

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: 1685 Washington Avenue, Miami Beach, Florida 33139

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

FOLIO NUMBER (S) 02-3234-019-0730

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

NAME Sobe Center, LLC
ADDRESS 9425 Harding Avenue, Surfside, Florida 33154
BUSINESS PHONE (305) 861-3500 CELL PHONE _____
E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Michael W. Larkin/Michael J. Marrero
ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, Florida 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com/mmarrero@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 Jennifer McConney-Gayoso
ADDRESS 7580 NE 4 Court, Studio 100, Miami, Florida 33138
BUSINESS PHONE _____ CELL PHONE (305) 606-4105
E-MAIL ADDRESS jennifer@mcg-architecture.com

FILE NO. _____

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

Certificate of Appropriateness for Design of New Hotel with Accessory retail and restaurants; also demolition of noncontributing building.

- 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: _____

Michael J. Marrero

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF
COUNTY OF

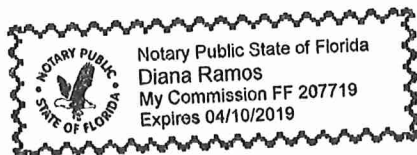
I, Ronald Finvarb, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Sobe Center, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, 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]
SIGNATURE

Sworn to and subscribed before me this 16 day of April, 2018. The foregoing instrument was acknowledged before me by Ronald Finvarb, Manager of Sobe Center, 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:

My Commission Expires:



[Signature]
NOTARY PUBLIC

Diana Ramos
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

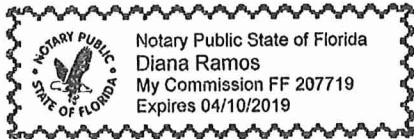
I, Ronald Finvarb, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Micheal Larkin/Michael Marrero to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Ronald Finvarb, Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of April, 2018. The foregoing instrument was acknowledged before me by Ronald Finvarb, Manager of Sobe Center, 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



My Commission Expires

[Signature]
NOTARY PUBLIC
Diana Ramos
PRINT NAME

CONTRACT FOR PURCHASE

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

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.*

Sobe Center, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

EXHIBIT A

Legal Description

All that certain plot, piece or parcel of land situated in the County of Miami-Dade, State of Florida, described as follows:

Lots 14, 15, 16 and 17, in Block 31 of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida.

.....Tax Parcel Number: 02-3234-019-0730.....

DISCLOSURE OF INTEREST

SOBE CENTER, LLC

SOBE Center Manager, LLC Ronald Finvarb and Richard Finvarb 9425 HARDING AVENUE SURFSIDE, FL 33154	Percentage of Interest %50
Credus I Corporation Credus I Corp is JAJ Consulting SA Jacques Chahine, President 9425 HARDING AVENUE SURFSIDE, FL 33154	%50



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: mmarrero@brzoninglaw.com

VIA HAND-DELIVERY

May 4, 2018

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

Re: Certificate of Appropriateness for the Property located at 1685
Washington Ave, Miami Beach, Florida

Dear Tom:

This law firm represents SOBE CENTER, LLC (the "Applicant"), with regard to the above referenced property (the "Property"). Please let the following serve as the Applicant's letter of intent in connection with a request for a Certificate of Appropriateness from the Historic Preservation Board (HPB) for design of a new building in a historic district, and the demolition of an existing non-contributing building.

Property. The Property measures approximately 9,000 square feet and is identified by Miami-Dade County Folio No. 02-3234-019-0730 (see Exhibit A to the Application). The Property is zoned CD-3 (Commercial, High Intensity) and is located at the southeast corner of Washington Avenue and 17th Street. It is currently improved with a Citibank building that was constructed in 1996.

Proposal. As depicted in the renderings and plans entitled "1685 Hotel" prepared by McG Architecture and Planning, the Applicant proposes to construct a small boutique hotel on the Property (the "Project"). The hotel will contain 150 guest rooms and two restaurants which are 2,132 square feet and 4,826 square feet on the premises. A total of 122 parking spaces will be provided on site through the use of mechanical parking lifts.

Proposed Variances. The Project will require several variances in order to obtain approval for the proposed design. These proposed variances are as follows:

1. Height variance of 3 feet for a limited portion of the 8th floor, to permit 83' where 80' is permitted.
2. Variance in number of stories to allow for 8 stories instead of 7 stories.
3. Interior drive aisle variance to reduce a portion of the drive from 22'-0" to 21'-3".
4. Interior drive aisle variance to reduce the required 18" setback of the column to 0".
5. Front setback variance for the tower portion of the structure to reduce the setback from 50'-0" to 32'-5" (Washington Avenue).
6. Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-10".
7. Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 9'-4".
8. Rear Tower balcony projection variance to increase allowed projection from 5'-7" to 6'-11"

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 requests satisfy all hardship criteria as follows:

- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

As a new building within a historic district, the Applicant has sought to achieve a design of excellent architectural quality. The project team includes local architect McG Architecture, along with award winning French architect Rudy Ricciotti. The design provides for an aviary in the center, which allows for views through the structure and undulating balcony projections that sometimes exceed allowed projections and sometimes fall short of them. It is partially the attempt at make a unique architectural statement in order to respond to the surrounding district that has triggered some of the variance requests

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

The style of hotel architecture proposed for the Project does not respond well to some of the setback requirements of the CD-3 district. As a result, an attempt to achieve a superior design in order to sit within this important historic district requires several variances.

