MARIO MATOS JTRS	6550 SW 37 ST	MIAMI	FL	33155	USA
CHARLES AFTON	730 PENNSYLVANIA AVE #310	MIAMI BEACH	FL	33139	USA
CHRISTIAN CONTI	23 73 38 ST 1	ASTORIA	NY	11105	USA
CHRISTINA TIGGES	901 EUCLID AVE #2	MIAMI BEACH	FL	33139-5404	USA
CHRISTINA TIGGES	901 EUCLID AVE #3	MIAMI BEACH	FL	33139-5404	USA
CHRISTOPHER COONEY	855 EUCLID AVE #305	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA PANZA ILIPRANDI	935 EUCLID AVE 4	MIAMI BEACH	FL	33139	USA
CLAUDIA PAROLINI	810 PENNSYLVANIA AVE #12	MIAMI BEACH	FL	33139-5787	USA
CLIFFORD SELBY MARIE SELBY	24 CIDER MILL HEIGHTS	NORTH GRANDY	CT	06060	USA
CM0805 LLC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
COCOLITA LLC	1560 LENOX AVE UNIT 102	MIAMI BEACH	FL	33139	USA
CRD ONE LLC	90 ALMERIA AVE	CORAL GABLES	FL	33134	USA
CS AMERICAN FORCE LLC	1358 PENNSYLVANIA AVE STE 302	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1532 DREXEL AVE #301	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	730 PENNSYLVANIA AVE 302	MIAMI BEACH	FL	33139	USA
DANE STURGEON &W LEAH	1822 CROSS GREEN WAY	ORANGE PARK	FL	32003	USA
DANIEL ARENAS	825 EUCLID AVE #3	MIAMI BEACH	FL	33139-5732	USA
DANIEL E CABRERA	4240 ROYAL PALM AVE	MIAMI BEACH	FL	33140-3017	USA
DANIEL VOLPE	750 PENNSYLVANIA AVE #8	MIAMI BEACH	FL	33139-6180	USA

DANIEL W GARCIA	716 MICHIGAN AVE #404	MIAMI BEACH	FL	33139	USA
DARA COOK NAIMA COOK	5800 ARLINGTON AVE #15A	BRONX	NY	10471	USA
DAVID LEBRON	730 PENNYSYLVANIA AVE #403	MIAMI BEACH	FL	33139	USA
DAVID W RIGGS	730 PENNSYLVANIA AVE 412	MIAMI BEACH	FL	33139	USA
DEAN MORRIS SOFIA MORRIS	2949 HARRISON ST APT 306	PADUCAH	KY	42001-4180	USA
DENNIS GIRARD &W LUZ & ALVARO E RIVAS	1814 SWEET WATER AVE	ALLIANCE	NE	69301	USA
DENNIS W HORNING &W JOANNE NEBUS	836 PENNSYLVANIA AVE #7C	MIAMI BCH	FL	33139-5721	USA
DEREK O NEILL BUTLER	544 PALOMAR AVE	LA JOLLA	CA	92037-6142	USA
DINA LEZNOVA	730 PENNSYLVANIA AVE APT 607	MIAMI BEACH	FL	33139-6169	USA
DIPESH PATEL RAVINDER SODHI	730 PENNSYLVANIA #204	MIAMI BEACH	FL	33139	USA
DOMENICO ITA LLC	1300 WASHINGTON AVE #121	MIAMI BEACH	FL	33139	USA
DORA PEARLMAN LLC	4613 SEBAGO TRAIL	PLANO	TX	75093	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	AVENTURA	FL	33180	USA
EDILIO FERREIRA &W ALEIDA	70 33 OLCOTT ST	FOREST HILLS	NY	11375	USA
EDITH LOPEZ LE REM MARINA FISCHMANN	825 EUCLID AVE # 1	MIAMI BEACH	FL	33139-5732	USA
EGREGIO LLC	761 EUCLID AVE #16	MIAMI BEACH	FL	33139	USA
ELETTI USA CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA
ELEVATOR PARTNERS ALAN LIEBERMAN	PO BOX 414198	MIAMI BEACH	FL	33141-0198	USA
ELISA GOSSELIN TR	14 STAR ISLAND	MIAMI BEACH	FL	33139	USA
ELLEN CHOI JACOB OH	66 CLAUSS AVE	PARAMUS	NJ	07652	USA
ELSY A OVALLE	710 WASHINGTON AVE #518	MIAMI BEACH	FL	33139-6221	USA
EMMANUELLE BALY	4337 NW 110 AVE	DORAL	FL	33178	USA
ENOJADO LLC	1150 KANE CONCOURSE 2 FLR	BAY HARBOR ISLANDS	FL	33154	USA
ENZA MB LLC	710 WASHINGTON AVE #511	MIAMI BEACH	FL	33139	USA
ESPRIT SOBE LLC	920 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
ESTHER M CHARTRAND	825 EUCLID AVE #7	MIAMI BEACH	FL	33139-5727	USA
EUGENIO MOLINA &W GRACIELA BONTI	730 PENNSYLVANIA AVE APT 307	MIAMI BEACH	FL	33139-6167	USA
EVA 93 LLC	1111B SOUTH GOVERNORS AVENUE	DOVER	DE	11904	USA
FABIAN GONZALEZ	3519 HARKEN CIR	TAMPA	FL	33607	USA
FABIENNE FOURQUET THOMAS FRATACCI	10 NORTH 5 ST	BROOKLYN	NY	11211	USA
FABRIZIO BOVINO &W BRUNA M BELLANTUONO	949 PENNSYLVANIA AVE #203	MIAMI BEACH	FL	33139-5422	USA
FACE INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
FAP 2013 INC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
FEDERAL NATIONAL MORTGAGE ASSN	14221 DALLAS PKWY STE 1000	DALLAS	TX	75254	USA
FEDERICO FIAMBERTI	950 PENNSYLVANIA AVE A2	MIAMI BEACH	FL	33139	USA
FEDOR CHECHKIN	927 EUCLID AVE 3	MIAMI BEACH	FL	33139	USA
FIONA ARAUJO	935 EUCLID AVE 7	MIAMI BEACH	FL	33139	USA
FIRST ON PENN 209 LLC	103 3 ST #105	MIAMI BEACH	FL	33139	USA
FRANCESCA DALLE MOLLE	PO BOX 191095	MIAMI BEACH	FL	33119	USA
FRANCESCO REGINI	PO BOX 609	SELDEN	NY	11784	USA
FRANCIS JACOB SARI JACOB	12685 BISCAYNE BAY DR	NORTH MIAMI	FL	33181	USA
FRANCISCO AGUIAR	4674 NW 107TH AVE APT 1701	MIAMI	FL	33178-4248	USA
FRANCISCO AGUIAR	710 WASHINGTON AVE #304	MIAMI BEACH	FL	33139-6204	USA
FRANCO ROLANDO	710 WASHINGTON AVE #514	MIAMI BEACH	FL	33139	USA
FRANCOISE C CAPDEBOSCQ	730 PENNSYLVANIA AVE #603	MIAMI BEACH	FL	33139	USA
FRANK M FALESTRA	855 EUCLID AVE UNIT 205	MIAMI BEACH	FL	33139-5765	USA
FREDERIC GILLES C/O REALTY GROUP OF MIAMI MARTINE GILLES	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
GABOOM LLC	188 READING FARMS ROAD	READING	VT	05062	USA
GABRIEL DUQUE	124 NW 24 ST	WILTON MANORS	FL	33311	USA
GASTONE MIAMI LLC	5600 COLLINS AVE 10H	MIAMI BEACH	FL	33140	USA
GENERATIONS REAL ESTATE HOLDINGS LLC	1831 SW 25 AVE	MIAMI	FL	33145	USA
GEORGE LAVALLEE	730 PENNSYLVANIA AVE #205	MIAMI BEACH	FL	33139	USA
GEORGE M ZAMORA & ALBERT G ZAMORA	7899 N BAYSHORE CT #5A	MIAMI	FL	33138	USA
GERALDINE LATTES	1650 LINCOLN RD #709	MIAMI BEACH	FL	33139	USA
GILLES ROMAIN	730 PENNYSLVANIA AVE #410	MIAMI BEACH	FL	33139-6168	USA
GIOVANNA RAGGI DE MARINI	950 PENNSYLVANIA AVE E 1	MIAMI BEACH	FL	33139	USA
GK 842 PENN LLC LK 842 PENN LLC	500 W HARBOR DR 722	SAN DIEGO	CA	92101	USA
GLADYS BOSQUET	730 PENNSYLVANIA AVE UNIT 710	MIAMI BEACH	FL	33139-6170	USA
GLORIA T SUSANA TEME DE BORDA	710 WASHINGTON AVE #323	MIAMI BEACH	FL	33139	USA
GRAZYNA RACZKOWSKI TRS	950 EUCLID AVE #302	MIAMI BEACH	FL	33139	USA
GUMA RE INC	1441 BRICKELL AVE 1400	MIAMI	FL	33131	USA
HAMILTON NATAL BORTOLETTO TRS CHPS FLORIDA LAND TRUST	421 SW 38 CT	MIAMI	FL	33134	USA
HAMPTON 505 LLC	2001 BISCAYNE BLVD #113	MIAMI	FL	33137	USA
HAMPTON STYLE INC	235 LINCOLN RD # 310	MIAMI BEACH	FL	33139	USA
HAMPTON W8 LLC	701 BRICKELL AVENUE #1650	MIAMI	FL	33131	USA

HAMPTON WASH AVE CONDO ASSOC INC	710 WASHINGTON AVE #C16	MIAMI BEACH	FL	33139-6248	USA
HARCHAVA LLC	400 ANSIN BLVD A	HALLANDALE	FL	33009	USA
HARRIS REALTY 317 LLC	22479 MARTELLA AVE	BOCA RATON	FL	33433	USA
HARRIS REALTY 509 LLC	22479 MARTELLA AVE	BOCA RATON	FL	33433	USA
HARRY JAY HOESCH	11 STERLING CREST CT	DOYLESTOWN	PA	18901	USA
HENRY A SILBERBERG &W SARAH J	2008 ARBOR AVE	BELMONT	CA	94002	USA
HENRY W SCHETTINI &W VIVIANA A SCHETTINI	710 WASHINGTON AVE #224	MIAMI BEACH	FL	33139-6204	USA
HILDA M CONCEPCION	855 EUCLID AVE 102	MIAMI BEACH	FL	33139	USA
HILDA MESTER TRUSTEE JOHN MESTER FAMILY TRUST	682 ARGYLE RD	BROOKLYN	NY	11230	USA
HORTENSIA RIVERO	2331 SW 122 CT	MIAMI	FL	33175-7318	USA
HOTEL SHELLY ASSOCIATES ALAN LIEBERMAN	PO BOX 414198	MIAMI BEACH	FL	33141-0198	USA
HUGUES HAUTIER	710 WASHINGTON AVE # 507	MIAMI BEACH	FL	33139	USA
IBRAHIM HAJJ ROSANGELA SOUTO SILVA	2814 CHERRY HILLS DR	CHAMPAIGN	IL	61822	USA
INGRID ZUEHLKE	730 PENNSYLVANIA AVE 407	MIAMI BEACH	FL	33139	USA
ISABEL MARRERO	730 PENNSYLVANIA AVE APT 311	MIAMI BEACH	FL	33139-6150	USA
ISACK KOUSNSKY	901 EUCLID AVE #12	MIAMI BEACH	FL	33139-5466	USA
ISAIAS RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	ANTIOCH	CA	94509	USA
ISRAEL M LANDAU	710 WASHINGTON AVE 218	MIAMI BEACH	FL	33139	USA
ISRAEL M LANDAU LE REM YAGIL LANDAU REM YARON LANDU	210 174 ST U 2408	SUNNY ISLE	FL	33160	USA
JAIME & CARMEN I SAMPERIO & AMAYA SAMPERIO JTRS	7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1038	USA
JAMES BROWN	750 PENNSYLVANIA AVE #7	MIAMI BEACH	FL	33139-6180	USA
JAMES HEAD	710 WASHINGTON AVE #306	MIAMI BEACH	FL	33139-6204	USA
JAMES KOTFAS	9811 MANISTEE AVENUE	CHICAGO	IL	60617	USA
JAMES R WIGHTMAN	730 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139-6167	USA
JAMESTOWN PREMIER 755 WASHINGTON AVENUE LLC	675 PONCE DE LEON AVE NE 7FL	ATLANTA	GA	30308	USA
JANE SHIRLEY EAGLESON	730 PENNSYLVANIA AVE #604	MIAMI BEACH	FL	33139	USA
JANINA DOMAGALA LE REM JOSEF K DOMAGALA	730 PENNSYLVANIA AVE 610	MIAMI BEACH	FL	33139	USA
JAS 863 LLC	605 LINCLON RD #240	MIAMI BEACH	FL	33139-2918	USA
JEAN PIERRE LEBURTON LISETTE LEBURTON	1102 EAST ELIOT DR	URBANA	IL	61801	USA
JEFFREY F NICKLER TRS JEFFREY F NICKLER REV TRUST	1017 E 21 ST	TULSA	OK	74114	USA
JEFFREY WAYNE CARR C/O JOHN SNYDER ESQ	555 FIFTH AVENUE SUITE 1700	NEW YORK	NY	10017	USA
JENNIFER L SOBB	821 EUCLID AVE 203	MIAMI BCH	FL	33139-5769	USA
JENNY M & JANET REDONDO	43-04 48 ST #D-34	SUNNYSIDE	NY	11104	USA
JEREMY ELLIS	6865 BAY DR APT 20	MIAMI BEACH	FL	33141-5417	USA
JEROME ALGIER	610 8 ST #205	MIAMI BEACH	FL	33139	USA
JEROME FARDEAU C/O REALTY GROUP OF MIAMI ALEXANDRA FARDEAU	90 ALTON RD	MIAMI BEACH	FL	33139	USA
JERUCHAM F GOLDBERG GOLDBERG TRUST DEBRAH S GOLDBERG	21055 NE 37 AVE APT 2106	AVENTURA	FL	33180	USA
JOAN VELAZQUEZ JTRS ANDREA VELAZQUEZ JTRS	810 PENNSYLVANIA AVE #11	MIAMI BEACH	FL	33139	USA
JOANNE D GREENE	63 BEECHWOOD RD	FLOHAM PARK	NJ	07932-2802	USA
JOBM CORP	150 ALHAMBRA CIR STE 950	CORAL GABLES	FL	33134	USA
JOEL ENRIQUE VILCHEZ OLGA ZARATE HAUNQUI MAYRA LEON ZARATE	825 EUCLID AVE #5	MIAMI BEACH	FL	33139	USA
JOHANNA CIPAU	928 PENNSYLVANIA AVE 3	MIAMI BEACH	FL	33139	USA
JOHN H FORD	730 PENNSYLVANIA AVE #206	MIAMI BEACH	FL	33139	USA
JOHN HRANYCZNY	730 PENNSYLVANIA AVE #707	MIAMI BEACH	FL	33139-6170	USA
JOHN KREIDICH	949 PENNSYLVANIA AVE # 201	MIAMI BEACH	FL	33139	USA
JOHN MACKINNON	1382 RIVER ST	NEW HYDE PARK	MA	02136	USA
JOHN MAHONEY MAUREEN MAHONEY	725 CRITTENS LN	SOUTHOLD	NY	11971	USA
JORGE ALBERTO GUERRERO	810 PENNSYLVANIA AVE APT 5	MIAMI BEACH	FL	33139	USA
JORGE M DE LA NUEZ	949 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139-5472	USA
JORGE MOREJON	9790 SW 112 ST	MIAMI	FL	33176	USA
JOSE A CARRERAS	635 8 ST #208	MIAMI BEACH	FL	33139-8672	USA
JOSE HARVEY VARGAS	710 WASHINGTON AVE APT 520	MIAMI BEACH	FL	33139	USA
JOSE M PEREZ	900 W 49 ST STE 420	HIALEAH	FL	33012	USA
JOSE MONTEMUINO LE CECILIA MONTEMUINO LE REM CONCEPCION VEGA	855 EUCLID AVE APT 201	MIAMI BEACH	FL	33139	USA
JOSE O BAEZ	730 PENNSYLVANIA AVE #306	MIAMI BEACH	FL	33139-6167	USA
JOSEPH SWIDERSKI ANN SWIDERSKI	730 PENNSYLVANIA AVE UNIT 508	MIAMI BEACH	FL	33139	USA
JOSEPH GUSTAVO TERRAZAS CAROLE ZAKKAK TERRAZAS	42495 LONGACRE DR	CHANTILLY	VA	20152-6383	USA
JOSEPH PEREZ & KRISTHEL PEREZ	855 EUCLID AVE #103	MIAMI BEACH	FL	33139-5733	USA
JULES R BRICKER TRS JULES R BRICKER REVOCABLE TRUST CAROLYN BRICKER KAPLAN TRS	966 HUNGERFORD DRIVE #268	ROCKVILLE	MD	20850	USA
JULIA COURTNEY & LISA VANZANT (JTRS)	810 PENNSYLVANIA AVE #7	MIAMI BEACH	FL	33139-5786	USA
JULIAN MILLOSHI JUSTINA SHIROKA	821 EUCLID AVE #301	MIAMI BEACH	FL	33139	USA
JULIO OSCAR PLA &W CRISTINA	710 WASHINGTON AVE #326	MIAMI BEACH	FL	33139-6225	USA
JUSTIN SOKOL SEEMA BHOL	821 EUCLID AVE 402	MIAMI BEACH	FL	33139	USA
KARA CALLAHAN BOYD	190 ALAMEDA DR	MERRITT ISLAND	FL	32952	USA
KARA E CALLAHAN & ANDREW R GRAHAM	190 ALAMEDA DR	MERRITT ISLAND	FL	32952	USA