- (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 variance will not result in any additional floor area for the Applicant, but will only result in a more creative use of the permitted architectural spaces within the Property. Undulating balcony projections add interest and language to the building that might otherwise be somewhat muted.

- (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. In particular, the property is a non-contributing building in a historic district. Properties in historic district cannot avail themselves to an additional 5 feet (base flood elevation +10), that is available to properties in non-historic districts. If the property was outside of a historic district, it would not require the height variance.

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

This request is the minimum necessary in order to allow for the proposed design that is compatible with its unique location in Miami Beach as a prominent non-contributing property within a historic district and facing Soundscape Park, which the design attempts to communicate with architecturally.

- (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

This variances will not be injurious to the area or otherwise detrimental to the public welfare. The request is consistent with the purpose and intent of the Code and promote the public welfare in the promotion of the restoration of historic properties.

- (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 variance requested is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Compliance with Sea Level Rise and Resiliency Review Criteria. Section 133-50(a) of the City Code establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

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

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

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

The Project is for new construction so all new windows will be hurricane proof impact windows pursuant to the Florida Building Code.

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

Noted.

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

The Applicant's proposed landscape plan is resilient as it will serve to be comprised of native and friendly plants that are highly water-absorbent.

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

The Applicant and its design team have discussed with staff and further considered seal level rise projections and modified elevations in response to the same.

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

The Applicant has worked with its architects and consultants to ensure to ensure that the ground floor, driveways and garage ramping is adaptable to rising elevations where applicable.

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

All critical mechanical and electrical systems will be located above Base Flood Elevation (BFE).

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

All of the proposed structure will be new construction.

- (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.**

There is no habitable space located below base flood elevation.

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

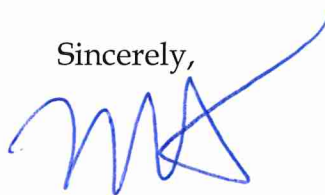
Noted.

Conclusion. The granting of the requested certificate of appropriateness and variances will be in harmony with the intent and purpose of the City Code, without injuring the surrounding neighborhood or public welfare. Based on the foregoing, the Applicant respectfully requests your favorable review and recommendation of this application.

Mr. Thomas Mooney
May 4, 2018
Page 6 of 6

If you have any questions or comments with regard to the application,
please give me a call at (305) 377-6238.

Sincerely,

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long, sweeping horizontal stroke extending to the right.

Michael J. Marrero

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

Property address: 1685 Washington Avenue Board: HPB Date: 4/6/18

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 than 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:

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

Property address: 1685 Washington Avenue

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. <i>or photo panoramic or renderings showing street and surrounding properties</i>	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated) <i>surrounding properties</i>	✓
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

Initials:

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

Property address: 1685 Washington Avenue

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 <input checked="" type="checkbox"/> Height _____ Drive aisle widths _____ Streets and sidewalks widths <input checked="" type="checkbox"/>	
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 <input checked="" type="checkbox"/> outdoors <input checked="" type="checkbox"/> 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

Initials: *[Signature]*

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
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 305.673.7550

Property Address: 1685 Washington Avenue

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

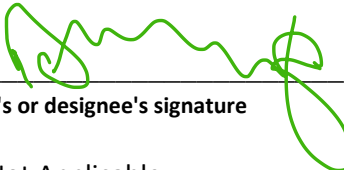
****ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

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). <div style="color: green; font-style: italic; font-size: 1.2em; margin-left: 200px;"> submittal w/ PB app only </div>	

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 4/6/18

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.