KENNETH SAIN	2402 N GREENBRIER CT	ARLINGTON	VA	22207	USA
KEVIN D CUNNINGHAM & RAQUEL M RODIGUEZ	1336 COLLEGE POINT	WINTER PARK	FL	32787	USA
KEVIN LAWS & FRED CREECH	3335 SE 18 AVE	CAPE CORAL	FL	33904	USA
KEVIN W JOHNS JTRS MICHAEL POUNSBERRY JTRS	1446 LENOX AVE # 1	MIAMI BEACH	FL	33139	USA
KINGSTON AND KROMWELL LLC	4616 W SAHARA AVE UNIT 171	LAS VEGAS	NV	89102	USA
KINGSTON AND KROMWELL LLC	4730 S FORT APACHE RD 300	LAS VEGAS	NV	89147	USA
KINGSTON AND KROMWELL LLC	PO BOX 27740	LAS VEGAS	NV	89126	USA
KRISTYN J NAGY	936 PENNSYLVANIA AVE #106	MIAMI BEACH	FL	33139-5437	USA
LA MIRANDA LLC	540 S PARK RD 9 12	HOLLYWOOD	FL	33021	USA
LAURA SAVIO	950 PENNSYLVANIA AVE C1	MIAMI BEACH	FL	33139	USA
LCC AND PARTNERS LLC	PO BOX 650128	MIAMI	FL	33265	USA
LEADER FLORIDA INVESTMENTS LLC	2274 NW 82 AVE	DORAL	FL	33122	USA
LEANDRO CRUZ ROBERT THYE	202 HANSELL ROAD	NEWTOWN SQUARE	PA	19073	USA
LEGACIA SRL LLC	325 OCEAN DR 203	MIAMI BEACH	FL	33139	USA
LEONARDO CURBELO &W MIRTA CURBELO	710 WASHINGTON AVE #410	MIAMI BEACH	FL	33139-6225	USA
LEONARDO SGAI	710 WASHINGTON AVE 215	MIAMI BEACH	FL	33139	USA
LIAD P ZADOK	2945 FLAMINGO DR	MIAMI BEACH	FL	33140-3916	USA
LILIA REYNAGA	730 PENNSYLVANIA AVE #702	MIAMI BEACH	FL	33139-6169	USA
LINCOLN 220 CORP	2900 UNIVERSITY DR STE # 42	CORAL SPRINGS	FL	33065	USA
LISETTE LEBURTON JEAN PIERRE LEBURTON	1102 E ELIOT DR	URBANA	IL	61801	USA
LOFTA MIAMI LLC C/O REALTY GROUP MIAMI LLC	90 ALTON ROAD #104	MIAMI BEACH	FL	33139	USA
LOURDES RODRIGUEZ	PO BOX 1246	DANIA BEACH	FL	33004	USA
LOVE TRIBE INC	4414 NE 2ND AVE	MIAMI	FL	33137-3428	USA
LUA MAXWELL	815 EUCLID AVE 10	MIAMI BEACH	FL	33139	USA
LUCREZIA MIAMI LLC	610 8 ST 104	MIAMI BEACH	FL	33139	USA
LUIGI CICERO	952 STERLING RIDGE DR	RENSSELAER	NY	12144	USA
LYNORE REISECK	444 NW 1 AVE #302	FORT LAUDERDALE	FL	33301	USA
M A D INTERNATIONAL INC	710 WASHINGTON AVE #CU-7	MIAMI BEACH	FL	33139-6248	USA
M A D INTERNATIONAL INC	710 WASHINTON AVE UNIT CU-8	MIAMI BEACH	FL	33139-6248	USA
MAGO LLC	420 LINCOLN RD #248	MIAMI BEACH	FL	33139	USA
MAJESTY CROWN LLC	13105 IXORA CT 214	NORTH MIAMI	FL	33181	USA
MALIZIA USA LLC C/O BOZZA	1000 ISLAND BLVD #407	AVENTURA	FL	33160	USA
MARC AMBLARD MAUREEN J AMBLARD	815 EUCLID AVE #14	MIAMI BEACH	FL	33139	USA
MARCELO FRANCISCO FERRARO DAVID M DOS SANTOS	763 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139	USA
MARCELO S SARAIVA	927 EUCLID AVE 9	MIAMI BEACH	FL	33139	USA
MARCH FIRST 855 LLC	605 LINCOLN RD STE 240	MIAMI BEACH	FL	33139	USA
MARCIA H MURAKAMI	3 RED BUD	ALISO VIEJO	CA	92656	USA
MARCO ZANNA	710 WASHINGTON AVE #405	MIAMI BEACH	FL	33139	USA
MARGHERITA BRAMANI	950 PENNSYLVANIA AVE B10	MIAMI BEACH	FL	33139	USA
MARIA C DAZA	710 WASHINGTON AVE #314	MIAMI BEACH	FL	33139-6204	USA
MARIA DANIELA NICOLAI TRS YUMA REVOCABLE TRUST	710 WASHINGTON AVE 523	MIAMI BEACH	FL	33139	USA
MARIA GABRIELA JOVEL	710 WASHINGTON AVE #303	MIAMI BEACH	FL	33139	USA
MARIA LUIZA BARBOSA	360 SE 2ND AVE APT F3	DEERFIELD BEACH	FL	33441-4770	USA
MARIUS ROSENBERG NURIT ROSENBERG EYAL ANAVIM	1602 ALTN RD	MIAMI BEACH	FL	33139	USA
MARK SUPINO	836 PENNSYLVANIA AVE # G	MIAMI BEACH	FL	33139	USA
MARTHA AGUIAR LE REM RUBEN L OSES	321 MOUNT SINAI	CORAM ROAD	NY	11766	USA
MARTIN JEAN	855 EUCLID AVE 402	MIAMI BEACH	FL	33139	USA
MARTIN R SHERMAN GRACE SHERMAN	3484 CHASE AVE	MIAMI BEACH	FL	33140	USA
MARY ANN GIBBONS	5 MITCHELL DR	NIANTIC	CT	06357	USA
MASSIMO HANOZET	3001 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
MATTEO MIGLIORINI & OMBRETTA MANCINI	901 EUCLID AVE #9	MIAMI BEACH	FL	33139-5466	USA
MATTHEW J DEGENNARO	730 PENNSYLVANIA AVE 711	MIAMI BEACH	FL	33139	USA
MBCDC/SEYMOUR HOTEL INC	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
MBCDC: FERNWOOD APARTMENTS INC	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
MELANIA TURKIEWICZ	730 PENNSYLVANIA AVE 504	MIAMI BEACH	FL	33139	USA
MERCEDES MARTINEZ	4720 SW 112 AVE	MIAMI	FL	33165-6145	USA
MIAMI GUEST HOUSE LLC	220 NW 67 CT	MIAMI	FL	33126	USA
MICHAEL A CURTO SABINE S CURTO	927 EUCLID AVE #2	MIAMI BEACH	FL	33139	USA
MICHAEL A FOSTER	763 PENNSYLVANIA AVE #126	MIAMI BCH	FL	33139-6116	USA
MICHAEL D VERDON	610 8 ST #201	MIAMI BEACH	FL	33139	USA
MICHAEL DALIS	209 GOLDEN BEACH	GOLDEN BEACH	FL	33160	USA
MICHAEL DALIS	710 WASHINGTON AVE #222	MIAMI BEACH	FL	33139-6204	USA
MICHAEL JAMES ROBERTS	1521 ALTON RD PMB 239	MIAMI BEACH	FL	33139	USA
MIKEL DARRIGUES GAELLE BARGAIN DARRIGUES	855 EUCLID AVE #404	MIAMI BEACH	FL	33139	USA
MILEDY D CALZADILLA	855 EUCLID AVE 302	MIAMI BEACH	FL	33139	USA

MM STYLE LLC	465 OCEAN DR 1123	MIAMI BEACH	FL	33139	USA
MONICA L LLERENA	730 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-6168	USA
MONICA LLC	235 LINCOLN RD # 310	MIAMI BEACH	FL	33139	USA
MONOPOLI PROP LLC	444 BRICKELL AVE STE 300	MIAMI	FL	33131	USA
MTGLQ INVESTORS L P	6011 CONNECTION DR 4 FL	IRVING	TX	75039	USA
NANCY MAXWELL	949 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-5435	USA
NATHANAEL RATNER	549 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
NAVAN & GLAC LLC	1200 BRICKELL AVE #1800	MIAMI	FL	33131	USA
NELSON G VILLAFANE	949 PENNSYLVANIA AVE UNIT # 406	MIAMI BEACH	FL	33139-5435	USA
NEREIDA A MONTEJO	14555 SW 176 TERR	MIAMI	FL	33177-7692	USA
NERIS OJEDA TRS NERIS OJEDA AND MARTA MIREYA OJEDA FAMILY TRUST	855 EUCLID AVE #202	MIAMI BEACH	FL	33139	USA
NICE WEATHER CORP	8301 NW 197 ST	MIAMI	FL	33015	USA
NICK SBOUKIS	730 PENNSYLVANIA AVE #401	MIAMI BEACH	FL	33139-6150	USA
NICOLA V LO PRESTI JTRS KIMBERLY LO PRESTI JTRS	110 FLANDERS DR	HILLSBOROUGH	NJ	08844	USA
NIKKY INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
NORBERTO M TROBO FABIANA BENAVIDES	710 WASHINGTON AVENUE #208	MIAMI BEACH	FL	33139	USA
OCEAN EUCLID INC	8301 NW 197 ST	MIAMI	FL	33015	USA
OLGA ALVAREZ LEOPOLDO ALVAREZ	559 E 53 ST	HIALEAH	FL	33013	USA
OLIVIER HERNANDEZ STEPHANIE WAECHTER HERNANDEZ	6727 POINCIANA CT	SOUTH MIAMI	FL	33139	USA
OPADREAM LLC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
ORAMPA LLC	802 EUCLID AVE #303	MIAMI BEACH	FL	33139	USA
ORION CAPITAL GROUP LLC	10047 NW 88 TER	MIAMI	FL	33178	USA
ORLANDO T RUBIO	710 WASHINGTON AVE 217	MIAMI BEACH	FL	33139-6224	USA
OTTAVIO LOPRESTI ANDREANA LOPRESTI	72 MEEHAM AVE	RARITAN	NJ	08869	USA
OXANA SHOLOKHOVA	1746 MERIDIAN AVE #72	MIAMI BEACH	FL	33139	USA
PALMAS CORP % ALBERTO AMOROS	9130 S DADELAND BLVD #1607	MIAMI	FL	33156-7851	USA
PALMIZIO INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
PARASKIEWIA PALCZAK	730 PENNSYLVANIA AVE # 402	MIAMI BEACH	FL	33139	USA
PAUL R GETTLEMAN NAOMI S GETTLEMAN	855 EUCLID AVE 308	MIAMI BEACH	FL	33139	USA
PAUL R JACOBER	949 PENNSYLVANIA AVE #407	MIAMI BEACH	FL	33139-5435	USA
PAUL VANDER PLOEG	73793 KRUG AVE	PALM DESERT	CA	92260	USA
PAULINA FERNANDA LAVISTA GARCIA	815 EUCLID AVE 7	MIAMI BEACH	FL	33139	USA
PECTOR INC	9499 COLLINS AVE # 805	SURFSIDE	FL	33154	USA
PEDRO FERREIRA DOS SANTOS	763 PENNSYLVANIA AVE #140	MIAMI BEACH	FL	33139	USA
PEDRO GUILLEN (JR)	35851 SW 218 AVE	HOMESTEAD	FL	33034	USA
PEDRO J HERNANDEZ	949 PENNSYLVANIA AVE #211	MIAMI BEACH	FL	33139-5467	USA
PENN 608 LLC	730 PENNSYLVANIA AVE 608	MIAMI BEACH	FL	33139-6196	USA
PETER F ZICHELLE	810 PENNSYLVANIA AVE #2	MIAMI BEACH	FL	33139-5724	USA
PETER SZABO	4925 COLLINS AVE 9H	MIAMI BEACH	FL	33140	USA
PETER SZABO	949 PENNSYLVANIA AVE 208	MIAMI BEACH	FL	33139	USA
PETER SZABO	949 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139	USA
PETER SZABO	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
PHILIP COBB EDWARD TURK	1415 COMMONWEALTH AVE #301	BRIGHTON	MA	02135	USA
PHILIPPE R MOUTARDIER TRS HERMIS L MOUTARDIER TRS	4450 SW 13 ST	MIAMI	FL	33134	USA
PIUM LLC	1600 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA
POTILOS GROUP INC	100 LINCOLN RD 1516	MIAMI BEACH	FL	33139	USA
PRIMAVERA 29 LLC	761 EUCLID AVEUE #9	MIAMI BEACH	FL	33139	USA
RACHIDA H CHAOUI	8101 BRIGHT MEADOWS LN	DUNN LORING	VA	22027	USA
RAIMONDAS ZABIELIAUSKAS	810 PENNSYLVANIA AVE #15	MIAMI BEACH	FL	33139-5787	USA
RALPH J DONOFRIO	710 WASHINGTON AVE #216	MIAMI BEACH	FL	33139-6224	USA
RASMAR CONSTANTIN SYLVIA LORRAINE CONSTANTIN	936 PENNSYLVANIA AVE 105	MIAMI BEACH	FL	33139	USA
RAUL A COSSIO	601 NE 36 ST #2701	MIAMI	FL	33137	USA
RC VACATION PROPERTIES LLC	18809 SW 80 CT	CUTLER BAY	FL	33157	USA
RENATO M TICHAUER	949 PENNSYLVANIA AVE #405	MIAMI BEACH	FL	33139-5435	USA
RG 900 REALTY L L C	550 OCEAN BLVD	GOLDEN BEACH	FL	33160	USA
RIBECA LLC	1600 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
RICARDO GONZALEZ	635 8 ST # 108	MIAMI BEACH	FL	33139	USA
RICARDO SABLON &W MARTHA L	11352 W STATE ROAD 84 STE 21	FORT LAUDERDALE	FL	33325	USA
RICHARD LOERKY LE(JTRS) REM ERIKA MOSIER (JTRS) REM KARL LOERKY (JTRS)	710 WASHINGTON AVE #205	MIAMI BEACH	FL	33139	USA
RICHARD W VAN DE BOOM	836 PENNSYLVANIA AVE #4E	MIAMI BEACH	FL	33139	USA
RIO SAWGRASS KIOSK LLC	16600 NW 54 AVE 26	MIAMI GARDENS	FL	33014	USA
RISA FOGEL	730 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-6168	USA
ROBERT D GANCE	3425 COLLINS AVE	MIAMI BEACH	FL	33140-4005	USA
ROBERT GAYMER JONES TRS ROBERT GAYMER JONES TRUST ROBERT GAYMER JONES	836 PENNSYLVANIA AVE # A	MIAMI BEACH	FL	33139	USA
ROBERT JONES	214 50 AVE PH 3W	LONG ISLAND CITY	NY	11101	USA

ROBERT M SHEINER C/O BLUE SKY MIAMI INC	1680 MICHIGAN AVE #908	MIAMI BEACH	FL	33139-2550	USA
ROBERT TORRES	1619 R ST NW #204	WASHINGTON	DC	20009	USA
ROBERT W BASS &W HEIDI	9721 KLAIS DR	CLARKSTON	MI	48348	USA
ROBERTA HOPE WALLER TRS ROBERTA HOPE WALLER INTERVIVOS REVOCABLE TRUST	10175 COLLINS AVE # 1503	BAL HARBOUR	FL	33154	USA
RODOLFO GUERRERO	41 LIVINGSTON AVE	DOVER	NJ	07801	USA
ROMAN PIROG &W KAREN TAYLOR	171 COLES ST	JERSEY CITY	NJ	07302	USA
RONALDO C SOARES MARQUES TRS RONALDO C SOARES MARQUES AND MARIA AMALIA MARQUES REV TR	275 NE 18 ST #1508	MIAMI	FL	33132	USA
ROSANE WECHSLER	635 8 ST #105	MIAMI BEACH	FL	33139-6175	USA
ROSHNI CHOTRANI	730 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-6127	USA
ROSVITA TOPLAK	635 8 STREET #103	MIAMI BEACH	FL	33139	USA
RTV INT LLC	710 WASHINGTON AVENUE #302	MIAMI BEACH	FL	33139	USA
RUBEM ROBIERB DE FREITAS BEZERRA	825 EUCLID AVE #4	MIAMI BEACH	FL	33139	USA
RUBEN GONZALEZ & ROBERTO MORALES	949 PENSYLVANIA AVE APT 410	MIAMI BEACH	FL	33139-5477	USA
SABA MIAMI US CORP	2 SOUTH BISCAYNE BLVD 2490	MIAMI	FL	33131	USA
SABELU LLC	820 EUCLID AVE #101	MIAMI BEACH	FL	33139	USA
SALVATORE J VITIELLO	421 HUDSON ST APT#818	NEW YORK	NY	10014	USA
SAMANTHA STEWART	821 EUCLID AVE #403	MIAMI BEACH	FL	33139-5770	USA
SAMUEL STERN	815 EUCLID AVE 6	MIAMI BEACH	FL	33139-5749	USA
SARIT GRUBERG	730 PENNSYLVANIA AVE #409	MIAMI BEACH	FL	33139	USA
SCOTT A BARNER	12740 SILVIA LOOP	WOODBRIDGE	VA	22192	USA
SCOTT ROTEMAN &W SHARON	729 BIRCHWOOD DR	WESTBURY	NY	11590	USA
SEC & TAT LLC	1358 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139	USA
SERGIO D BONTI GRIECO MARIA VIOLETA DA SILVA	730 PENNSYLVANIA AVE 510	MIAMI BEACH	FL	33139	USA
SEYMOUR SCHRECK & BEVERLY SCHRECK	5066 NE 2ND AVE APT 413	MIAMI	FL	33137-2756	USA
SGNL LLC	3535 S OCEAN DR 1406	HOLLYWOOD	FL	33019	USA
SHAI TERTNER	301 W 22 ST #6	NEW YORK	NY	10011	USA
SLAVEN SLUGIC	21049 103 AVE SE	KENT	WA	98031	USA
SM THINK CLINTON LLC STELLAR CLINTON HOTEL LLC	309 23 ST #310	MIAMI BEACH	FL	33139	USA
SOBE HOLDING LLC	20201 E COUNTRY CLUB DR #1809	AVENTURA	FL	33180	USA
SOCAFRA LLC	2020 NE 163 ST # 300	NORTH MIAMI BEACH	FL	33162	USA
SOGOL AFSHARJAVAN (CUSTDN) FOR DORSA AFSHARJAVAN (MINOR) & PARSA AFSHARJAVAN (MINOR)	153 16 AMERICAN WAY	NORTH POTOMAC	MD	20878	USA
SONATO HAUTA AHO	635 8 ST UNIT 202	MIAMI BEACH	FL	33139-6179	USA
SOPHIA IOANNIDIS	730 PENNSYLVANIA AVE #708	MIAMI BEACH	FL	33139	USA
SOUTH STREAM INC	761 EUCLID AVE # 8	MIAMI BEACH	FL	33139	USA
SOUTH STREAM INC	761 EUCLID AVE #10	MIAMI BEACH	FL	33139	USA
SOUTH STREAM INC	761 EUCLID AVE #12B	MIAMI BEACH	FL	33139	USA
SOUTHERN SHORE PROPERTIES INC	PO BOX 2150	VENTNOR CITY	NJ	08406	USA
STAN BRENNER	710 WASHINGTON AVE #221	MIAMI BEACH	FL	33139-6224	USA
STEF USA INC	1821 MICHIGAN AVE	MIAMI BEACH	FL	33139-2418	USA
STEFANO GAMBUZZI NADIA LODI	936 PENNSYLVANIA AVE UNIT 202	MIAMI BEACH	FL	33139	USA
STEPHANE MONTMINY METIVIER	928 PENNYSYLVANIA AVE #1	MIAMI BEACH	FL	33139	USA
STEPHANE VERNEDE	901 EUCLID AVE UNIT 6	MIAMI BEACH	FL	33139	USA
STEPHEN BASILE	810 PENNSYLVANIA AVE #1	MIAMI BEACH	FL	33139-5724	USA
STEVEN MEENAN	710 WASHINGTON AVE 325	MIAMI BEACH	FL	33139	USA
STP 2014 INC	235 LINCONLN RD 310	MIAMI BEACH	FL	33139	USA
SZD LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TAMARA BARBARA SOTELO	710 WASHINGTON AVE #416	MIAMI BEACH	FL	33139-6205	USA
TEONILA R CAMARGO	730 PENNSYLVANIA AVE UNIT 511	MIAMI BEACH	FL	33139-6129	USA
TERESA M NUNEZ	730 PENNSYLVANIA AVE #507	MIAMI BEACH	FL	33139	USA
THAI ROYAL ASSET LLC	1137 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
THE HAMPTON STYLE INC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
THE ISLANDER BA CORP	710 WASHINGTON AVE #423	MIAMI BEACH	FL	33139	USA
THE LICKING HOLDINGS LLC	8 THE GREEN SUITE A	DOVER	DE	19901	USA
THE PLAZA AT WASHINGTON INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
THEODORE DOUKIDES	949 PENNSYLVANIA AVE #307	MIAMI BEACH	FL	33139-5472	USA
THOMAS ADAIR WIGAN	928 PENNSYLVANIA AVE #2	MIAMI BEACH	FL	33139	USA
THOMAS TOEPFER SYLWIA TOEPFER	635 8 STREET UNIT 101	MIAMI BEACH	FL	33139	USA
TMF VANDERBILT INC	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
TOFANA LLC	2401 COLLINS AVE 1506	MIAMI BEACH	FL	33140	USA
TOMAS DIAZ	1487 52 ST	BROOKLYN	NY	11234	USA
TORBEN COLBERG DEANNA LYNN COLBERG	928 PENNSYLVANIA AVE 6	MIAMI BEACH	FL	33139	USA
TRICE T INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
TRILATERAL B LLC	7848 S FEDERAL HWY	HYPOLUXO	FL	33462	USA
U S REALTY FINANCIAL CORP C/O AETNA REALTY COMPANY US REALTY AND INVESTMENT CO	450 7 AVE 45 FLR	NEW YORK	NY	10123	USA
UGO DI FRANCESCO	750 PENNSYLVANIA AVE #6	MIAMI BEACH	FL	33139	USA

UNICO PROPERTY MANAGEMENT LLC	4809 AVE N 130	BROOKLYN	NY	11234	USA
UNITED BOX INC	350 FIFTH AVE	NEW YORK	NY	10118	USA
V A M HOLDING INC	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
VALENTINA LUISA LLC	2000 BISCAYNE BLVD	MIAMI	FL	33137	USA
VASIL ZAVIYSKY LE &W MARIA ZAVIYSKY LE REM VLADIMIR ZAVIYSKY	730 PENNSYLVANIA AVE #502	MIAMI BEACH	FL	33139	USA
VEAT LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
VERONICA TOSARELLO VITTORIO SERINA	761 EUCLID AVE # 15	MIAMI BEACH	FL	33139	USA
VERONIQUE LUCIENNE ROULLEAUX	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
VICTOR ALVAREZ MATTHEW HOLLEY	1705 NE 15 AVE	FORT LAUDERDALE	FL	33305	USA
VICTOR C MELLY	730 PENNSYLVANIA AVE UNIT 201	MIAMI BCH	FL	33139-6127	USA
WALTER MAKSIMOVICH LE REM ANDREW MAKSIMOVICH	730 PENNSYLVANIA AVE #706	MIAMI BEACH	FL	33139	USA
WALTER WASENDA KRYSTYNA E WASENDA	11 RAFFAELE PL	WALDWICK	NJ	07463-1029	USA
WANDA I RUFIN &H LUIS	12581 SW 35 ST	MIAMI	FL	33175-2907	USA
WASHINGTON AVE ASSOCIATES LLC C/O THE LIGHTSTONE GROUP	1985 CEDAR BRIDGE AVE STE 1	LAKEWOOD	NJ	08701	USA
WASHINGTON PROPERTIES LLC C/O MAINTENANCE PROFESSIONALS	1370 WASHINGTON AVE #306	MIAMI BEACH	FL	33139	USA
WELLCOME INVESTMENT LLC	5459 NW 72 AVENUE	MIAMI	FL	33166	USA
WHIT TALL SHON 901 LLC	2150 NW MIAMI COURT	MIAMI	FL	33127	USA
WHITELAW HOTEL S BEACH LLC	1680 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
WILLIAM HOWELL	10610 PARLIAMENT PL	JACKSONVILLE	FL	32257	USA
WILLIE LEE HAWKINS & RONALD K MUSSELMAN	949 PENNYSLVANIA AVE #306	MIAMI BEACH	FL	33139-5472	USA
WILMERI DE LOS RIOS &W RAQUEL	855 EUCLID AVE UNIT 403	MIAMI BEACH	FL	33139-5766	USA
XYZ NORTH LLC	1000 W AVE #1211	MIAMI BEACH	FL	33139	USA
YAACOV ALKOV	855 EUCLID AVE APT 101	MIAMI BEACH	FL	33139-5733	USA