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



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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

April 4, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1685 Washington Ave, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0730

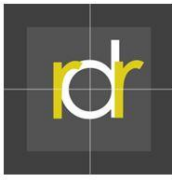
LEGAL DESCRIPTION: ALTON BEACH 1ST SUB PB 2-77 LOT 14 THRU 17 BLK 31
OR 17012-0524 1195 1

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: **189, including 4 international**

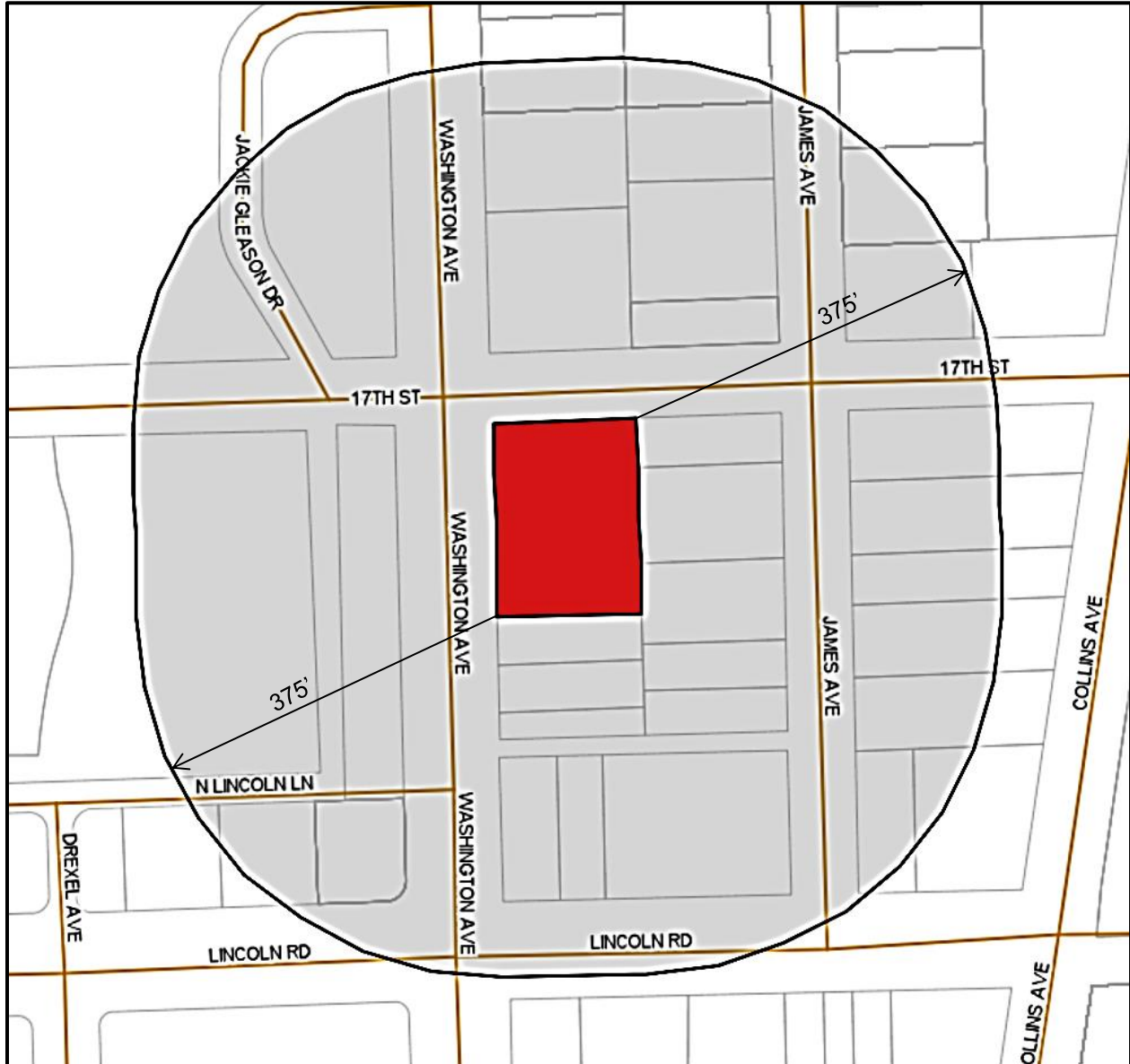


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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1685 Washington Ave, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0730

LEGAL DESCRIPTION: ALTON BEACH 1ST SUB PB 2-77 LOT 14 THRU 17 BLK 31
OR 17012-0524 1195 1

Name	Address	City	State	Zip	Country
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126	ROME 00194			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
ABDEL EL KHRIM FOU DI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309-6155	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
ALAIN M PEWZNER	1755 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANAIS CEPERO LE REM YOAN CEPERO BURGOS	1750 JAMES AVE 6K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARLOS L ARTOLA ESTHER M CARPIO	1750 JAMES AVE 8F	MIAMI BEACH	FL	33139	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA

CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN	1755 WASHINGTON AVE 2A	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
EDWARD BOOTH AMYMARIE BOOTH	20 7TH STREET	BAYVILLE	NY	11709	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3022	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FEDERAL NATIONAL MORTGAGE ASSN C/O REVERSE MTG SOLUTIONS INC	14405 WALTERS RD STE 200	HOUSTON	TX	77014	USA
FRANCESCA MARIA LOSITO	9125 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
HAYDEE G BOLADO	PO BOX 140845	CORAL GABLES	FL	33114-0845	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HUBERT CRUZ &W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JAY MIRMELLI GLENDA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JESUS L MORALES	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA

JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAYNE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND & W CHRISTINE C MELAND	1775 WASHINGTON AVE UNIT 3C	MIAMI BEACH	FL	33139-7543	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARILYN UDELL (LESSOR) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA

RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
SAMUEL STRAUCH TRS SAMUEL STRAUCH REVOCABLE TRUST	1750 JAMES AVE 3A	MIAMI BEACH	FL	33139	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SAUL DYMAN &W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIA PIRES M DE SOUZA	742 SKYLINE DR	DALY CITY	CA	94015	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS &W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ &W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
XAVIER J SAINZ &W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA

YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA

GADIROU DIAKITE &W ROSALIE JELENCIC
28 WOODLAND AVE
BEACONSFIELD QUEBEC H9W4V9
CANADA

GIOVANNI MELIADO
VIA LE PINTURICCHIO 44
ROME 00196
ITALY

MADDAELENA DE SIMONE
VIA DEGLIL ORTI DELLA FARNESINA 126
ROME 00194
ITALY

PEARL DRABINSKY
MARILYN KAPLAN DAVIS
587 ST CLEMENTS AVE
TORONTO ONTARIO M5N1M5
CANADA

1665 WASHINGTON AVE LLC
1665 WASHINGTON AVE STE 400
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1760 NE 144 ST
MIAMI, FL 33181

1745 JAMES AVE 210 LAND TRUST
THE TRUST COMPANY TRS
1602 ALTON ROAD STE 72
MIAMI BEACH, FL 33139

1755 WASHINGTON CORP
1688 MERIDIAN AVE 803
MIAMI BEACH, FL 33139

300 17TH STREET INVESTMENT LLC
4770 BISCAYNE BLVD STE #640
MIAMI, FL 33137

337 LINCOLN ROAD HOLDINGS LLC
1407 BROADWAY 41 FL
NEW YORK, NY 10018

433 LINCOLN ROAD LLC
1244 SIXTH STREET
SANTA MONICA, FL 90401

7 BUTTERFLIES LLC
87889 OVERSEAS HWY
ISLAMORADA, FL 33036

7H-1750 JAMES LLC
1750 JAMES AVE #7H
MIAMI BEACH, FL 33139

ABDEL EL KHRIM FOUADI
1755 WASHINGTON AVE 2D
MIAMI BEACH, FL 33139

ADELINA G LARENA
2130 N 49TH AVE
HOLLYWOOD, FL 33021-4040

ADHY ADVISORS LLC
LESSEE: NEW REX CORP
515 E LAS OLAS BLVD #400
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC
LESSEE: NEW REX CORP
500 W CYPRESS CREEK RD STE 350
FORT LAUDERDALE, FL 33309-6155

ADRIANA CANTA KNAPP
1750 JAMES AVE #6-A
MIAMI BEACH, FL 33139-7514

AGNES E RODRIGUEZ
JORGE I RODRIGUEZ
1751 WASHINGTON AVE #3F
MIAMI BEACH, FL 33139-7542

ALAIN M PEWZNER
1755 WASHINGTON AVE 2C
MIAMI BEACH, FL 33139

ALBERTO CORTES TRS
ALBERTO CORTES AMENDED & RESTATED
REVOCABLE TRUST
1750 JAMES AVE #6H
MIAMI BEACH, FL 33139

ALBERTO RIVERO &
JUAN B SUAREZ &W MIRIAM
1725 JAMES AVE UNIT 4
MIAMI BEACH, FL 33139-7510

ALBERTO RIVERO
MIRIAM SUAREZ
1725 JAMES AVE #12A
MIAMI BEACH, FL 33139-7511

ALBION ASSOCIATES LTD
311 LINCOLN ROAD SUITE 200
MIAMI BEACH, FL 33139-3150

ALCIDES GONZALEZ
CHRISTINA GONZALEZ
39-19 220 ST
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &
MARGARITA SALABERRY EST OF
13311 SW 99 ST
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &
CHARITO J DAVIS
312 LAMELLA LN
PEACHTREE CITY, GA 30269

ANA ROSA SISMONDI
1750 JAMES AVE UNIT 4K
MIAMI BEACH, FL 33139

ANAIS CEPERO LE
REM YOAN CEPERO BURGOS
1750 JAMES AVE 6K
MIAMI BEACH, FL 33139

ANDRES LUCAS SILVA WOOD
1750 JAMES AVE #8L
MIAMI BEACH, FL 33139

ANDREW MIRMELLI
1210 MICHIGAN AVE
MIAMI BEACH, FL 33139

ANGEL O MOREYRA &W PETRONA
1755 WASHINGTON AVE #1A
MIAMI BEACH, FL 33139-7548

ANGELO P PANOS &W MAGDALENA K &
JOHN KALB &W EFFIE
1750 JAMES AVE #9D
MIAMI BEACH, FL 33139

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

ASHLEY & WENDY MORISSETTE
1754 MERIDIAN AVE 304
MIAMI BEACH, FL 33139

BENITO MARTINEZ
1750 JAMES AVE UNIT 7L
MIAMI BEACH, FL 33139-7537

BENJAMIN MARCO &W CARIDAD
3500 CORAL WAY #601
MIAMI, FL 33145-3064

CAITLIN R LEOR FISHMAN
1720 JAMES AVE 3B
MIAMI BEACH, FL 33139-7507

CARLOS L ARTOLA
ESTHER M CARPIO
1750 JAMES AVE 8F
MIAMI BEACH, FL 33139

CARMEN CASTELLANOS
152 FERNWOOD DR
OLD TAPPAN, NJ 07675

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

CLARA BELLO
1750 JAMES AVE UNIT 5 E
MIAMI BEACH, FL 33139-7527

CLARA BELLO TR
1750 JAMES AVE #5H
MIAMI BEACH, FL 33139-7533

COLLINS HOTEL ASSN LLC
C/O MORGANS HOTEL GROUP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONDOINVEST LLC
18851 NE 29 AVE STE 732
AVENTURA, FL 33180

CREST HOTEL GROUP LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

CYNTHIA J OTTCHEN
1755 WASHINGTON AVE #1D
MIAMI BEACH, FL 33139-7548

DAKSHESH KUMAR
1750 JAMES AVE #5J
MIAMI BEACH, FL 33139-7533

DAVID GUNDER MIDGARDEN
SILVIA ILACQUA MIDGARDEN
1755 WASHINGTON AVE 2A
MIAMI BEACH, FL 33139

DELMONT REALTY WASHINGTON AVE LLC
179 CANTERBURY GATE
LYNBROOK, NY 11563

DENIS MISHULIN
1045 79 ST
MIAMI BEACH, FL 33141

DENNIS J CHUNG
201 WEST 21 ST APT 10K
NEW YORK, NY 10011

EDWARD BOOTH
AMYMARIE BOOTH
20 7TH STREET
BAYVILLE, NY 11709

ELIO A GARCIA
1750 JAMES AVE #10J
MIAMI BEACH, FL 33139-7534

ELMIRA MIAMI LLC
1133 BROADWAY
NEW YORK, NY 10010

EMMA MORALES
1750 JAMES AVE UNIT 9G
MIAMI BEACH, FL 33139-7531

ENRIQUE J GOMEZ
1725 JAMES AVE #14
MIAMI BEACH, FL 33139

ERNESTO LOPEZ
1750 JAMES AVE APT 10-L
MIAMI BEACH, FL 33139-7537

ERNESTO ROBAU &W ELVIRA
1170 W 50 PL
HIALEAH, FL 33012

EUROAMERICAN GROUP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139-3022

EUROAMERICAN GRP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

EZEQUIEL F FERNANDEZ
PETER LOUIS HYAMS
2465 TRAPP AVE
COCONUT GROVE, FL 33133

F2 MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

FABIO A SERRET LE
MILAGROS BENITO LE
REM YISBEL SERRET JTRS
4103 SW 153 PL
MIAMI, FL 33185

FEDERAL NATIONAL MORTGAGE ASSN
C/O REVERSE MTG SOLUTIONS INC
14405 WALTERS RD STE 200
HOUSTON, TX 77014

FRANCESCA MARIA LOSITO
9125 TWIN TRAIL DR
HUNTERSVILLE, NC 28078

FRANK ROA RITA ROA
1750 JAMES AVE 5C
MIAMI BEACH, FL 33139

FRANK ROA
RITA ROA
1750 JAMES AVE #4 C
MIAMI BEACH, FL 33139

FREDERIC G APPLETON
25 ADAMS AVE # 214
STANFORD, CT 06902

GIOVANNI DENICOLAI
1750 JAMES AVE # 6B
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC
1671 WASHINGTON AVE
MIAMI BEACH, FL 33139