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

ANDREA MANINI
LUNGADIGE PORTA VITTORIA
VERONA 37129
ITALY

ANTOINETTE O TAYLOR &
JEANETTE MARIA TAYLOR
445 STATHAN CT 20
TOLLINGTON LONDON N76 FN
UNITED KINGDOM

BEKIR SIVRI
BARBAROS MAHALLEVI IHLAMUR BULVARI
UPHILL COURT A3 # 12 C1 A
ISTANBUL
TURKEY

FREDERIC DRAN SANDRINE DRAN
8 ALLEE SAINT HUBERT
ANTONY 92160
FRANCE

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

JOHN KIERSNOWSKI
50 QUEBEC AVE # 604
TORONTO ONTARIO M6P 4B4
CANADA

JOSE A MUZZIO
395 NOTRE DAME WEST #302
MONTREAL QUEBEC H2Y1V2
CANADA

LEONTINA ZORZIN
VIA A D ALESSANDRIA 63
I-00124 ROME
ITALY

LUCIANO ORQUERA
244 AVENUE SAINT EXUPERY
RESIDENCE ORANGERAIE
06700 ST LAURENT DU VAR
FRANCE

MYRNA MAUNUKSELA
THURWISENSTRASSE 18
ZURICH 8037
SWITZERLAND

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

SALVATORE DI NITTO DAN ANTONECCHIA
TONY FLAVO
3550 GRIFFITH ST LAURENT
QUEBEC H4R 1W9
CANADA

STEFANO DREI DANIELA DREI
VIA S LIBERATA 2 5 2 6
BOLOGNA 40136
ITALY

VALENTINA SANGES
VIA VARNA 32
ROME 00124
ITALY

WALTER PYREN JOHN PYREN
SONIA CHUDYK
11 BRIDGETOWN DR
TORONTO ONTARIO M9C2P5
CANADA

YANN CEDRIC PETIT SARRA PETIT
1 3 FLEMING RD FLAT B 10F
WAN CHAI
HONG KONG, PEOPLES REPL OF CHINA

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

1551 MICHIGAN AVE LLC
1075 93 ST
BAL HARBOUR, FL 33154

1651 ASTOR LLC (LESSOR)
ASTOR EB-5 LLC (LEASSEE)
21 SE 1 AVE #10 FLOOR
MIAMI, FL 33131

600 9TH STREET LLC
750 OCEAN DR
MIAMI BEACH, FL 33139-5736

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

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

730 PENNSYLVANIA AV 202 LLC
730 PENNSYLVANIA AVE 202
MIAMI BEACH, FL 33139

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

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

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

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

800 COLLINS AVE LLC
927 LINCOLN RD STE 214
MIAMI BEACH, FL 33139

800 PENNSYLVANIA AVE LLC
7529 BOUNTY AVE
NORTH BAY VILLAGE, FL 33141

801 WASHINGTON VVV LLC
801 WASHINGTON RV LLC
801 WASHINGTON GROUP LLC
375 TWELVE AVE SOUTH
NAPLES, FL 34102

818 PENNSYLVANIA LLC
170 SE 14TH ST STE 1002
MIAMI, FL 33131-3379

818 PENNSYLVANIA LLC
2701 SOUTH BAYSHORE DR
MIAMI, FL 33133

818 PENNSYLVANIA LLC
555 NE 15 STREET #200
MIAMI, FL 33132

826 COLLINS AVENUE LLC
C/O SHIRE REALTY CORP
501 MADISON AVE, STE 502
NEW YORK, NY 10022

843 WASHINGTON LLC
9601 COLLINS AVE #406
BAL HARBOUR, FL 33154

852 COLLINS ACQUISTION LLC
C/O RYAN LLC/PAOLA CASTILLO
2111 WILSON BLVD STE 300
ARLINGTON, VA 22201

907 EUCLID LLC
14340 BISCAYNE BLVD
N MIAMI BEACH, FL 33181-1206

928 7 PENNSYLVANIA LLC
40 NE 1 AVE #602
MIAMI, FL 33132

936 PENN AVE 201 LLC
1401 BAY RD UNIT 403
MIAMI BEACH, FL 33139

942 PENN RR LLC
3701 DE GARMO LN
COCONUT GROVE, FL 33133

A D M E REAL ESTATE LLC
6865 N LINCOLN AVE
LINCOLNWOOD, IL 60712

ABSOLUT PARTNERS LLC
855 EUCLID AVE #207
MIAMI BEACH, FL 33139

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

ADAM H PRINCE
936 PENNSYLVANIA AVE #101
MIAMI BEACH, FL 33139-5437

AJG PROPERTY RENTALS LLC
5555 NW 74 AVE
MIAMI, FL 33166

ALBERT LERNER
1801 NE 123 ST STE 314
NORTH MIAMI, FL 33181

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

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

ALDO DALLE MOLLE
C/O FRANCESCO CECCHINI
PO BOX 191095
MIAMI BEACH, FL 33119

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

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

ALF & RANDI NEUMANN
821 EUCLID AVE #303
MIAMI BEACH, FL 33139-5770

ALF NEUMANN &W RANDI STEINHAGEN
821 EUCLID AVE #303
MIAMI BEACH, FL 33139-5770

ALF NEUMANN RANDI STEINHAGEN
821 EUCLID AVE UNIT #401
MIAMI BEACH, FL 33139

ALFONSO CABRERA &W AIDA R
855 EUCLID AVE #105
MIAMI BEACH, FL 33139-5733

ALICE FIORESE
825 EUCLID AVE 10
MIAMI BEACH, FL 33139

ALISON J MCLANEY KEVIN T MCLANEY
855 EUCLID AVE #208
MIAMI BEACH, FL 33139

ALLIMAC PROPERTIES CORP
2125 BISCAYNE BLVD # 580 A
MIAMI, FL 33137

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

ANDREA CECCONI
3647 BROADWAY #8 H
NEWYORK, NY 10031

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

ANDREW ANDRAS III ROBIN ROSENBAUM
921 EUCLID AVE
MIAMI BEACH, FL 33139

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

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

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

ANGELA GORT
855 EUCLID AVE UNIT 406
MIAMI BEACH, FL 33139-5767

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

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

ANNA DUDZIK
949 PENNSYLVANIA AVE #304
MIAMI BEACH, FL 33139-5472

ANTONIA MARIA INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

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

APOLEO USA LLC
1011 EUCLID AVE #7
MIAMI BEACH, FL 33139

APOLONIA INVESTMENTS INC
290 FILLMORE ST STE D
DENVER, CO 80206

ARGELIO CRUZ &W LUCIA CRUZ
423 SW 89 PL
MIAMI, FL 33174

ARMONIA GEJO
730 PENNSYLVANIA AVE 609
MIAMI BEACH, FL 33139

ASP MIAMI LLC
605 LINCOLN RD # 240
MIAMI BEACH, FL 33139

AXH DEVELOPMENT LLC
8529 SW 133 PL
MIAMI, FL 33183

BAHADOR MOINIAN
AFSANEH GOODARZPOOR
KOURUSH AFSHARJAVAN
1049 RECTOR LANE
MCLEAN, VA 22102

BANK OF NEW YORK MELLON
C/O GREENSPOON MARDER
1800 TAPO CANYON RD
SIMI VALLEY, CA 93063

BASIL BUILDING INC
235 LINCOLN RD # 310
MIAMI BEACH, FL 33139

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

BENAKI INC
821 EUCLID AVE #302
MIAMI BEACH, FL 33139

BENEDETTO COSTANZO III
KATHRYN M COSTANZO
610 8 ST 102
MIAMI, FL 33139

BENITO 85 LLC
1150 KANE CONCOURSE 2 FLOOR
BAY HARBOR ISLAND, FL 33154

BENJAMIN A SMYTH
935 EUCLID AVE 10
MIAMI BEACH, FL 33139

BENNY LLC
8301 NW 197 STREET
HIALEAH, FL 33015

BERGAMOTE LLC
44 W FLAGLER ST STE 1100
MIAMI, FL 33130

BLACKSTONE ASSOCIATES LTD
10877 WILSHIRE BLVD #1105
LOS ANGELES, CA 90024

BLACKSTONE EQUITIES LLC
1051 COLLINS AVE STE 28
MIAMI BEACH, FL 33139-5063

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

BOLAGO ENTERPRISES INC
2939 INDIAN CREEK DR #405
MIAMI BEACH, FL 33140-4142

BRAD SCHILLER DBA VIKING DEVELOPMENT
PO BOX 1831
ZEPHYR COVE, NV 89448

BRANT D WATSON
855 EUCLID AVE UNIT 407
MIAMI BEACH, FL 33139-5767

BRENDA BEATRIZ GARCIA-SERRA
10200 SW 142 ST
MIAMI, FL 33176-7069

BRENT WALTER LATHAM
3187 VIA ABITARE
MIAMI, FL 33133

BRIAN KEANE
635 8 ST #204
MIAMI BEACH, FL 33139-6179

BRUCE E MANDIGO MELINDA W MANDINGO
BRUCE MANDINGO GST TRUST
6552 RIGGERS RD
LAKE WORTH, FL 33462

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

BRYAN HALDA
653 NE 76 ST
MIAMI, FL 33138-5140

C & A 900 COLLINS LLC
C/O GRAY ROBINSON P A
1407 BROADWAY 41 FLOOR
NEW YORK, NY 10018

CAMILLE DUBEAUCLARD
606 HENDRIE BLVD
ROYAL OAK, MI 48067

CAPA INC C/O FINLEY AND BOLOGNA INTL
150 SE 2 AVE #1010
MIAMI, FL 33131

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

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

CARLOS ROMERO
825 EUCLID AVE #15
MIAMI BEACH, FL 33139-5728

CATERINA VESPRO ALTERIO
855 EUCLID AVE #303
MIAMI BEACH, FL 33139

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

CELESTE HERNANDEZ TRS
3335 85 ST
JACKSON HEIGHTS, NY 11372

CESAR A MATOS JTRS
YOLANDA MATOS JTRS
JUAN MARIO MATOS JTRS
6550 SW 37 ST
MIAMI, FL 33155

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

CHRISTIAN CONTI
23 73 38 ST 1
ASTORIA, NY 11105

CHRISTINA TIGGES
901 EUCLID AVE #2
MIAMI BEACH, FL 33139-5404

CHRISTINA TIGGES
901 EUCLID AVE #3
MIAMI BEACH, FL 33139-5404

CHRISTOPHER COONEY
855 EUCLID AVE #305
MIAMI BEACH, FL 33139

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

CLAUDIA PANZA ILIPRANDI
935 EUCLID AVE 4
MIAMI BEACH, FL 33139

CLAUDIA PAROLINI
810 PENNSYLVANIA AVE #12
MIAMI BEACH, FL 33139-5787

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

CM0805 LLC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

COCOLITA LLC
1560 LENOX AVE UNIT 102
MIAMI BEACH, FL 33139

CRD ONE LLC
90 ALMERIA AVE
CORAL GABLES, FL 33134

CS AMERICAN FORCE LLC
1358 PENNSYLVANIA AVE STE 302
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1532 DREXEL AVE #301
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
730 PENNSYLVANIA AVE 302
MIAMI BEACH, FL 33139

DANE STURGEON &W LEAH
1822 CROSS GREEN WAY
ORANGE PARK, FL 32003

DANIEL ARENAS
825 EUCLID AVE #3
MIAMI BEACH, FL 33139-5732

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

DANIEL VOLPE
750 PENNSYLVANIA AVE #8
MIAMI BEACH, FL 33139-6180

DANIEL W GARCIA
716 MICHIGAN AVE #404
MIAMI BEACH, FL 33139

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

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

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

DEAN MORRIS SOFIA MORRIS
2949 HARRISON ST APT 306
PADUCAH, KY 42001-4180

DENNIS GIRARD &W LUZ & ALVARO E RIVAS
1814 SWEET WATER AVE
ALLIANCE, NE 69301

DENNIS W HORNING &W JOANNE NEBUS
836 PENNSYLVANIA AVE #7C
MIAMI BCH, FL 33139-5721

DEREK O NEILL BUTLER
544 PALOMAR AVE
LA JOLLA, CA 92037-6142

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

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

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

DORA PEARLMAN LLC
4613 SEBAGO TRAIL
PLANO, TX 75093

EDEN SET LLC
20201 EAST COUNTRY CL DR #2507
AVENTURA, FL 33180

EDILIO FERREIRA &W ALEIDA
70 33 OLCOTT ST
FOREST HILLS, NY 11375

EDITH LOPEZ LE REM MARINA FISCHMANN
825 EUCLID AVE # 1
MIAMI BEACH, FL 33139-5732

EGREGIO LLC
761 EUCLID AVE #16
MIAMI BEACH, FL 33139

ELETTI USA CORP
PO BOX 190026
MIAMI BEACH, FL 33139

ELEVATOR PARTNERS ALAN LIEBERMAN
PO BOX 414198
MIAMI BEACH, FL 33141-0198

ELISA GOSSELIN TR
14 STAR ISLAND
MIAMI BEACH, FL 33139

ELLEN CHOI JACOB OH
66 CLAUSS AVE
PARAMUS, NJ 07652

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

EMMANUELLE BALY
4337 NW 110 AVE
DORAL, FL 33178

ENOJADO LLC
1150 KANE CONCOURSE 2 FLR
BAY HARBOR ISLANDS, FL 33154

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

ESPRIT SOBE LLC
920 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139

ESTHER M CHARTRAND
825 EUCLID AVE #7
MIAMI BEACH, FL 33139-5727

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

EVA 93 LLC
1111B SOUTH GOVERNORS AVENUE
DOVER, DE 11904

FABIAN GONZALEZ
3519 HARKEN CIR
TAMPA, FL 33607

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

FABRIZIO BOVINO &W
BRUNA M BELLANTUONO
949 PENNSYLVANIA AVE #203
MIAMI BEACH, FL 33139-5422

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

FAP 2013 INC
PO BOX 191095
MIAMI BEACH, FL 33119

FEDERAL NATIONAL MORTGAGE ASSN
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

FEDERICO FIAMBERTI
950 PENNSYLVANIA AVE A2
MIAMI BEACH, FL 33139

FEDOR CHECHKIN
927 EUCLID AVE 3
MIAMI BEACH, FL 33139

FIONA ARAUJO
935 EUCLID AVE 7
MIAMI BEACH, FL 33139

FIRST ON PENN 209 LLC
103 3 ST #105
MIAMI BEACH, FL 33139

FRANCESCA DALLE MOLLE
PO BOX 191095
MIAMI BEACH, FL 33119

FRANCESCO REGINI
PO BOX 609
SELDEN, NY 11784

FRANCIS JACOB SARI JACOB
12685 BISCAYNE BAY DR
NORTH MIAMI, FL 33181

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

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

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

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

FRANK M FALESTRA
855 EUCLID AVE UNIT 205
MIAMI BEACH, FL 33139-5765

FREDERIC GILLES
C/O REALTY GROUP OF MIAMI
MARTINE GILLES
90 ALTON RD TH SOUTH
MIAMI BEACH, FL 33139

GABOOM LLC
188 READING FARMS ROAD
READING, VT 05062

GABRIEL DUQUE
124 NW 24 ST
WILTON MANORS, FL 33311

GASTONE MIAMI LLC
5600 COLLINS AVE 10H
MIAMI BEACH, FL 33140

GENERATIONS REAL ESTATE HOLDINGS LLC
1831 SW 25 AVE
MIAMI, FL 33145

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

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

GERALDINE LATTES
1650 LINCOLN RD #709
MIAMI BEACH, FL 33139

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

GIOVANNA RAGGI DE MARINI
950 PENNSYLVANIA AVE E 1
MIAMI BEACH, FL 33139

GK 842 PENN LLC LK 842 PENN LLC
500 W HARBOR DR 722
SAN DIEGO, CA 92101

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

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

GRAZYNA RACZKOWSKI TRS
950 EUCLID AVE #302
MIAMI BEACH, FL 33139

GUMA RE INC
1441 BRICKELL AVE 1400
MIAMI, FL 33131

HAMILTON NATAL BORTOLETTO TRS
CHPS FLORIDA LAND TRUST
421 SW 38 CT
MIAMI, FL 33134

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

HAMPTON STYLE INC
235 LINCOLN RD # 310
MIAMI BEACH, FL 33139

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

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

HARCHAVA LLC
400 ANSIN BLVD A
HALLANDALE, FL 33009

HARRIS REALTY 317 LLC
22479 MARTELLA AVE
BOCA RATON, FL 33433

HARRIS REALTY 509 LLC
22479 MARTELLA AVE
BOCA RATON, FL 33433

HARRY JAY HOESCH
11 STERLING CREST CT
DOYLESTOWN, PA 18901

HENRY A SILBERBERG &W SARAH J
2008 ARBOR AVE
BELMONT, CA 94002

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

HILDA M CONCEPCION
855 EUCLID AVE 102
MIAMI BEACH, FL 33139

HILDA MESTER TRUSTEE
JOHN MESTER FAMILY TRUST
682 ARGYLE RD
BROOKLYN, NY 11230

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

HOTEL SHELLY ASSOCIATES
ALAN LIEBERMAN
PO BOX 414198
MIAMI BEACH, FL 33141-0198

HUGUES HAUTIER
710 WASHINGTON AVE # 507
MIAMI BEACH, FL 33139

IBRAHIM HAJJ ROSANGELA SOUTO SILVA
2814 CHERRY HILLS DR
CHAMPAIGN, IL 61822

INGRID ZUEHLKE
730 PENNSYLVANIA AVE 407
MIAMI BEACH, FL 33139

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

ISACK KOUSNSKY
901 EUCLID AVE #12
MIAMI BEACH, FL 33139-5466

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

ISRAEL M LANDAU
710 WASHINGTON AVE 218
MIAMI BEACH, FL 33139

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

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

JAMES BROWN
750 PENNSYLVANIA AVE #7
MIAMI BEACH, FL 33139-6180

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

JAMES KOTFAS
9811 MANISTEE AVENUE
CHICAGO, IL 60617

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

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

JANE SHIRLEY EAGLESON
730 PENNSYLVANIA AVE #604
MIAMI BEACH, FL 33139

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

JAS 863 LLC
605 LINCLON RD #240
MIAMI BEACH, FL 33139-2918

JEAN PIERRE LEBURTON
LISETTE LEBURTON
1102 EAST ELIOT DR
URBANA, IL 61801

JEFFREY F NICKLER TRS
JEFFREY F NICKLER REV TRUST
1017 E 21 ST
TULSA, OK 74114

JEFFREY WAYNE CARR
C/O JOHN SNYDER ESQ
555 FIFTH AVENUE SUITE 1700
NEW YORK, NY 10017

JENNIFER L SOBB
821 EUCLID AVE 203
MIAMI BCH, FL 33139-5769

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

JEREMY ELLIS
6865 BAY DR APT 20
MIAMI BEACH, FL 33141-5417

JEROME ALGIER
610 8 ST #205
MIAMI BEACH, FL 33139

JEROME FARDEAU
C/O REALTY GROUP OF MIAMI
ALEXANDRA FARDEAU
90 ALTON RD
MIAMI BEACH, FL 33139

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

JOAN VELAZQUEZ JTRS
ANDREA VELAZQUEZ JTRS
810 PENNSYLVANIA AVE #11
MIAMI BEACH, FL 33139

JOANNE D GREENE
63 BEECHWOOD RD
FLOHAM PARK, NJ 07932-2802

JOBM CORP
150 ALHAMBRA CIR STE 950
CORAL GABLES, FL 33134

JOEL ENRIQUE VILCHEZ
OLGA ZARATE HAUNQUI
MAYRA LEON ZARATE
825 EUCLID AVE #5
MIAMI BEACH, FL 33139

JOHANNA CIPAU
928 PENNSYLVANIA AVE 3
MIAMI BEACH, FL 33139

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

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

JOHN KREIDICH
949 PENNSYLVANIA AVE # 201
MIAMI BEACH, FL 33139

JOHN MACKINNON
1382 RIVER ST
NEW HYDE PARK, MA 02136

JOHN MAHONEY MAUREEN MAHONEY
725 CRITTENS LN
SOUTHOLD, NY 11971

JORGE ALBERTO GUERRERO
810 PENNSYLVANIA AVE APT 5
MIAMI BEACH, FL 33139

JORGE M DE LA NUEZ
949 PENNSYLVANIA AVE #302
MIAMI BEACH, FL 33139-5472

JORGE MOREJON
9790 SW 112 ST
MIAMI, FL 33176

JOSE A CARRERAS
635 8 ST #208
MIAMI BEACH, FL 33139-8672

JOSE HARVEY VARGAS
710 WASHINGTON AVE APT 520
MIAMI BEACH, FL 33139

JOSE M PEREZ
900 W 49 ST STE 420
HIALEAH, FL 33012

JOSE MONTEMUINO LE
CECILIA MONTEMUINO LE
REM CONCEPCION VEGA
855 EUCLID AVE APT 201
MIAMI BEACH, FL 33139

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

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

JOSEPH GUSTAVO TERRAZAS
CAROLE ZAKKAK TERRAZAS
42495 LONGACRE DR
CHANTILLY, VA 20152-6383

JOSEPH PEREZ & KRISTHEL PEREZ
855 EUCLID AVE #103
MIAMI BEACH, FL 33139-5733

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

JULIA COURTNEY & LISA VANZANT (JTRS)
810 PENNSYLVANIA AVE #7
MIAMI BEACH, FL 33139-5786

JULIAN MILLOSHI JUSTINA SHIROKA
821 EUCLID AVE #301
MIAMI BEACH, FL 33139

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

JUSTIN SOKOL SEEMA BHOL
821 EUCLID AVE 402
MIAMI BEACH, FL 33139

KARA CALLAHAN BOYD
190 ALAMEDA DR
MERRITT ISLAND, FL 32952

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

KENNETH SAIN
2402 N GREENBRIER CT
ARLINGTON, VA 22207

KEVIN D CUNNINGHAM &
RAQUEL M RODIGUEZ
1336 COLLEGE POINT
WINTER PARK, FL 32787

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

KEVIN W JOHNS JTRS
MICHAEL POUNSBERRY JTRS
1446 LENOX AVE # 1
MIAMI BEACH, FL 33139

KINGSTON AND KROMWELL LLC
4616 W SAHARA AVE UNIT 171
LAS VEGAS, NV 89102

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

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

KRISTYN J NAGY
936 PENNSYLVANIA AVE #106
MIAMI BEACH, FL 33139-5437

LA MIRANDA LLC
540 S PARK RD 9 12
HOLLYWOOD, FL 33021

LAURA SAVIO
950 PENNSYLVANIA AVE C1
MIAMI BEACH, FL 33139

LCC AND PARTNERS LLC
PO BOX 650128
MIAMI, FL 33265

LEADER FLORIDA INVESTMENTS LLC
2274 NW 82 AVE
DORAL, FL 33122

LEANDRO CRUZ ROBERT THYE
202 HANSELL ROAD
NEWTOWN SQUARE, PA 19073

LEGACIA SRL LLC
325 OCEAN DR 203
MIAMI BEACH, FL 33139

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

LEONARDO SGAI
710 WASHINGTON AVE 215
MIAMI BEACH, FL 33139

LIAD P ZADOK
2945 FLAMINGO DR
MIAMI BEACH, FL 33140-3916

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

LINCOLN 220 CORP
2900 UNIVERSITY DR STE # 42
CORAL SPRINGS, FL 33065

LISETTE LEBURTON
JEAN PIERRE LEBURTON
1102 E ELIOT DR
URBANA, IL 61801

LOFTA MIAMI LLC
C/O REALTY GROUP MIAMI LLC
90 ALTON ROAD #104
MIAMI BEACH, FL 33139

LOURDES RODRIGUEZ
PO BOX 1246
DANIA BEACH, FL 33004

LOVE TRIBE INC
4414 NE 2ND AVE
MIAMI, FL 33137-3428

LUA MAXWELL
815 EUCLID AVE 10
MIAMI BEACH, FL 33139

LUCREZIA MIAMI LLC
610 8 ST 104
MIAMI BEACH, FL 33139

LUIGI CICERO
952 STERLING RIDGE DR
RENSSELAER, NY 12144

LYNORE REISECK
444 NW 1 AVE #302
FORT LAUDERDALE, FL 33301

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

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

MAGO LLC
420 LINCOLN RD #248
MIAMI BEACH, FL 33139

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

MALIZIA USA LLC C/O BOZZA
1000 ISLAND BLVD #407
AVENTURA, FL 33160

MARC AMBLARD MAUREEN J AMBLARD
815 EUCLID AVE #14
MIAMI BEACH, FL 33139

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

MARCELO S SARAIVA
927 EUCLID AVE 9
MIAMI BEACH, FL 33139

MARCH FIRST 855 LLC
605 LINCOLN RD STE 240
MIAMI BEACH, FL 33139

MARCIA H MURAKAMI
3 RED BUD
ALISO VIEJO, CA 92656

MARCO ZANNA
710 WASHINGTON AVE #405
MIAMI BEACH, FL 33139

MARGHERITA BRAMANI
950 PENNSYLVANIA AVE B10
MIAMI BEACH, FL 33139

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

MARIA DANIELA NICOLAI TRS
YUMA REVOCABLE TRUST
710 WASHINGTON AVE 523
MIAMI BEACH, FL 33139

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

MARIA LUIZA BARBOSA
360 SE 2ND AVE APT F3
DEERFIELD BEACH, FL 33441-4770

MARIUS ROSENBERG NURIT ROSENBERG
EYAL ANAVIM
1602 ALTN RD
MIAMI BEACH, FL 33139

MARK SUPINO
836 PENNSYLVANIA AVE # G
MIAMI BEACH, FL 33139

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

MARTIN JEAN
855 EUCLID AVE 402
MIAMI BEACH, FL 33139

MARTIN R SHERMAN GRACE SHERMAN
3484 CHASE AVE
MIAMI BEACH, FL 33140

MARY ANN GIBBONS
5 MITCHELL DR
NIANTIC, CT 06357

MASSIMO HANOZET
3001 NORTH BAY RD
MIAMI BEACH, FL 33140

MATTEO MIGLIORINI & OMBRETTA MANCINI
901 EUCLID AVE #9
MIAMI BEACH, FL 33139-5466

MATTHEW J DEGENNARO
730 PENNSYLVANIA AVE 711
MIAMI BEACH, FL 33139

MBCDC/SEYMOUR HOTEL INC
945 PENNSYLVANIA AVE #2 FLOOR
MIAMI BEACH, FL 33139-5482

MBCDC: FERNWOOD APARTMENTS INC
945 PENNSYLVANIA AVE #2 FLOOR
MIAMI BEACH, FL 33139-5482

MELANIA TURKIEWICZ
730 PENNSYLVANIA AVE 504
MIAMI BEACH, FL 33139

MERCEDES MARTINEZ
4720 SW 112 AVE
MIAMI, FL 33165-6145

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

MICHAEL A CURTO SABINE S CURTO
927 EUCLID AVE #2
MIAMI BEACH, FL 33139

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

MICHAEL D VERDON
610 8 ST #201
MIAMI BEACH, FL 33139

MICHAEL DALIS
209 GOLDEN BEACH
GOLDEN BEACH, FL 33160

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

MICHAEL JAMES ROBERTS
1521 ALTON RD PMB 239
MIAMI BEACH, FL 33139

MIKEL DARRIGUES
GAELLE BARGAIN DARRIGUES
855 EUCLID AVE #404
MIAMI BEACH, FL 33139

MILEDY D CALZADILLA
855 EUCLID AVE 302
MIAMI BEACH, FL 33139

MM STYLE LLC
465 OCEAN DR 1123
MIAMI BEACH, FL 33139

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

MONICA LLC
235 LINCOLN RD # 310
MIAMI BEACH, FL 33139

MONOPOLI PROP LLC
444 BRICKELL AVE STE 300
MIAMI, FL 33131

MTGLQ INVESTORS L P
6011 CONNECTION DR 4 FL
IRVING, TX 75039

NANCY MAXWELL
949 PENNSYLVANIA AVE #404
MIAMI BEACH, FL 33139-5435

NATHANAEL RATNER
549 MERIDIAN AVE
MIAMI BEACH, FL 33139

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

NELSON G VILLAFANE
949 PENNSYLVANIA AVE UNIT # 406
MIAMI BEACH, FL 33139-5435

NEREIDA A MONTEJO
14555 SW 176 TERR
MIAMI, FL 33177-7692

NERIS OJEDA TRS
NERIS OJEDA AND MARTA MIREYA OJEDA
FAMILY TRUST
855 EUCLID AVE #202
MIAMI BEACH, FL 33139

NICE WEATHER CORP
8301 NW 197 ST
MIAMI, FL 33015

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

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

NIKKY INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

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

OCEAN EUCLID INC
8301 NW 197 ST
MIAMI, FL 33015

OLGA ALVAREZ LEOPOLDO ALVAREZ
559 E 53 ST
HIALEAH, FL 33013

OLIVIER HERNANDEZ
STEPHANIE WAECHTER HERNANDEZ
6727 POINCIANA CT
SOUTH MIAMI, FL 33139

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

ORAMPA LLC
802 EUCLID AVE #303
MIAMI BEACH, FL 33139

ORION CAPITAL GROUP LLC
10047 NW 88 TER
MIAMI, FL 33178

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

OTTAVIO LOPRESTI ANDREANA LOPRESTI
72 MEEHAM AVE
RARITAN, NJ 08869

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

PALMAS CORP % ALBERTO AMOROS
9130 S DADELAND BLVD #1607
MIAMI, FL 33156-7851

PALMIZIO INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

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

PAUL R GETTLEMAN NAOMI S GETTLEMAN
855 EUCLID AVE 308
MIAMI BEACH, FL 33139

PAUL R JACOBER
949 PENNSYLVANIA AVE #407
MIAMI BEACH, FL 33139-5435

PAUL VANDER PLOEG
73793 KRUG AVE
PALM DESERT, CA 92260

PAULINA FERNANDA LAVISTA GARCIA
815 EUCLID AVE 7
MIAMI BEACH, FL 33139

PECTOR INC
9499 COLLINS AVE # 805
SURFSIDE, FL 33154

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

PEDRO GUILLEN (JR)
35851 SW 218 AVE
HOMESTEAD, FL 33034

PEDRO J HERNANDEZ
949 PENNSYLVANIA AVE #211
MIAMI BEACH, FL 33139-5467

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

PETER F ZICHELLE
810 PENNSYLVANIA AVE #2
MIAMI BEACH, FL 33139-5724

PETER SZABO
4925 COLLINS AVE 9H
MIAMI BEACH, FL 33140

PETER SZABO
949 PENNSYLVANIA AVE 208
MIAMI BEACH, FL 33139

PETER SZABO
949 PENNSYLVANIA AVE #403
MIAMI BEACH, FL 33139

PETER SZABO
960 COLLINS AVE
MIAMI BEACH, FL 33139

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

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

PIUM LLC
1600 EUCLID AVE #4
MIAMI BEACH, FL 33139

POTILOS GROUP INC
100 LINCOLN RD 1516
MIAMI BEACH, FL 33139

PRIMAVERA 29 LLC
761 EUCLID AVEUE #9
MIAMI BEACH, FL 33139

RACHIDA H CHAOUI
8101 BRIGHT MEADOWS LN
DUNN LORING, VA 22027

RAIMONDAS ZABIELIAUSKAS
810 PENNSYLVANIA AVE #15
MIAMI BEACH, FL 33139-5787

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

RASMAR CONSTANTIN
SYLVIA LORRAINE CONSTANTIN
936 PENNSYLVANIA AVE 105
MIAMI BEACH, FL 33139

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

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

RENATO M TICHAUER
949 PENNSYLVANIA AVE #405
MIAMI BEACH, FL 33139-5435

RG 900 REALTY L L C
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

RIBECA LLC
1600 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

RICARDO GONZALEZ
635 8 ST # 108
MIAMI BEACH, FL 33139

RICARDO SABLON &W MARTHA L
11352 W STATE ROAD 84 STE 21
FORT LAUDERDALE, FL 33325

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

RICHARD W VAN DE BOOM
836 PENNSYLVANIA AVE #4E
MIAMI BEACH, FL 33139

RIO SAWGRASS KIOSK LLC
16600 NW 54 AVE 26
MIAMI GARDENS, FL 33014

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

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

ROBERT GAYMER JONES TRS
ROBERT GAYMER JONES TRUST
ROBERT GAYMER JONES
836 PENNSYLVANIA AVE # A
MIAMI BEACH, FL 33139

ROBERT JONES
214 50 AVE PH 3W
LONG ISLAND CITY, NY 11101

ROBERT M SHEINER
C/O BLUE SKY MIAMI INC
1680 MICHIGAN AVE #908
MIAMI BEACH, FL 33139-2550

ROBERT TORRES
1619 R ST NW #204
WASHINGTON, DC 20009

ROBERT W BASS &W HEIDI
9721 KLAIS DR
CLARKSTON, MI 48348

ROBERTA HOPE WALLER TRS
ROBERTA HOPE WALLER INTERVIVOS
REVOCABLE TRUST
10175 COLLINS AVE # 1503
BAL HARBOUR, FL 33154

RODOLFO GUERRERO
41 LIVINGSTON AVE
DOVER, NJ 07801

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

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

ROSANE WECHSLER
635 8 ST #105
MIAMI BEACH, FL 33139-6175

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

ROSVITA TOPLAK
635 8 STREET #103
MIAMI BEACH, FL 33139

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

RUBEM ROBIERB DE FREITAS BEZERRA
825 EUCLID AVE #4
MIAMI BEACH, FL 33139

RUBEN GONZALEZ & ROBERTO MORALES
949 PENSYLVANIA AVE APT 410
MIAMI BEACH, FL 33139-5477

SABA MIAMI US CORP
2 SOUTH BISCAYNE BLVD 2490
MIAMI, FL 33131

SABELU LLC
820 EUCLID AVE #101
MIAMI BEACH, FL 33139

SALVATORE J VITIELLO
421 HUDSON ST APT#818
NEW YORK, NY 10014

SAMANTHA STEWART
821 EUCLID AVE #403
MIAMI BEACH, FL 33139-5770

SAMUEL STERN
815 EUCLID AVE 6
MIAMI BEACH, FL 33139-5749

SARIT GRUBERG
730 PENNSYLVANIA AVE #409
MIAMI BEACH, FL 33139

SCOTT A BARNER
12740 SILVIA LOOP
WOODBRIDGE, VA 22192

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

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

SERGIO D BONTI GRIECO
MARIA VIOLETA DA SILVA
730 PENNSYLVANIA AVE 510
MIAMI BEACH, FL 33139

SEYMOUR SCHRECK & BEVERLY SCHRECK
5066 NE 2ND AVE APT 413
MIAMI, FL 33137-2756

SGNL LLC
3535 S OCEAN DR 1406
HOLLYWOOD, FL 33019

SHAI TERTNER
301 W 22 ST #6
NEW YORK, NY 10011

SLAVEN SLUGIC
21049 103 AVE SE
KENT, WA 98031

SM THINK CLINTON LLC
STELLAR CLINTON HOTEL LLC
309 23 ST #310
MIAMI BEACH, FL 33139

SOBE HOLDING LLC
20201 E COUNTRY CLUB DR #1809
AVENTURA, FL 33180

SOCAFRA LLC
2020 NE 163 ST # 300
NORTH MIAMI BEACH, FL 33162

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

SONATO HAUTA AHO
635 8 ST UNIT 202
MIAMI BEACH, FL 33139-6179

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

SOUTH STREAM INC
761 EUCLID AVE # 8
MIAMI BEACH, FL 33139

SOUTH STREAM INC
761 EUCLID AVE #10
MIAMI BEACH, FL 33139

SOUTH STREAM INC
761 EUCLID AVE #12B
MIAMI BEACH, FL 33139

SOUTHERN SHORE PROPERTIES INC
PO BOX 2150
VENTNOR CITY, NJ 08406

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

STEF USA INC
1821 MICHIGAN AVE
MIAMI BEACH, FL 33139-2418

STEFANO GAMBUZZI NADIA LODI
936 PENNSYLVANIA AVE UNIT 202
MIAMI BEACH, FL 33139

STEPHANE MONTMINY METIVIER
928 PENNYSYLVANIA AVE #1
MIAMI BEACH, FL 33139

STEPHANE VERNEDE
901 EUCLID AVE UNIT 6
MIAMI BEACH, FL 33139

STEPHEN BASILE
810 PENNSYLVANIA AVE #1
MIAMI BEACH, FL 33139-5724

STEVEN MEENAN
710 WASHINGTON AVE 325
MIAMI BEACH, FL 33139

STP 2014 INC
235 LINCONLN RD 310
MIAMI BEACH, FL 33139

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

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

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

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

THAI ROYAL ASSET LLC
1137 WASHINGTON AVE
MIAMI BEACH, FL 33139

THE HAMPTON STYLE INC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

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

THE LICKING HOLDINGS LLC
8 THE GREEN SUITE A
DOVER, DE 19901

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

THEODORE DOUKIDES
949 PENNSYLVANIA AVE #307
MIAMI BEACH, FL 33139-5472

THOMAS ADAIR WIGAN
928 PENNSYLVANIA AVE #2
MIAMI BEACH, FL 33139

THOMAS TOEPFER SYLWIA TOEPFER
635 8 STREET UNIT 101
MIAMI BEACH, FL 33139

TMF VANDERBILT INC
66 W FLAGLER ST 1002
MIAMI, FL 33130

TOFANA LLC
2401 COLLINS AVE 1506
MIAMI BEACH, FL 33140

TOMAS DIAZ
1487 52 ST
BROOKLYN, NY 11234

TORBEN COLBERG DEANNA LYNN COLBERG
928 PENNSYLVANIA AVE 6
MIAMI BEACH, FL 33139

TRICE T INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

TRILATERAL B LLC
7848 S FEDERAL HWY
HYPOLUXO, FL 33462

U S REALTY FINANCIAL CORP
C/O AETNA REALTY COMPANY US REALTY
AND INVESTMENT CO
450 7 AVE 45 FLR
NEW YORK, NY 10123

UGO DI FRANCESCO
750 PENNSYLVANIA AVE #6
MIAMI BEACH, FL 33139

UNICO PROPERTY MANAGEMENT LLC
4809 AVE N 130
BROOKLYN, NY 11234

UNITED BOX INC
350 FIFTH AVE
NEW YORK, NY 10118

V A M HOLDING INC
150 SE 2 AVE #1010
MIAMI, FL 33131

VALENTINA LUISA LLC
2000 BISCAYNE BLVD
MIAMI, FL 33137

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

VEAT LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

VERONICA TOSARELLO VITTORIO SERINA
761 EUCLID AVE # 15
MIAMI BEACH, FL 33139

VERONIQUE LUCIENNE ROULLEAUX
301 ARTHUR GODFREY RD STE 402
MIAMI BEACH, FL 33140

VICTOR ALVAREZ MATTHEW HOLLEY
1705 NE 15 AVE
FORT LAUDERDALE, FL 33305

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

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

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

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

WASHINGTON AVE ASSOCIATES LLC
C/O THE LIGHTSTONE GROUP
1985 CEDAR BRIDGE AVE STE 1
LAKEWOOD, NJ 08701

WASHINGTON PROPERTIES LLC
C/O MAINTENANCE PROFESSIONALS
1370 WASHINGTON AVE #306
MIAMI BEACH, FL 33139

WELLCOME INVESTMENT LLC
5459 NW 72 AVENUE
MIAMI, FL 33166

WHIT TALL SHON 901 LLC
2150 NW MIAMI COURT
MIAMI, FL 33127

WHITELAW HOTEL S BEACH LLC
1680 MERIDIAN AVE #102
MIAMI BEACH, FL 33139

WILLIAM HOWELL
10610 PARLIAMENT PL
JACKSONVILLE, FL 32257

WILLIE LEE HAWKINS &
RONALD K MUSSELMAN
949 PENNYSLVANIA AVE #306
MIAMI BEACH, FL 33139-5472

WILMERI DE LOS RIOS &W RAQUEL
855 EUCLID AVE UNIT 403
MIAMI BEACH, FL 33139-5766

XYZ NORTH LLC
1000 W AVE #1211
MIAMI BEACH, FL 33139

YAACOV ALKOV
855 EUCLID AVE APT 101
MIAMI BEACH, FL 33139-5733