GREGORY SOMOZA
1903 RADCLIFFE AVE C
BRONX, NY 10462

HAYDEE G BOLADO
PO BOX 140845
CORAL GABLES, FL 33114-0845

HEATHER C MORRIS
1750 JAMES AVE #9B
MIAMI BEACH, FL 33139-7525

HELENA TETZELI C/O KURZBAN
2650 SW 27 AVE
MIAMI, FL 33133-3003

HILDA GOITIA (EST OF)
% IVETTE VELAZQUEZ
6239 BROADWAY APT A19
BRONX, NY 10471

HUBERT CRUZ &W MERCEDES
5760 SW 30 ST
MIAMI, FL 33155-4009

HUBERTO R CRUZ
1750 JAMES AVE APT 4B
MIAMI BEACH, FL 33139-7535

INRES CORPORATION
210 71 STREET #309
MIAMI BEACH, FL 33141

ISRAEL KAHANA TRS
MIRIAM KAHANA TRS
ISRAEL KAHANA REVOCABLE TR
985 E 24 ST
BROOKLYN, NY 11210

JAMES J EVANS
1750 JAMES AVE #8K
MIAMI BEACH, FL 33139

JANET L EYMAN
1725 JAMES AVE UNIT 12
MIAMI BEACH, FL 33139-7511

JAY MIRMELLI
GLENDA MIRMELLI
2160 NE 190TH TER
NORTH MIAMI BEACH, FL 33179-4382

JEREMY MICHAEL WILSON
1750 JAMES AVE 6F
MIAMI BEACH, FL 33139

JESUS L MORALES
1750 JAMES AVE #8G
MIAMI BEACH, FL 33139

JESUS L MORALES JTRS
MAXIMILIANO MORALES JTRS
1750 JAMES AVE #5F
MIAMI BEACH, FL 33139-7529

JOAQUIN TOYOS LAMADRID TRS
JOAQUIN TOYOS LAMADRID TRUST
JOAQUIN TOYOS LAMADRID
1725 JAMES AVE #29
MIAMI BEACH, FL 33139

JOHN F REILLY
1750 JAMES AVE #9A
MIAMI BEACH, FL 33139-7500

JOHN KALB TRS
JOHN KALB AND EFFIE KALB
REVOCABLE FAMILY TRUST
1444 CAVELL AVE
HIGHLAND PARK, IL 60035

JOHN KALEB TRS
THE JOHN KALB AND EFFIE KALB
REVOCABLE TRUST
1444 CAVELL AVE
HIGHLAND PARK, IL 60035

JOHN MUSARRA
8 DRING LANE
PUTNAM VALLEY, NY 10579

JOHN UBINAS EILEEN UBINAS
JOHN UBINAS IV
1750 JAMES AVE #5L
MIAMI BEACH, FL 33139

JOHN W REID
211 THOMPSON ST 4A
NEW YORK, NY 10012

JOSE GARCIGA
1750 JAMES AVE UNIT 6C
MIAMI BEACH, FL 33139-7526

JOSE MARTIN SANCHEZ
1750 JAMES AVE #4A
MIAMI BEACH, FL 33139-7514

JOSEPH R D'ACOSTA JR
1725 JAMES AVE UNIT 20
MIAMI BEACH, FL 33139-7565

JUAN R CHATTAH
1750 JAMES AVE #8-B
MIAMI BEACH, FL 33139

JUAN RUIZ (LE) REM GABRIEL ARAVENA
1750 JAMES AVE #5A
MIAMI BEACH, FL 33139-7500

JUDITH C ORTEGA
1750 JAMES AVE #9F
MIAMI BEACH, FL 33139-7529

JUDY ORTEGA & MARLENE ORTEGA JTRS
1750 JAMES AVE #7E
MIAMI BEACH, FL 33139-7529

JULIA DAVILA JTRS
MAYRA A MIRABENT JTRS
1725 JAMES AVE APT 2
MIAMI BEACH, FL 33139-7510

KATERINE B DOYLE
12014 SW 116 TER
MIAMI, FL 33186

LEONARD ZIMMERMAN
VALERIE YORK ZIMMERMAN
7710 SW 61 AVE
SOUTH MIAMI, FL 33143

LESLIE GRATZ
C/O MANHATTAN MANAGEMENT
703 NW 5 AVE
MIAMI, FL 33136

LILIANA MILLAN
1725 JAMES AVE 28
MIAMI BEACH, FL 33139

LISANIA FLORIN TAYURA
1750 JAMES AVE UNIT 10-G
MIAMI BEACH, FL 33139-7532

LOUIS S SCHWEICKART
1751 WASHINGTON AVE #2F
MIAMI BEACH, FL 33139-7542

LUZ D COLLAZO LE & REM ILEANA L SHOFEL
& JORGE COLLAZO
1750 JAMES AVE #7A
MIAMI BEACH, FL 33139-7500

M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MAGALY LAPLANA TRS
THE MAGALY LAPLANA REV TR 001
240 HARBOR DR
KEY BISCAYNE, FL 33149

MANHAL TOBIA TRS
MANHAL TOBIA LIVING TRUST
850 PIERCE ST
BIRMINGHAM, MI 48009

MANHATTAN HOUSE INC
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

MANUEL A IRAOLA (JTRS)
MARK SCHARNITZ (JTRS)
517 CADAGUN AVE
CORAL GABLES, FL 33146

MANUEL MELAND &W CHRISTINE C MELAND
1775 WASHINGTON AVE UNIT 3C
MIAMI BEACH, FL 33139-7543

MARBELIA ALVARINO
33-26 92 ST APT 1M
JACKSON HEIGHTS, NY 11372

MARIA E SUAREZ
1750 JAMES AVE #91
MIAMI BEACH, FL 33139

MARIA ELENA ESPINOSA
1750 JAMES AVE UNIT 3G
MIAMI BEACH, FL 33139-7531

MARIA HERNANDEZ
1725 JAMES AVE #16
MIAMI BEACH, FL 33139-7565

MARILYN UDELL (LESSOR)
BELLA FISHMAN (LESSOR)
PRIME HOTELS USA LLC (LEASEE)
1238 COLLINS AVE
MIAMI BEACH, FL 33139

MARIO W VASQUEZ & W CISSIE J LE
REM RICHARD E VASQUEZ
9701 SW 105 AVE
MIAMI, FL 33176-2745

MARK LYNTON GARDINER
1750 JAMES AVE 3D
MIAMI BEACH, FL 33139

MARTA LOURDES LOCKLEAR
TONY LOCKLEAR MARGAUX MARIE JESSUP
6306 WOODBINE RD
WOODBINE, MD 21797

MED PROPERTIES OF MIAMI BEACH INC
% SHAUL ZISLIN
4100 NORTH 28 TERRACE
HOLLYWOOD, FL 33020

MELVIN FEIT
1750 JAMES AVE 10C
MIAMI BEACH, FL 33139

MIAMI BCH JEWISH COMM CENTER
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN ASSOC
% NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

MICHAEL J DEPOLI TRS
3237 NEWBURY PL
TROY, MI 48084

MICHAEL KOFMAN
RAISA KOFMAN
4452 E LINCOLN DR
PARADISE VALLEY, AZ 85253-4020

MIKHAIL MIKHAYLOVICH DVORETSKIY
1750 JAMES AVE # 6D
MIAMI BEACH, FL 33139

MJK GROUP LLC
2200 BISCAYNE BLVD 7TH FLOOR
MIAMI, FL 33137

MJK GROUP LLC
C/O ABRAHAM A GALBUT P A
4770 BISCAYNE BLVD STE 450
MIAMI, FL 33137

MJK GROUP LLC
C/O ABRAHAM A GALBUT P A
4770 BISCAYNE BLVD STE 640
MIAMI, FL 33137

NED EDISON JTRS MURIEL EDISON JTRS
DEBORAH EDISON JTRS
1750 JAMES AVE #4G
MIAMI BEACH, FL 33139

NEW REX CORP
500 W CYPRESS CREEK ROAD STE 350
FORT LAUDERDALE, FL 33309

NINO COLNAGHI
18851 NE 29 AVE STE 732
AVENTURA, FL 33180

ONE BAL HARBOR 601 LLC
18851 NE 29 AVE #101
AVENTURA, FL 33180

PATRICIA BELLE BURNS
1750 JAMES AVE #6E
MIAMI BEACH, FL 33139-7528

PAULA LASOCKI & M INZELBUCH & DAVID &
STUART & STEVEN BINDER
50 HILLSIDE BLVD
LAKEWOOD, NJ 08701

PHILIPPE MULLER & W ANNE MULLER
1725 JAMES AVENUE #18
MIAMI BEACH, FL 33139

RAFAEL GISBERT & W MAURA
1750 JAMES AVE #8A
MIAMI BEACH, FL 33139-7514

RAMON ECHEVERRIA & W ELBA (TRS)
30 W 19 ST
HIALEAH, FL 33010-2639

RANDOLPH A MIMS
1725 JAMES AVE #24
MIAMI BEACH, FL 33139

ROBELY ROQUE & W LUZ
1750 JAMES AVE UNIT 9C
MIAMI BEACH, FL 33139-7525

ROBERT MATTHEWS
RITA MATTHEWS
18 E 94 ST
NEW YORK, NY 10128

ROBERT REX CASTILLO
JANA MITROVA CASTILLO
2453 23 STREET
ASTORIA, NY 11102

ROGER L GOLDBLATT
2127 TUNLAW RD
WASHINGTON, DC 20000

SAMUEL STRAUCH TRS
SAMUEL STRAUCH REVOCABLE TRUST
1750 JAMES AVE 3A
MIAMI BEACH, FL 33139

SAN JUAN HOTEL LLC
1680 COLLINS AVE
MIAMI BEACH, FL 33139

SANCTUARY 211 LLC
1745 JAMES AVE #211
MIAMI BEACH, FL 33139

SANCTUARY RONRUSS PROPERTIES LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC
1745 JAMES AVENUE
MIAMI BEACH, FL 33139

SANCTUARY SOUTH BEACH
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANCTUARY SOUTH BEACH INC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANDEB INC
100 N BISCAYNE BLVD 2904
MIAMI, FL 33132

SARA G LIMA
1725 JAMES #7
MIAMI BEACH, FL 33139

SAUL DYMANT &W HELEN LIFE ESTATE
REM TERRY FINE & SUSAN SOBEL
1 MEADOW DR APT 3-E
WOODMERE, NY 11598

SERGEI I KOVALEFF
1750 JAMES AVE #4D
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 STREET # 206
MIAMI BEACH, FL 33139

SOBE CENTER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SONIA KINBLAD
1725 JAMES AVE UNIT 15
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC
1701 JAMES AVE
MIAMI BEACH, FL 33139-7508

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

STEVEN L SCHARF
1751 WASHINGTON AVE #4E
MIAMI BEACH, FL 33139-7542

SUNNY WUYE INVESTMENT LLC
2634 TYRON PLACE
WINDERMERE, FL 34786

SUNSY GUERRA
1750 JAMES AVE #9K
MIAMI BEACH, FL 33139-7535

SYLVIA E CONCHA
1750 JAMES AVE UNIT 4L
MIAMI BEACH, FL 33139-7536

TEMPLE EMANUE-EL
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

TERRENCE PAOLI
1750 JAMES AVE APT 3C
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TIFFANY MADERA
1725 JAMES AVE #19
MIAMI BEACH, FL 33139-7565

TORR INC
1680 JAMES AVE
MIAMI BEACH, FL 33139-3115

TRASH TO TREASURES LLC
PO BOX 402247
MIAMI BEACH, FL 33140

U S BANK NA TRS
C/O OCWEN LOAN SERVICING LLC
GSAA HOME EQUITY TRUST
5720 PREMIER PARK DR
WEST PALM BEACH, FL 33407

VALERIA PIRES M DE SOUZA
742 SKYLINE DR
DALY CITY, CA 94015

VALERIE FROUMENTIN LEONIAS
1750 JAMES AVE UNIT 10F
MIAMI BEACH, FL 33139

VICTOR A BENEMELIS &W ISABEL C
3403 KIMBERLY DR
FALLS CHURCH, VA 22042

VINCENZA LIMONGELLO
1750 JAMES AVE #10-D
MIAMI BEACH, FL 33139

VINCENZA LIMONGELLO
1750 JAMES AVE #5-D
MIAMI BEACH, FL 33139

VIRGILIO PEREZ &W LIDIA & JOEL PEREZ
6447 MAPEWOOD DR
FALLS CHURCH, VA 22041

WILLIAM JOHN MCGAUL JR
1750 JAMES AVE #3K
MIAMI BEACH, FL 33139

XAVIER J SAINZ &W THAIS A
62 FREELAND
IRVINE, CA 92602

XUN SUN QIAN LIANG
1745 JAMES AVE #216
MIAMI BEACH, FL 33139

YESHIVA GEDOLAH RAB COLLEGE INC
6100 PINETREE DR
MIAMI BEACH, FL 33140

ZELDA W GOLDMAN
1750 JAMES AVE UNIT 10H
MIAMI BEACH, FL 33139-7534

Name	Address	City	State	Zip	Country
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126	ROME 00194			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
ABDEL EL KHRIM FOUDI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309-6155	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
ALAIN M PEWZNER	1755 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANAIS CEPERO LE REM YOAN CEPERO BURGOS	1750 JAMES AVE 6K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARLOS L ARTOLA ESTHER M CARPIO	1750 JAMES AVE 8F	MIAMI BEACH	FL	33139	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA

CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN	1755 WASHINGTON AVE 2A	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
EDWARD BOOTH AMYMARIE BOOTH	20 7TH STREET	BAYVILLE	NY	11709	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3022	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FEDERAL NATIONAL MORTGAGE ASSN C/O REVERSE MTG SOLUTIONS INC	14405 WALTERS RD STE 200	HOUSTON	TX	77014	USA
FRANCESCA MARIA LOSITO	9125 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
HAYDEE G BOLADO	PO BOX 140845	CORAL GABLES	FL	33114-0845	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HUBERT CRUZ &W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JAY MIRMELLI GLENDA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JESUS L MORALES	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA

JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAYNE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND & W CHRISTINE C MELAND	1775 WASHINGTON AVE UNIT 3C	MIAMI BEACH	FL	33139-7543	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARILYN UDELL (LESSOR) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA

RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
SAMUEL STRAUCH TRS SAMUEL STRAUCH REVOCABLE TRUST	1750 JAMES AVE 3A	MIAMI BEACH	FL	33139	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SAUL DYMANT &W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIA PIRES M DE SOUZA	742 SKYLINE DR	DALY CITY	CA	94015	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS &W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ &W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
XAVIER J SAINZ &W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA

YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA