

MIAMI BEACH

PLANNING DEPARTMENT

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

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.

Application Information			
FILE NUMBER PB 18-0203			
☐ Board of Adjustment ☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision		☐ Design Review Board ☐ Design review approval ☐ Variance	
☒ 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		☐ Historic Preservation Board ☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance	
☐ Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1615 Lenox Avenue, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3234-002-0125			
Property Owner Information			
PROPERTY OWNER NAME Real Properties Lenox, LLC			
ADDRESS 2700 N. Miami Avenue, #401	CITY Miami	STATE FL	ZIPCODE 33139
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Asta Parking, Inc.			
ADDRESS 725 NE 26 Avenue	CITY Fort Lauderdale	STATE FL	ZIPCODE 33304
BUSINESS PHONE (954) 654-1750	CELL PHONE	EMAIL ADDRESS info@astaparking.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Amendment of Conditional Use Permit to allow twenty-four (24) hour use of a surface parking lot.			

Project Information			
Is there an existing building(s) on the site?		☐ Yes	☒ No
Does the project include interior or exterior demolition?		☐ Yes	☒ No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Marshal Bellin		☒ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other _____	
ADDRESS 285 Sevilla Avenue		CITY Coral Gables	STATE FL ZIPCODE 33134
BUSINESS PHONE (305) 274-6000	CELL PHONE	EMAIL ADDRESS mrbarchitect@aol.com	
Authorized Representative(s) Information (if applicable)			
NAME Mickey Marrero		☒ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS MMarerro@brzoninglaw.com	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		☐ Attorney ☐ Contact ☐ Agent ☐ Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- 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 fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 form 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

Richard K. Haestier
SIGNATURE

Richard K. Haestier
PRINT NAME

July 25, 2018
DATE SIGNED

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 remove 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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the Authorized Representative (print title) of Asta Parking, Inc. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

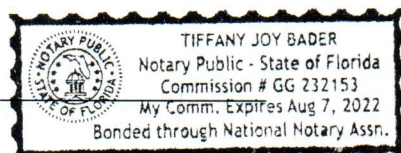
SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, 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

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Mickey Marrero, Esq. to be my representative before the Planning Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

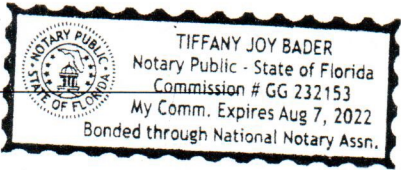
Richard Haestier, Director
PRINT NAME (and Title, if applicable)

Richard Haestier
SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, 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:



Tiffany Bader
NOTARY PUBLIC
TIFFANY BADER
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 contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
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.

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 such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the 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

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
Mickey Marrero	200 S. Biscayne Boulevard, Suite 850	(305) 374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

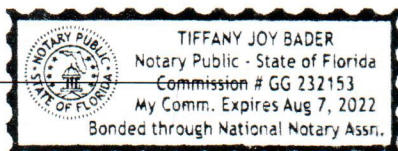
I, Richard Haestier, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to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

Richard K. Haestier
SIGNATURE

Sworn to and subscribed before me this 25 day of July, 2018. The foregoing instrument was acknowledged before me by Richard Haestier, 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: _____



Tiffany Bader
NOTARY PUBLIC
TIFFANY BADER
PRINT NAME

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 FLORIDA
COUNTY OF MIAMI-DADE

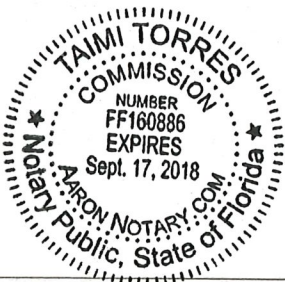
I, DAVID BROWN, being duly sworn, depose and certify as follows: (1) I am the Controller (print title) of Real Properties Lenox, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of 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 1st day of March, 2018. The foregoing instrument was acknowledged before me by David Brown, Controller of Real Properties Lenox, 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:



NOTARY PUBLIC

Taimi Torres
PRINT NAME

FILE NO. _____

Exhibit A

Lot 15, Block 47, LINCOLN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND-DELIVERY

July 25, 2018

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

Re: Request for Amendment of Conditional Use Permit for Surface Parking
Lot located at 1615 Lenox Avenue

Dear Mr. Mooney:

This law firm represents Asta Parking, Inc. (the "Applicant"), the operator of property located at 1615 Lenox Ave, Miami Beach, Florida (the "Property"). Please consider this letter the Applicant's letter of intent supporting its request to amend the previously approved Conditional Use Permit to allow twenty-four (24) hour use of its self-service parking lot. See Exhibit A, Planning Board Order File No. 2216, recorded in the Public Records of Miami-Dade County, Florida on April 17, 2015.

Property Description. The Property is approximately 8,000 square feet in size and zoned RM-1, Residential Multifamily District. It is located just south of Lincoln Road and north of 16 Street on Lenox Avenue.

Proposal. Parking continues to be difficult to find for most of the day and evening in the Lincoln Road neighborhood. The Applicant seeks continue to serve the area, which includes both residents, their visitors and visitors to the Lincoln Road Mall by extending its hours of operation. In 2015, Planning Board made the following finding of fact: the hours of operation for the parking lot shall be from 7:00 AM to Midnight. See Exhibit A, Page 4, No. 6. However, the limited hours has proved to be problematic to monitor and enforce, and a twenty-four (24) hour self-service parking lot would be more beneficial to the community.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the Code of the City of Miami Beach (the "Code") as follows:

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

CONSISTENT - The Comprehensive Plan and the Code permit surface parking lots with the conditional use approval.

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

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

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

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

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

CONSISTENT - The Applicant hopes to improve the quality of life in the immediate area by providing more parking for the residents and visitors, where it is sorely needed.

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

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

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

CONSISTENT - The Applicant has provided landscaping, which serves as a buffer to the surrounding neighborhood from noise and impacts. Additional

lighting has also been provided, as required by Miami-Dade County Code, to address safety concerns.

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

CONSISTENT – While there are several other parking lots in the Lincoln Road neighborhood, twenty-four (24) hour parking is needed to address the high demand in the area. As a result, this use should not be discouraged and will not provide a negative impact on the surrounding area.

Sea Level Rise and Resiliency Criteria. 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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

The Applicant's existing landscape is resilient, as is comprised of native and Florida-friendly plants that are appropriate for the area.

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

The Applicant operates a surface parking lot.

- (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.**

Noted.

- (7) **Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All critical mechanical and electrical systems are located above BFE.

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

Not applicable as Applicant operates a surface parking lot.

- (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.**

No habitable space is located below BFE.

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

The Applicant provides appropriate drainage and water retention system for the Property.

Conclusion. The granting of the requested amendment to the Conditional Use Permit will be in harmony with the intent and purpose of the Code, and will not be injurious to the area involved or otherwise detrimental to the public welfare. The granting of the requested amendment will provide the Applicant with a more reasonable use of the Property and better serve the surrounding community.

Mr. Thomas Mooney
July 25, 2018
Page 5 of 5

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero

Enclosures

cc: Emily K. Balter



CFN 20150248658
OR Bk 29582 Pgs 2321 - 2324; (4pgs)
RECORDED 04/17/2015 14:54:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1615 Lenox Avenue

FILE NO. 2216

IN RE: The application for Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III.

LEGAL DESCRIPTION: Lot 15, Block 47, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida

MEETING DATE: February 24, 2015

CONDITIONAL USE PERMIT

The applicant, Asta Parking, requested Conditional Use approval to operate a surface parking lot 24 hours a day, pursuant to Section 130, Article III. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-1, Commercial Low Intensity District zoning district; and

That the use is consistent with the Comprehensive Plan for the area in which the property is located; and

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan; and

That structures and uses associated with the request are consistent with the Land Development Regulations; and

That the public health, safety, morals, and general welfare will not be adversely affected; and

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

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IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, as approved by the Planning Board, and accepted by the applicant, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. This conditional Use Permit is issued to Asta Parking. Subsequent owners and/or operators shall be required to appear before the Board within 90 days of the change of ownership or operator to affirm their understanding of the conditions listed herein and to obtain a Modification to this Conditional Use Permit.
2. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director or a Board member, the applicant shall present a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems, and to determine the timing and need for future progress reports. This Conditional Use Permit is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. Within 90 days of the commencement of operation, the owner and/or operator shall be required to appear before the Board for a progress report.
4. The Planning Board shall retain the right to call the applicant or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise, or if code violations have been issued to the property. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the applicant or operator for other reasons and for other modifications of this Conditional Use Permit.
5. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
6. The hours of operation for the parking lot shall be from 7:00 AM to Midnight.
7. A revised site and landscape plan shall be submitted to and approved by staff, in accordance to the following:
 - a. All existing and proposed lighting shall be noted on the site plan, subject to the review and approval of staff.
 - b. The applicant shall provide a revised landscape plan that includes irrigation.
 - c. The applicant shall obtain an approved building permit for resurfacing, striping and landscaping, and complete all work on site associated with such permit prior to the issuance of the Certificate of Use/Business Tax Receipt for the extended hours.



- d. All vehicles shall be parked in marked spaces, and there shall not be any tandem parking.
 - e. The applicant shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed during the hours of operation. This shall include removing all trash from the lot not less than twice daily. The sounding of car alarms, automobile horns, playing of radios or any kind of audio system and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns, shall be posted on the site so they are plainly visible by, and legible to, users of the facility.
 - f. The applicant shall install a sign indicating the name and phone number of the operator to report complaints, as well as the phone number for Code Compliance. The design, material and location of such sign shall be part of the revised site plan, and shall be subject to the review and approval of staff. The maximum size of such sign shall not exceed that permitted by the City Code.
- 8. The applicant shall obtain a full building permit within 18 months from the date of the meeting at which the original Conditional Use permit was issued and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 - 9. The applicant shall resolve all outstanding code violations and fines for the subject property prior to the issuance of a Business Tax Receipt/Certificate of Use for this parking facility.
 - 10. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
 - 11. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
 - 12. Compliance with the aforesaid conditions shall be a prerequisite to obtaining a Certificate of Use/Business Tax Receipt.
 - 13. A Conditional Use Permit which lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Business Tax Receipt /Certificate of Use, or Certificate of Occupancy, whichever may occur first.
 - 14. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.
16. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
17. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 14th day of APRIL, 2015.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of April, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary: [Signature]
Print Name
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department

Filed with the Clerk of the Planning Board on 04/14/15 ([Signature])

F:\PLAN\PLB\2015\2-24-15\2216 - 1615 Lenox Ave\2216 - CUP.docx

mb

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: ASTA PARKING INC

DBA:

IN CARE OF:

ADDRESS: 1615 Lenox Ave
MIAMI BEACH, FL -331390000

LICENSE NUMBER: BTR001902-01-2017

Beginning: 12/04/2017

Expires: 09/30/2018

Parcel No: 0232340020125

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

TRADE ADDRESS: 1615 Lenox Ave

Code	Business Type
95014500	PARKING LOT

--	--

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

ASTA PARKING INC
1615 Lenox Ave
MIAMI BEACH, FL -331390000

3313900001



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 25, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1615 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0125

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 15 BLK 47

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

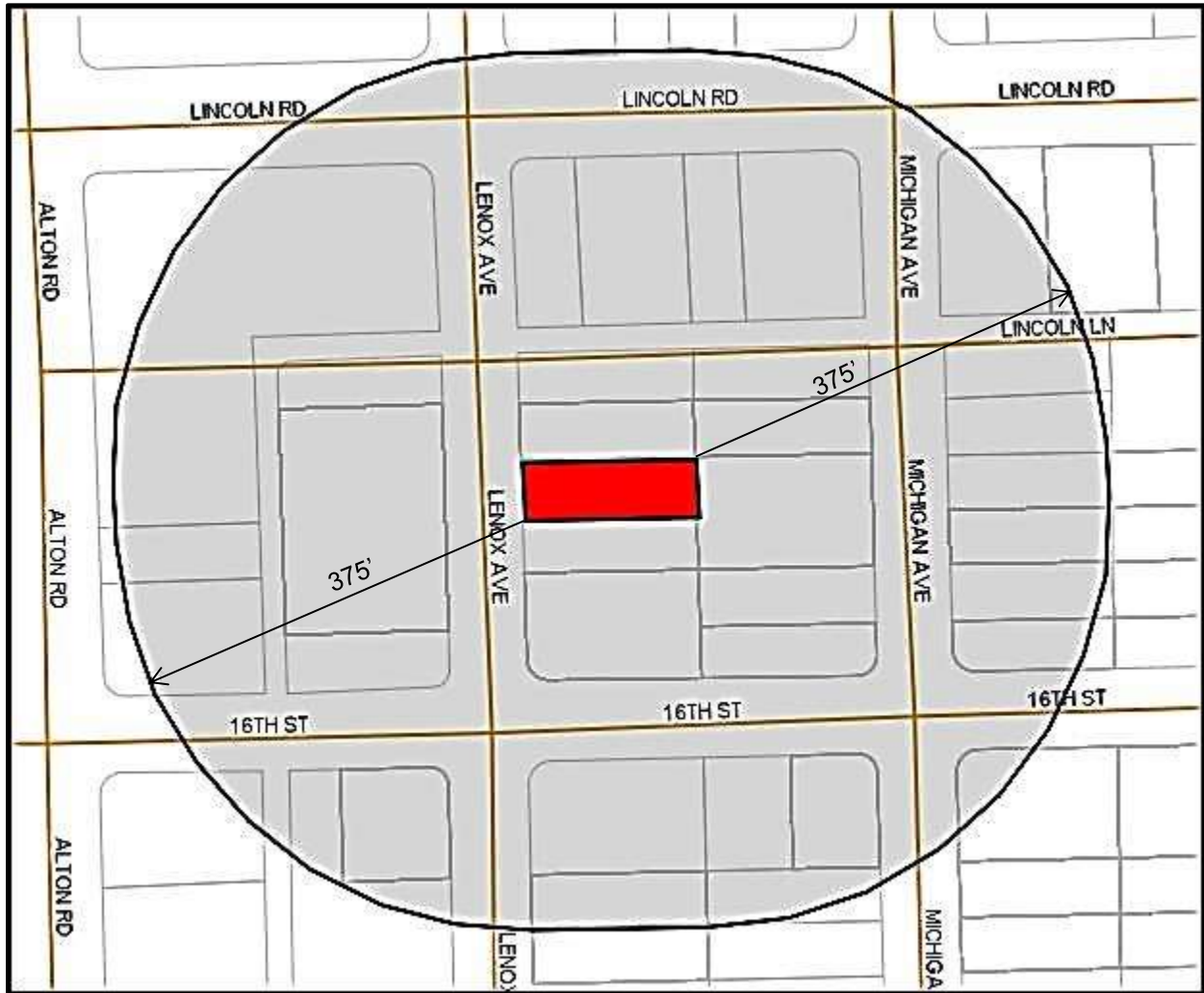
Total number of property owners without repetition: **292, including 8 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1615 Lenox Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0125

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 15 BLK 47

9288 3990 QUEBEC INC
200 7250 BOUL TASCHEREAU
BROSSARD QC J4W 1M9
CANADA

DAMIEN TAYMANS
ISABELLE DELANDE
CHAUSEE DE LOUVAIN 151
WATERLOO 1410
BELGIUM

ENRICO CAMURATI
VIA ISERNIA 13 10151
TORINO
ITALY

ISABELLE ZU HOHENLOHE
JAGSTBERG TINO SCHUSTER JTRS
WITTELSBACHERSTRASSE 6
MUNICH 80469
GERMANY

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

REDROSES MIAMI INC
VIA DE QUARTO 58D
BAGNO A RIPOLI FLORENCE 50012
ITALY

SAMEER MERCHANT
18 HARBOUR ST #1110
TORONTO ONT M5J 2Z6
CANADA

VICTOR KALYUZHNY
TATIANA MISCHENKO
7 ORDZHENIKIDZE ST #120
MOSCOW 115419
RUSSIA

1000 LINCOLN ROAD LLC
1000 LINCOLN RD STE 210
MIAMI BEACH, FL 33139

1020 LINCOLN ROAD LLC
1000 LINCOLN ROAD SUITE 210
MIAMI BEACH, FL 33139

1024 LINCOLN ROAD LLC
1407 BROADWAY 41ST FLOOR
NEW YORK, NY 10018

1550 MICHIGAN LLC
300 ALTON RD #303
MIAMI BEACH, FL 33139-8913

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

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

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

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

1611 MICHIGAN AVE 2 LLC
1611 MICHIGAN AVE 2
MIAMI BEACH, FL 33139

1619 LENOX AVENUE UNIT 22 LLC
1020 NW 105 AVE # B 119
PLANTATION, FL 33322

918 STAR LLC C/O TRISTAR CAPITAL
510 LINCOLN RD
MIAMI BEACH, FL 33139

918 STAR LLC C/O TRISTAR CAPITAL
924 LINCOLN RD 205
MIAMI BEACH, FL 33139

940 LINCOLN RD ENTERPRISES INC
940 LINCOLN RD STE 301
MIAMI BEACH, FL 33139-2627

ABBA LENA LLC
1611 MICHIGAN AVE 19
MIAMI BEACH, FL 33139-2546

ABEL H ESPINOSA JENKIN JTRS
TODD B BOMAN JTRS
934 16TH ST APT 4
MIAMI BEACH, FL 33139

ABEL SOSA &W
SUSANA C ALEJANDRO A SOSA
327 NE 59 TER
MIAMI, FL 33137

AF MIDBLOCK 917
702 13 ST 109
MIAMI BEACH, FL 33139

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

ALCIDES BETANCOURT
21 E 3 ST #505
HIALEAH, FL 33010-4988

ALEA JACTA EST HOLDING CORP
15807 BISCAYNE BLVD #101
NORTH MIAMI BEACH, FL 33160

ALEKSEI STALNOV
1618 MICHIGAN AVE #26
MIAMI BEACH, FL 33139

ALEKSEI STALNOV
1618 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

ALESSANDRA NGUYEN MANORY PRES
1618 MICHIGAN AVE #38
MIAMI BEACH, FL 33139

ALESSANDRO PAZZAGLIA
1508 MICHIGAN AVE 3
MIAMI BEACH, FL 33139

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

ALMA PROP INC
2650 BISCAYNE BLVD
MIAMI, FL 33137-4531

AMIN PAIN RELIEF NAUTICAL LLC
101 SOUTH FORT LAUDERDALE BEACH BLVD
#1906
FORT LAUDERDALE, FL 33316

ANDREA BRAME
1612 MICHIGAN AVE #11
MIAMI BEACH, FL 33139-2533

ANDREUS KAVALOS
1610 LENOX AVE 313
MIAMI BEACH, FL 33139

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

ANGELA V BENOIT
2580 SW 25 AVE
MIAMI, FL 33133

ANTHONY DVORAK
FADWA SAHLY
1551 LENOX AVE #5
MIAMI BEACH, FL 33139

ARLENE KAPLAN
PO BOX 840938
PEMBROKE PINES, FL 33084

ARMANDO Riestra EST OF
1590 MICHIGAN AVE #7
MIAMI BEACH, FL 33139-3354

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARY2001 INC
13499 BISCAYNE BLVD - TS1
MIAMI, FL 33181

ASHLEY FOCHTMAN
1600 MICHIGAN AVE 5
MIAMI BEACH, FL 33139-2543

BANKUNITED NA
7815 NW 148 ST
MIAMI LAKES, FL 33016

BARRY GOLLOP
1605 MICHIGAN AVE
MIAMI BEACH, FL 33139

BART DE MEIRSMAN
1551 LENOX AVE #8
MIAMI BEACH, FL 33139-3379

BE MIAMI INC
C/O FINLEY & BOLOGNA INTERNATIONAL
150 SE 2 AVE #1010
MIAMI, FL 33131

BELY TATIANA ALLEMANT
DOMINIK BOSSART
1896 TIGERTAIL AVE
MIAMI, FL 33133-3350

BOON HOLDINGS LLC
1000 LINCOLN RD 250
MIAMI BEACH, FL 33139

BRIAN SULLIVAN
1 HARBOR POINT RD APT 254
STAMFORD, CT 06902-7318

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

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

CAMILLA INVESTMENT MIAMI LLC
8004 NW 154 ST 342
MIAMI LAKES, FL 33016

CAMILLE PUJOS
C/O BARNES INTER PROP CONSULTAN
1150 SW 22 ST
MIAMI, FL 33129

CAREL WORLDWIDE HOLDING CO
9316 BAY DR
SURFSIDE, FL 33154

CARFAMA MIAMI INC
450 ALTON RD UNIT 3205
MIAMI BEACH, FL 33139

CARLOS A ZEVALLOS JR
1618 MICHIGAN AVE #36
MIAMI BEACH, FL 33139-2537

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

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

CAROLYN TORRES KELLEY TRS
CAROLYN TORRES KELLEY LIVING TR
1561 LENOX AVE #6
MIAMI BEACH, FL 33139

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

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

CHRISTOPHE DURAND JTRS
STEPHANE LE BECHEC JTRS
1605 LENOX AVE UNIT 1605-9
MIAMI BEACH, FL 33139

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

CIRCLE BENEFIT CORP
1611 MICHIGAN AVE APT 5
MIAMI BEACH, FL 33139

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

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

CURRENT PROPERTY OWNER
1610 LENOX AVE UNIT 515
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1611 MICHIGAN AVE UNIT 12
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1612 MICHIGAN AVE UNIT 9 BLDG 2
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1616 MICHIGAN AVE UNIT 3 BLDG 3
MIAMI BEACH, FL 33139

DAFNE INVESTMENTS INC
1330 15 ST #1
MIAMI BEACH, FL 33139

DAMIAN GLIATIS
1616 MICHIGAN AVE #5
MIAMI BEACH, FL 33139-2528

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

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

DAVID SKOKNA
9 PIERREPONT ST
BROOKLYN, NY 11201

DAVID SZEKELY
2 INTERNATIONAL PLACE
BOSTON, MA 02110

DAVID VANNSON
EMMANUELLE VANNSON
1611 MICHIGAN AVE 24
MIAMI BEACH, FL 33139

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DODI INVESTMENT INC
C/O MANAL OLIVER AND ASSOCIATES
301 W 41 ST 501
MIAMI BEACH, FL 33140

DONALD BAKERT
1579 MONROE DR NE #F307
ATLANTA, GA 30324

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

DUCKLAND INC
3250 GRAND AVE 201
COCONUT GROVE, FL 33133

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

EDGAR SARLI
TAMAR LOEB
1601 LENOX AVE #1601-1
MIAMI BEACH, FL 33139

EDGARDO MARIN
1618 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

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

ELIDA I BRAGADO & ANA F AQUIRRE
1601 LENOX AVE UNIT 8
MIAMI BEACH, FL 33139-2400

ELITE BEACH ASSOCIATES LTD
% HARVEY K MATTEL
PO BOX 14723
FT LAUDERDALE, FL 33302-4723

ELIZABETH RODRIGUEZ
1605 LENOX AVE #1605-1
MIAMI BEACH, FL 33139-2487

ERIC WILLIAM DICKHAUS
1605 LENOX AVE 5
MIAMI BEACH, FL 33139

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

ETIENNE PATTE BENEDICTE PATTE
1551 LENOX AVE # 6
MIAMI BEACH, FL 33139

EUGEKA LLC
950 BRICKELL BAY DR STE 5505
MIAMI, FL 33131

EVA LUISI
20 PINECREST RD
JERSEY CITY, NJ 07305

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

FABIO PARATICI
115 VENETIAN WAY DILIDO ISLAND
MIAMI BEACH, FL 33139

FAMLPRO INC
442 S TAMiami TR
OSPREY, FL 34229

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

FILOMINA K GARCIA
1590 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-3325

FIRST JERI CO ON MIAMI REAL ESTATE LLC
130 3 ST UNT 105
MIAMI BEACH, FL 33139

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

FIRST ON LINCOLN 103 LLC
130 3RD STREET UNIT #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 106 LLC
130 3RD STREET #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 203 LLC
130 3 ST #105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 207 LLC
130 3 ST UNIT 105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 302 LLC
130 3 ST UNIT 105
MIAMI BEACH, FL 33139

FIRST ON LINCOLN 304
130 3 ST #105
MIAMI BEACH, FL 33139

FIVE POINTS METROPOLITAN LLC
730 12 ST #11
MIAMI BEACH, FL 33139

FLORE CAPITAL MANAGEMENT LLC
435 21 ST # CU 4
MIAMI BEACH, FL 33139

FLORE LE NENAON
900 MERIDIAN AVE APT 208
MIAMI BEACH, FL 33139

FRANCES DORESTE
10 MIRO PLACE
PORT WASHINGTON NORTH, NY 11050

FRANCY AND VICTORY INC
235 LINCOLN RD STE 310
MIAMI BEACH, FL 33139

FRANK OLAECHEA
1601 LENOX AVE UNIT 3
MIAMI BEACH, FL 33139-2400

FRANK VECCHIO TRS
ALEXANDER W KNOWLTON TRS
80 METROPOLITAN AVE #5V
BROOKLYN, NY 11211

FRANKLIN CARDONA &W FANNY
1590 MICHIGAN AVE UNIT 5
MIAMI BEACH, FL 33139-3325

FRONTIER INTERNATIONAL LLC
1852 NE 144 ST
NORTH MIAMI, FL 33181

GALLERY ART 901 LLC
PO BOX 191095
MIAMI BEACH, FL 33119

GENIS SANCHEZ
1561 LENOX AVE #4
MIAMI BEACH, FL 33139-3338

GERALD SAMMARTANO
HONEY SAMMARTANO
222 LAWNTOWN RD
REDDING, CT 06896

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

GERMARTI LLC
1600 MICHIGAN AVE #8
MIAMI BEACH, FL 33139

GIANLUCA GROSSI
1611 MICHIGAN AVE APT 23
MIAMI BEACH, FL 33139

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

GIUSEPPE DI MURO LE
REM JAMES R QUINN
945 16 ST
MIAMI BEACH, FL 33139-2603

GMJ GROUP LLC
3360 NE 170 ST
NORTH MIAMI BEACH, FL 33160

GNES LLC
130 3 ST #105
MIAMI BEACH, FL 33139

GREAT MOUNTAIN INC
C/O FINLEY & BOLOGNA INTERNATIONAL
150 SE 2 AVE #1010
MIAMI, FL 33131

GREG CLARK
1610 MICHIGAN AVE UNIT 4
MIAMI BEACH, FL 33139-2516

GREGORY JOHN DYER II
555 10TH AVE APT 250
NEW YORK, NY 10018-0295

GREGORY ULTO
1481 EAST 45 ST
BROOKLYN, NY 11234

GROWING CAPITAL OF FLORIDA INC
762 SW 18 AVE
MIAMI, FL 33135

GUILLERMO MATTA &W LUDY &
MONICA MEJIA
1610 MICHIGAN AVE #8
MIAMI BEACH, FL 33139-2532

GUMA RE INC
1200 BRICKELL AVE 800
MIAMI, FL 33131

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

HENRY PERSOON JTRS
VALERI LANDI JTRS
1611 MICHIGAN AVE #27
MIAMI BEACH, FL 33139

HLF LLC
1618 MICHIGAN AVE 33
MIAMI BEACH, FL 33139

HOLALIAM LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

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

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

HUNTER G CHRISTOPH
300 ALTON RD #303
MIAMI BEACH, FL 33139-8913

IL SASSO LLC
235 LINCOLN RD 310
MIAMI BEACH, FL 33139

ILLIOSCO CORP
200 SUNNY ISLES BLVD #1606
SUNNY ISLES BEACH, FL 33160

IMMOBILIARE CVD USA LLC
520 WEST AVE 2104
MIAMI BEACH, FL 33139

ISAAC RODRIGUEZ &W ELIZABETH
1605 LENOX AVE #2
MIAMI BEACH, FL 33139-2443

ISABELLA RIZZA
5101 COLLINS AVE UNIT 11R
MIAMI BEACH, FL 33140

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

JACQUELINE GARCELL
WILLIAM A ZOFFINGER
1611 MICHIGAN AVE #14
MIAMI BEACH, FL 33139-2526

JAMES HARE &W TAMMY BEAULIEU
9132 KNOX AVE S
BLOOMINGTON, MN 55431

JAMES T POWELL
1601 LENOX AVE #1601-9
MIAMI BEACH, FL 33139-2485

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

JAMMIN FOUR LLC
16508 NE 27 AVE
NORTH MIAMI BEACH, FL 33160

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

JEANINE MASSALLOUP CANCEL
1255 PENNSYLVANIA AVE # 308
MIAMI BEACH, FL 33139

JEFFREY E SAADEH TRS
JEFFREY & MICHAEL S PUIG LIV TR
MICHAEL S PUIG TRS
100 SOUTH LAUREL AVE
LOS ANGELES, CA 90048

JENNIE L THOMPSON
ROBERT J LEVY
1854 KALORAMA RD NW
WASHINGTON, DC 20009

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

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

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

JOHN D SCHOEMANN
960 NE 99TH ST
MIAMI SHORES, FL 33138-2567

JOHN P WOODWARD
8898 SW 62 TER #7F
MIAMI, FL 33173

JOHN ROBERT FERRIS
934 16 ST 2
MIAMI BEACH, FL 33139

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

JOSE A MOCEGA
1610 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-2532

JOSE A MOCEGA
325 MERIDIAN AVE #9
MIAMI BEACH, FL 33139-8713

JOSE ANTONIO RODRIGUEZ
PO BOX 190353
MIAMI BEACH, FL 33119

JOSEPH FRANTIN
5100 SW 72ND AVE
MIAMI, FL 33155

JOSEPH OLIVADOTI &W ANNA M & ETAL
251 BEECHWOOD DR
SHREWSBURY, NJ 07702

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

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

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

JULIAN A HADDAD
AGNES L HADDAD
1610 LENOX AVE APT 303
MIAMI BEACH, FL 33139-2472

KATHLEEN CATTIE
1616 MICHIGAN AVE #8
MIAMI BEACH, FL 33139-2528

KATHLEEN M VIVAS
1618 MICHIGAN AVE 34
MIAMI BEACH, FL 33139

KEITH C RIDLER
534 CADIEUX RD
GROSSE PTE, MI 48230-1509

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

KNICKERBOCKER 102 LLC
1500 BAY RD 1078 SOUTH
MIAMI BEACH, FL 33139

KRISTEN M ARIAS
1610 LENOX AVE 404
MIAMI BEACH, FL 33139

LANCELOTTI PROPERTIES LLC
1900 GLADES RD #102
BOCA RATON, FL 33431

LAND & SEA ENTERPRISE LLC
450 ALTON RD STE 1804
MIAMI BEACH, FL 33139

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

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LENOX 102 LLC
930 JEFFERSON ST
HOLLYWOOD, FL 33019

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

LEOPOLD DOMINIGUEZ
ELOY DOMINIGUEZ
1590 MICHIGAN AVE # 9
MIAMI BEACH, FL 33139-3354

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

LONGOBARDA INC
478 E ALTAMONTE DR STE 108 420
ALTAMONTE SPRINGS, FL 32701

LORA ECKLER
ANDREA BRAME
1612 MICHIGAN AVE #12
MIAMI BEACH, FL 33139-2533

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

LUISA KELESCIAN
1611 MICHIGAN AVE UNIT 21
MIAMI BEACH, FL 33139

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

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

MANUELA D APOLLO
1561 LENOX AVE #10
MIAMI BEACH, FL 33139

MARCELLO BALDI
2242 SOUTH HALIFAX DRIVE
DAYTONA BEACH, FL 32118

MARCUS ROWAN
3510 TURTLECREEK BLVD #8F
DALLAS, TX 75219

MARGO E ARMSTRONG
8904 LOST VALLEY DR
MARS, PA 16046-4246

MARK B LEIDER TRS
MARK B LEIDER EXEMPT TRUST
112 WEST 72 ST 5G
NEW YORK, NY 10023

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

MB SUNNY DAY LLC
1619 LENOX AVE 7
MIAMI BEACH, FL 33139

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

MCQUEEN PROPERTIES CORP
PO BOX 190026
MIAMI BEACH, FL 33139

MEISL USA LLC
1618 MICHIGAN AVE #21
MIAMI BEACH, FL 33139-2535

MELISSA SIGLER
1610 LENOX AVE 510
MIAMI BEACH, FL 33139

MICHAEL J PLUTINO
1551 LENNOX AVE #3
MIAMI BEACH, FL 33139

MICHAEL P KANAMINE
1618 MICHIGAN AVE #7
MIAMI BEACH, FL 33139

MICHELE GELSI
BARBARA AMORETTI
1619 LENOX AVE # 12
MIAMI BEACH, FL 33139

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

MICHIGAN 7 LLC
4770 BISCAYNE BLVD STE 1430
MIAMI, FL 33137

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

MYRIAM MEDEROS LE
REM RAUL G MEDEROS
REM MYRIAM MEDEROS
1601 LENOX AVE 5
MIAMI BEACH, FL 33139

MYSHANNON LLC
2355 N BAY RD
MIAMI BEACH, FL 33140

NAHLA APARTMENTS LLC
1500 BAY RD UNIT 1464S
MIAMI BEACH, FL 33139

NAHLA USA PROPERTIES LLC
1500 BAY RD 1464S
MIAMI BEACH, FL 33139

NANCY DE LERA
LILIANA M CUELLO
7150 SW 17 TER
MIAMI, FL 33155

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

NICHOLE RUSSELL
358 COMMONWEALTH AVE 14
BOSTON, MA 02115

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

NICOLAS PITSILOS
13 BLACK WALNUT
PALOS PARK, IL 60464

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

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

NORMAN CELOTTO
EILEEN LYNCH
110 WEST 26 ST 7B
NEW YORK, NY 10001-6820

NUMBER 1 INVESTMENTS LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

OLGA ULLOA
1612 MICHIGAN AVE #10
MIAMI BEACH, FL 33139-2533

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

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

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

PAUL C KULINSKI &W BARBARA FAGA
147 THE PRADO NE
ATLANTA, GA 30309

PAUL KAWATA
1601 LENOX AVE #1601-10
MIAMI BEACH, FL 33139

PAUL M WHITE
DAVID P SCHRADER
130 W 30 ST APT 2C
NEW YORK, NY 10001

PAUL R CRAMER (JR)
925 16 ST
MIAMI BEACH, FL 33139-2603

PEDRO MAS
800 NORTH MIAMI AVE APT E1205
MIAMI, FL 33136

PESCIOLINO LLC
2378 SW 26 LN
MIAMI, FL 33133

PETER G KOUKIOS
2736 SW 23 ST
MIAMI, FL 33145-3308

PHILIPPE BARDON
1561 LENOX AVE #14
MIAMI BEACH, FL 33139-3360

PIERRE DUY
CARLA DUY
3238 DUCK POND CT
OAK HILL, VA 20171

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

PLAYA RETAIL INVESTMENTS LLC
270 BISCAYNE BLVD WAY STE 201
MIAMI, FL 33131

R DAVID NEW
1616 MICHIGAN AVE #1
MIAMI BEACH, FL 33139

REAL PROPERTIES LENOX LLC
2700 NORTH MIAMI AVE #401
MIAMI, FL 33127-4468

RELOISE LLC
1610 MICHIGAN AVE 3
MIAMI BEACH, FL 33139

RICHARD C HABBERLEY
16 ST MARKS PL #8
NEW YORK, NY 10003

RICHARD SEAVEY
1551 LENOX AVE #1
MIAMI BEACH, FL 33139-3339

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

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

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

RODRIGO SALEM
5640 COLLINS AVE #5C
MIAMI BEACH, FL 33140

RONALD RODRIGUEZ
1616 MICHIGAN AVE #6
MIAMI BEACH, FL 33139-2528

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

RUBEM ROBIERB DE FREITAS BEZERRA
450 ALTON RD 2706
MIAMI BEACH, FL 33139

SAMA5 LLC
9 ISLAND AVE 2409
MIAMI BEACH, FL 33139

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

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

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

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

SARA DARDER JTRS
ALAN LOUIS DARDER JTRS
4319 TYLER ST
HOLLYWOOD, FL 33021

SCHAAN PRAHA LLC
1611 MICHIGAN AVE APT 15
MIAMI BEACH, FL 33139

SOGA LLC
130 3 ST #105
MIAMI BEACH, FL 33139

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

SONJA BOGENSPERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD 205
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 1B
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC
924 LINCOLN RD UNIT 3B
MIAMI BEACH, FL 33139-2602

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

SOUTHERN SHORE PROPERTIES INC
PO BOX 2150
VENTNOR, NJ 08406

STEFANO RACCIATTI &W CARMEN BARLETTA
1619 LENOX AVE #23
MIAMI BEACH, FL 33139

STEPHEN DICARMINE
1600 MICHIGAN AVE #9
MIAMI BEACH, FL 33139

STEVEN B HOPPING &W JULIA S
5704 BENT BRANCH RD
BETHESDA, MD 20816

STW REAL ESTATE LLC
1560 LENOX AVE # 304
MIAMI BEACH, FL 33139

SUNITA M DARYANANI &
SUNIL DARYANANI JTRS
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

T BLAKE DANNER
1601 LENOX AVE #4
MIAMI BEACH, FL 33139-2400

TAMIR HARDOF
981 CUMBERLAND CT
FOSTER CITY, CA 94404-3519

THE ALLAN & MILDRED BERK FAMILY LIMITED
PARTNERSHIP
8905 SW 61 CT
MIAMI, FL 33156-1944

THERESA KIERNAN
1301 LEGACY LN
WILMINGTON, NC 28411

THOMAS THINGELSTAD
MARY THINGELSTAD
1008 16 ST
MIAMI BEACH, FL 33139

THOMAS A STAFFORD &W ANNE M
8227 LAKEVIEW DR
WEST PALM BEACH, FL 33412

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

TIMOTHY E FOUNTAIN
1605 LENOX AVE #10
MIAMI BEACH, FL 33139-2443

TOPI LLC
1619 LENOX AVE # 2
MIAMI BEACH, FL 33139

TREA INVESTMENT INC
1616 MICHIGAN AVE # 17
MIAMI BEACH, FL 33139

TREA INVESTMENT INC
6415 LAKE WORTH RD 205
GREEN ACRES, FL 33463

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

VALERIA LANDI HENRY PERSON
1611 MICHIGAN AVE 10
MIAMI BEACH, FL 33139

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

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

VICTOR DELGADO
941 16TH ST
MIAMI BEACH, FL 33139

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

WILKA INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

WILMINGTON SAVING FUND
C/O STOREY LAW GROUP P A SOCIETY TRS
3670 MAGUIRE BLVD STE 200
ORLANDO, FL 32803

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

Name	Address	City	State	Zip	Country
9288 3990 QUEBEC INC	200 7250 BOUL TASCHEREAU	BROSSARD QC J4W 1M9			CANADA
DAMIEN TAYMANS ISABELLE DELANDE	CHAUSEE DE LOUVAIN 151	WATERLOO 1410			BELGIUM
ENRICO CAMURATI	VIA ISERNIA 13 10151	TORINO			ITALY
ISABELLE ZU HOHENLOHE JAGSTBERG TINO SCHUSTER JTRS	WITTELSBACHERSTRASSE 6	MUNICH 80469			GERMANY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
REDROSES MIAMI INC	VIA DE QUARTO 58D	BAGNO A RIPOLI FLORENCE 50012			ITALY
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
VICTOR KALYUZHNY TATIANA MISCHENKO	7 ORDZHENIKIDZE ST #120	MOSCOW 115419			RUSSIA
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1550 MICHIGAN LLC	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 MICHIGAN AVE 2 LLC	1611 MICHIGAN AVE 2	MIAMI BEACH	FL	33139	USA
1619 LENOX AVENUE UNIT 22 LLC	1020 NW 105 AVE # B 119	PLANTATION	FL	33322	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	924 LINCOLN RD 205	MIAMI BEACH	FL	33139	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
ABBA LENA LLC	1611 MICHIGAN AVE 19	MIAMI BEACH	FL	33139-2546	USA
ABEL H ESPINOSA JENKIN JTRS TODD B BOMAN JTRS	934 16TH ST APT 4	MIAMI BEACH	FL	33139	USA
ABEL SOSA &W SUSANA C ALEJANDRO A SOSA	327 NE 59 TER	MIAMI	FL	33137	USA
AF MIDBLOCK 917	702 13 ST 109	MIAMI BEACH	FL	33139	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALCIDES BETANCOURT	21 E 3 ST #505	HIALEAH	FL	33010-4988	USA
ALEA JACTA EST HOLDING CORP	15807 BISCAYNE BLVD #101	NORTH MIAMI BEACH	FL	33160	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALESSANDRO PAZZAGLIA	1508 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMIN PAIN RELIEF NAUTICAL LLC	101 SOUTH FORT LAUDERDALE BEACH BLVD #1906	FORT LAUDERDALE	FL	33316	USA
ANDREA BRAME	1612 MICHIGAN AVE #11	MIAMI BEACH	FL	33139-2533	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGELA V BENOIT	2580 SW 25 AVE	MIAMI	FL	33133	USA
ANTHONY DVORAK FADWA SAHLY	1551 LENOX AVE #5	MIAMI BEACH	FL	33139	USA
ARLENE KAPLAN	PO BOX 840938	PEMBROKE PINES	FL	33084	USA
ARMANDO Riestra EST OF	1590 MICHIGAN AVE #7	MIAMI BEACH	FL	33139-3354	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARY2001 INC	13499 BISCAYNE BLVD - TS1	MIAMI	FL	33181	USA
ASHLEY FOCHTMAN	1600 MICHIGAN AVE 5	MIAMI BEACH	FL	33139-2543	USA
BANKUNITED NA	7815 NW 148 ST	MIAMI LAKES	FL	33016	USA
BARRY GOLLOP	1605 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
BART DE MEIRSMAN	1551 LENOX AVE #8	MIAMI BEACH	FL	33139-3379	USA
BE MIAMI INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA

BELY TATIANA ALLEMANT DOMINIK BOSSART	1896 TIGERTAIL AVE	MIAMI	FL	33133-3350	USA
BOON HOLDINGS LLC	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
BRIAN SULLIVAN	1 HARBOR POINT RD APT 254	STAMFORD	CT	06902-7318	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARFAMA MIAMI INC	450 ALTON RD UNIT 3205	MIAMI BEACH	FL	33139	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN & W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CAROLYN TORRES KELLEY TRS CAROLYN TORRES KELLEY LIVING TR	1561 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHE DURAND JTRS STEPHANE LE BECHEC JTRS	1605 LENOX AVE UNIT 1605-9	MIAMI BEACH	FL	33139	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CIRCLE BENEFIT CORP	1611 MICHIGAN AVE APT 5	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE UNIT 515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1611 MICHIGAN AVE UNIT 12	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1612 MICHIGAN AVE UNIT 9 BLDG 2	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1616 MICHIGAN AVE UNIT 3 BLDG 3	MIAMI BEACH	FL	33139	USA
DAFNE INVESTMENTS INC	1330 15 ST #1	MIAMI BEACH	FL	33139	USA
DAMIAN GLIATIS	1616 MICHIGAN AVE #5	MIAMI BEACH	FL	33139-2528	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VANNSON EMMANUELLE VANNSON	1611 MICHIGAN AVE 24	MIAMI BEACH	FL	33139	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DODI INVESTMENT INC C/O MANAL OLIVER AND ASSOCIATES	301 W 41 ST 501	MIAMI BEACH	FL	33140	USA
DONALD BAKERT	1579 MONROE DR NE #F307	ATLANTA	GA	30324	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DUCKLAND INC	3250 GRAND AVE 201	COCONUT GROVE	FL	33133	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	MIAMI	FL	33180	USA
EDGAR SARLI TAMAR LOEB	1601 LENOX AVE #1601-1	MIAMI BEACH	FL	33139	USA
EDGARDO MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
ELIDA I BRAGADO & ANA F AQUIRRE	1601 LENOX AVE UNIT 8	MIAMI BEACH	FL	33139-2400	USA
ELITE BEACH ASSOCIATES LTD % HARVEY K MATTEL	PO BOX 14723	FT LAUDERDALE	FL	33302-4723	USA
ELIZABETH RODRIGUEZ	1605 LENOX AVE #1605-1	MIAMI BEACH	FL	33139-2487	USA
ERIC WILLIAM DICKHAUS	1605 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ETIENNE PATTE BENEDICTE PATTE	1551 LENOX AVE # 6	MIAMI BEACH	FL	33139	USA
EUGEKA LLC	950 BRICKELL BAY DR STE 5505	MIAMI	FL	33131	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PARATICI	115 VENETIAN WAY DILIDO ISLAND	MIAMI BEACH	FL	33139	USA

FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FILOMINA K GARCIA	1590 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-3325	USA
FIRST JERI CO ON MIAMI REAL ESTATE LLC	130 3 ST UNT 105	MIAMI BEACH	FL	33139	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FIRST ON LINCOLN 103 LLC	130 3RD STREET UNIT #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 106 LLC	130 3RD STREET #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 203 LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 207 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 302 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 304	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FLORE CAPITAL MANAGEMENT LLC	435 21 ST # CU 4	MIAMI BEACH	FL	33139	USA
FLORE LE NENAON	900 MERIDIAN AVE APT 208	MIAMI BEACH	FL	33139	USA
FRANCES DORESTE	10 MIRO PLACE	PORT WASHINGTON NORTH	NY	11050	USA
FRANCY AND VICTORY INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
FRANK OLAECHEA	1601 LENOX AVE UNIT 3	MIAMI BEACH	FL	33139-2400	USA
FRANK VECCHIO TRS ALEXANDER W KNOWLTON TRS	80 METROPOLITAN AVE #5V	BROOKLYN	NY	11211	USA
FRANKLIN CARDONA &W FANNY	1590 MICHIGAN AVE UNIT 5	MIAMI BEACH	FL	33139-3325	USA
FRONTIER INTERNATIONAL LLC	1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
GALLERY ART 901 LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
GENIS SANCHEZ	1561 LENOX AVE #4	MIAMI BEACH	FL	33139-3338	USA
GERALD SAMMARTANO HONEY SAMMARTANO	222 LAWNTOWN RD	REDDING	CT	06896	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GERMARTI LLC	1600 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
GIANLUCA GROSSI	1611 MICHIGAN AVE APT 23	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GIUSEPPE DI MURO LE REM JAMES R QUINN	945 16 ST	MIAMI BEACH	FL	33139-2603	USA
GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GNES LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
GREAT MOUNTAIN INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GREG CLARK	1610 MICHIGAN AVE UNIT 4	MIAMI BEACH	FL	33139-2516	USA
GREGORY JOHN DYER II	555 10TH AVE APT 250	NEW YORK	NY	10018-0295	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GROWING CAPITAL OF FLORIDA INC	762 SW 18 AVE	MIAMI	FL	33135	USA
GUILLERMO MATTA &W LUDY & MONICA MEJIA	1610 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2532	USA
GUMA RE INC	1200 BRICKELL AVE 800	MIAMI	FL	33131	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
HENRY PERSOON JTRS VALERI LANDI JTRS	1611 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
HLF LLC	1618 MICHIGAN AVE 33	MIAMI BEACH	FL	33139	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HUNTER G CHRISTOPH	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
IL SASSO LLC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ILLIOSCO CORP	200 SUNNY ISLES BLVD #1606	SUNNY ISLES BEACH	FL	33160	USA
IMMOBILIARE CVD USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
ISAAC RODRIGUEZ &W ELIZABETH	1605 LENOX AVE #2	MIAMI BEACH	FL	33139-2443	USA
ISABELLA RIZZA	5101 COLLINS AVE UNIT 11R	MIAMI BEACH	FL	33140	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA

JACQUELINE GARCELL WILLIAM A ZOFFINGER	1611 MICHIGAN AVE #14	MIAMI BEACH	FL	33139-2526	USA
JAMES HARE &W TAMMY BEAULIEU	9132 KNOX AVE S	BLOOMINGTON	MN	55431	USA
JAMES T POWELL	1601 LENOX AVE #1601-9	MIAMI BEACH	FL	33139-2485	USA
JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JAMMIN FOUR LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUPE CANCEL	1255 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
JEFFREY E SAADEH TRS JEFFREY & MICHAEL S PUIG LIV TR MICHAEL S PUIG TRS	100 SOUTH LAUREL AVE	LOS ANGELES	CA	90048	USA
JENNIE L THOMPSON ROBERT J LEVY	1854 KALORAMA RD NW	WASHINGTON	DC	20009	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN D SCHOEMANN	960 NE 99TH ST	MIAMI SHORES	FL	33138-2567	USA
JOHN P WOODWARD	8898 SW 62 TER #7F	MIAMI	FL	33173	USA
JOHN ROBERT FERRIS	934 16 ST 2	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE A MOCEGA	1610 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2532	USA
JOSE A MOCEGA	325 MERIDIAN AVE #9	MIAMI BEACH	FL	33139-8713	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JOSEPH OLIVADOTI &W ANNA M & ETAL	251 BEECHWOOD DR	SHREWSBURY	NJ	07702	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
KATHLEEN CATTIE	1616 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2528	USA
KATHLEEN M VIVAS	1618 MICHIGAN AVE 34	MIAMI BEACH	FL	33139	USA
KEITH C RIDLER	534 CADIEUX RD	GROSSE PTE	MI	48230-1509	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
KNICKERBOCKER 102 LLC	1500 BAY RD 1078 SOUTH	MIAMI BEACH	FL	33139	USA
KRISTEN M ARIAS	1610 LENOX AVE 404	MIAMI BEACH	FL	33139	USA
LANCELLOTTI PROPERTIES LLC	1900 GLADES RD #102	BOCA RATON	FL	33431	USA
LAND & SEA ENTERPRISE LLC	450 ALTON RD STE 1804	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEOPOLD DOMINIGUEZ ELOY DOMINIGUEZ	1590 MICHIGAN AVE # 9	MIAMI BEACH	FL	33139-3354	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LONGOBARDA INC	478 E ALTAMONTE DR STE 108 420	ALTAMONTE SPRINGS	FL	32701	USA
LORA ECKLER ANDREA BRAME	1612 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-2533	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUISA KELESIAN	1611 MICHIGAN AVE UNIT 21	MIAMI BEACH	FL	33139	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUELA D APOLLO	1561 LENOX AVE #10	MIAMI BEACH	FL	33139	USA
MARCELLO BALDI	2242 SOUTH HALIFAX DRIVE	DAYTONA BEACH	FL	32118	USA
MARCUS ROWAN	3510 TURTLECREAK BLVD #8F	DALLAS	TX	75219	USA
MARGO E ARMSTRONG	8904 LOST VALLEY DR	MARS	PA	16046-4246	USA
MARK B LEIDER TRS MARK B LEIDER EXEMPT TRUST	112 WEST 72 ST 5G	NEW YORK	NY	10023	USA

MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MB SUNNY DAY LLC	1619 LENOX AVE 7	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCQUEEN PROPERTIES CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA
MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MICHAEL J PLUTINO	1551 LENNOX AVE #3	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHELE GELSI BARBARA AMORETTI	1619 LENOX AVE # 12	MIAMI BEACH	FL	33139	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MICHIGAN 7 LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MYRIAM MEDEROS LE REM RAUL G MEDEROS REM MYRIAM MEDEROS	1601 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
MYSHANNON LLC	2355 N BAY RD	MIAMI BEACH	FL	33140	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NANCY DE LERA LILIANA M CUELLO	7150 SW 17 TER	MIAMI	FL	33155	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICHOLE RUSSELL	358 COMMONWEALTH AVE 14	BOSTON	MA	02115	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NORMAN CELOTTO EILEEN LYNCH	110 WEST 26 ST 7B	NEW YORK	NY	10001-6820	USA
NUMBER 1 INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
OLGA ULLOA	1612 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-2533	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PAUL C KULINSKI &W BARBARA FAGA	147 THE PRADO NE	ATLANTA	GA	30309	USA
PAUL KAWATA	1601 LENOX AVE #1601-10	MIAMI BEACH	FL	33139	USA
PAUL M WHITE DAVID P SCHRADER	130 W 30 ST APT 2C	NEW YORK	NY	10001	USA
PAUL R CRAMER (JR)	925 16 ST	MIAMI BEACH	FL	33139-2603	USA
PEDRO MAS	800 NORTH MIAMI AVE APT E1205	MIAMI	FL	33136	USA
PESCIOLINO LLC	2378 SW 26 LN	MIAMI	FL	33133	USA
PETER G KOUKIOS	2736 SW 23 ST	MIAMI	FL	33145-3308	USA
PHILIPPE BARDO	1561 LENOX AVE #14	MIAMI BEACH	FL	33139-3360	USA
PIERRE DUY CARLA DUY	3238 DUCK POND CT	OAK HILL	VA	20171	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
R DAVID NEW	1616 MICHIGAN AVE #1	MIAMI BEACH	FL	33139	USA
REAL PROPERTIES LENOX LLC	2700 NORTH MIAMI AVE #401	MIAMI	FL	33127-4468	USA
RELOISE LLC	1610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
RICHARD C HABBERLEY	16 ST MARKS PL #8	NEW YORK	NY	10003	USA
RICHARD SEAVEY	1551 LENOX AVE #1	MIAMI BEACH	FL	33139-3339	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
RODRIGO SALEM	5640 COLLINS AVE #5C	MIAMI BEACH	FL	33140	USA
RONALD RODRIGUEZ	1616 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2528	USA

ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUBEM ROBIERB DE FREITAS BEZERRA	450 ALTON RD 2706	MIAMI BEACH	FL	33139	USA
SAMAS LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SARA DARDER JTRS ALAN LOUIS DARDER JTRS	4319 TYLER ST	HOLLYWOOD	FL	33021	USA
SCHAAN PRAHA LLC	1611 MICHIGAN AVE APT 15	MIAMI BEACH	FL	33139	USA
SOGA LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD 205	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SOUTHERN SHORE PROPERTIES INC	PO BOX 2150	VENTNOR	NJ	08406	USA
STEFANO RACCIATTI & W CARMEN BARLETTA	1619 LENOX AVE #23	MIAMI BEACH	FL	33139	USA
STEPHEN DICARMINE	1600 MICHIGAN AVE #9	MIAMI BEACH	FL	33139	USA
STEVEN B HOPPING & W JULIA S	5704 BENT BRANCH RD	BETHESDA	MD	20816	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNITA M DARYANANI & SUNIL DARYANANI JTRS	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
T BLAKE DANNER	1601 LENOX AVE #4	MIAMI BEACH	FL	33139-2400	USA
TAMIR HARDOF	981 CUMBERLAND CT	FOSTER CITY	CA	94404-3519	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THERESA KIERNAN	1301 LEGACY LN	WILMINGTON	NC	28411	USA
THOMAS THINGELSTAD MARY THINGELSTAD	1008 16 ST	MIAMI BEACH	FL	33139	USA
THOMAS A STAFFORD & W ANNE M	8227 LAKEVIEW DR	WEST PALM BEACH	FL	33412	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY E FOUNTAIN	1605 LENOX AVE #10	MIAMI BEACH	FL	33139-2443	USA
TOPI LLC	1619 LENOX AVE # 2	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	1616 MICHIGAN AVE # 17	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	6415 LAKE WORTH RD 205	GREEN ACRES	FL	33463	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA LANDI HENRY PERSOON	1611 MIGHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VICTOR DELGADO	941 16TH ST	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILKA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
WILMINGTON SAVING FUND C/O STOREY LAW GROUP P A SOCIETY TRS	3670 MAGUIRE BLVD STE 200	ORLANDO	FL	32803	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

Name	Address	City	State	Zip	Country
9288 3990 QUEBEC INC	200 7250 BOUL TASCHEREAU	BROSSARD QC J4W 1M9			CANADA
DAMIEN TAYMANS ISABELLE DELANDE	CHAUSEE DE LOUVAIN 151	WATERLOO 1410			BELGIUM
ENRICO CAMURATI	VIA ISERNIA 13 10151	TORINO			ITALY
ISABELLE ZU HOHENLOHE JAGSTBERG TINO SCHUSTER JTRS	WITTELSBACHERSTRASSE 6	MUNICH 80469			GERMANY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
REDROSES MIAMI INC	VIA DE QUARTO 58D	BAGNO A RIPOLI FLORENCE 50012			ITALY
SAMEER MERCHANT	18 HARBOUR ST #1110	TORONTO ONT M5J 2Z6			CANADA
VICTOR KALYUZHNY TATIANA MISCHENKO	7 ORDZHENIKIDZE ST #120	MOSCOW 115419			RUSSIA
1000 LINCOLN ROAD LLC	1000 LINCOLN RD STE 210	MIAMI BEACH	FL	33139	USA
1020 LINCOLN ROAD LLC	1000 LINCOLN ROAD SUITE 210	MIAMI BEACH	FL	33139	USA
1024 LINCOLN ROAD LLC	1407 BROADWAY 41ST FLOOR	NEW YORK	NY	10018	USA
1550 MICHIGAN LLC	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 MICHIGAN AVE 2 LLC	1611 MICHIGAN AVE 2	MIAMI BEACH	FL	33139	USA
1619 LENOX AVENUE UNIT 22 LLC	1020 NW 105 AVE # B 119	PLANTATION	FL	33322	USA
918 STAR LLC C/O TRISTAR CAPITAL	510 LINCOLN RD	MIAMI BEACH	FL	33139	USA
918 STAR LLC C/O TRISTAR CAPITAL	924 LINCOLN RD 205	MIAMI BEACH	FL	33139	USA
940 LINCOLN RD ENTERPRISES INC	940 LINCOLN RD STE 301	MIAMI BEACH	FL	33139-2627	USA
ABBA LENA LLC	1611 MICHIGAN AVE 19	MIAMI BEACH	FL	33139-2546	USA
ABEL H ESPINOSA JENKIN JTRS TODD B BOMAN JTRS	934 16TH ST APT 4	MIAMI BEACH	FL	33139	USA
ABEL SOSA &W SUSANA C ALEJANDRO A SOSA	327 NE 59 TER	MIAMI	FL	33137	USA
AF MIDBLOCK 917	702 13 ST 109	MIAMI BEACH	FL	33139	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALCIDES BETANCOURT	21 E 3 ST #505	HIALEAH	FL	33010-4988	USA
ALEA JACTA EST HOLDING CORP	15807 BISCAYNE BLVD #101	NORTH MIAMI BEACH	FL	33160	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #26	MIAMI BEACH	FL	33139	USA
ALEKSEI STALNOV	1618 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
ALESSANDRA NGUYEN MANORY PRES	1618 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
ALESSANDRO PAZZAGLIA	1508 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALMA PROP INC	2650 BISCAYNE BLVD	MIAMI	FL	33137-4531	USA
AMIN PAIN RELIEF NAUTICAL LLC	101 SOUTH FORT LAUDERDALE BEACH BLVD #1906	FORT LAUDERDALE	FL	33316	USA
ANDREA BRAME	1612 MICHIGAN AVE #11	MIAMI BEACH	FL	33139-2533	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGELA V BENOIT	2580 SW 25 AVE	MIAMI	FL	33133	USA
ANTHONY DVORAK FADWA SAHLY	1551 LENOX AVE #5	MIAMI BEACH	FL	33139	USA
ARLENE KAPLAN	PO BOX 840938	PEMBROKE PINES	FL	33084	USA
ARMANDO RIESTRA EST OF	1590 MICHIGAN AVE #7	MIAMI BEACH	FL	33139-3354	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARY2001 INC	13499 BISCAYNE BLVD - TS1	MIAMI	FL	33181	USA
ASHLEY FOCHTMAN	1600 MICHIGAN AVE 5	MIAMI BEACH	FL	33139-2543	USA
BANKUNITED NA	7815 NW 148 ST	MIAMI LAKES	FL	33016	USA
BARRY GOLLOP	1605 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
BART DE MEIRSMAN	1551 LENOX AVE #8	MIAMI BEACH	FL	33139-3379	USA
BE MIAMI INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
BELY TATIANA ALLEMANT DOMINIK BOSSART	1896 TIGERTAIL AVE	MIAMI	FL	33133-3350	USA

BOON HOLDINGS LLC	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
BRIAN SULLIVAN	1 HARBOR POINT RD APT 254	STAMFORD	CT	06902-7318	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CAMILLE PUJOS C/O BARNES INTER PROP CONSULTAN	1150 SW 22 ST	MIAMI	FL	33129	USA
CAREL WORLDWIDE HOLDING CO	9316 BAY DR	SURFSIDE	FL	33154	USA
CARFAMA MIAMI INC	450 ALTON RD UNIT 3205	MIAMI BEACH	FL	33139	USA
CARLOS A ZEVALLOS JR	1618 MICHIGAN AVE #36	MIAMI BEACH	FL	33139-2537	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN & W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CAROLYN TORRES KELLEY TRS CAROLYN TORRES KELLEY LIVING TR	1561 LENOX AVE #6	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHE DURAND JTRS STEPHANE LE BECHEC JTRS	1605 LENOX AVE UNIT 1605-9	MIAMI BEACH	FL	33139	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CIRCLE BENEFIT CORP	1611 MICHIGAN AVE APT 5	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE UNIT 515	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1611 MICHIGAN AVE UNIT 12	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1612 MICHIGAN AVE UNIT 9 BLDG 2	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1616 MICHIGAN AVE UNIT 3 BLDG 3	MIAMI BEACH	FL	33139	USA
DAFNE INVESTMENTS INC	1330 15 ST #1	MIAMI BEACH	FL	33139	USA
DAMIAN GLIATIS	1616 MICHIGAN AVE #5	MIAMI BEACH	FL	33139-2528	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DAVID VANNSON EMMANUELLE VANNSON	1611 MICHIGAN AVE 24	MIAMI BEACH	FL	33139	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DODI INVESTMENT INC C/O MANAL OLIVER AND ASSOCIATES	301 W 41 ST 501	MIAMI BEACH	FL	33140	USA
DONALD BAKERT	1579 MONROE DR NE #F307	ATLANTA	GA	30324	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
DUCKLAND INC	3250 GRAND AVE 201	COCONUT GROVE	FL	33133	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	MIAMI	FL	33180	USA
EDGAR SARLI TAMAR LOEB	1601 LENOX AVE #1601-1	MIAMI BEACH	FL	33139	USA
EDGARDO MARIN	1618 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
ELIDA I BRAGADO & ANA F AQUIRRE	1601 LENOX AVE UNIT 8	MIAMI BEACH	FL	33139-2400	USA
ELITE BEACH ASSOCIATES LTD % HARVEY K MATTEL	PO BOX 14723	FT LAUDERDALE	FL	33302-4723	USA
ELIZABETH RODRIGUEZ	1605 LENOX AVE #1605-1	MIAMI BEACH	FL	33139-2487	USA
ERIC WILLIAM DICKHAUS	1605 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
ETIENNE PATTE BENEDICTE PATTE	1551 LENOX AVE # 6	MIAMI BEACH	FL	33139	USA
EUGEKA LLC	950 BRICKELL BAY DR STE 5505	MIAMI	FL	33131	USA
EVA LUISI	20 PINECREST RD	JERSEY CITY	NJ	07305	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FABIO PARATICI	115 VENETIAN WAY DILIDO ISLAND	MIAMI BEACH	FL	33139	USA
FAMLPRO INC	442 S TAMAMIAMI TR	OSPREY	FL	34229	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA

FILOMINA K GARCIA	1590 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-3325	USA
FIRST JERI CO ON MIAMI REAL ESTATE LLC	130 3 ST UNT 105	MIAMI BEACH	FL	33139	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI	FL	33139-2144	USA
FIRST ON LINCOLN 103 LLC	130 3RD STREET UNIT #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 106 LLC	130 3RD STREET #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 203 LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 207 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 302 LLC	130 3 ST UNIT 105	MIAMI BEACH	FL	33139	USA
FIRST ON LINCOLN 304	130 3 ST #105	MIAMI BEACH	FL	33139	USA
FIVE POINTS METROPOLITAN LLC	730 12 ST #11	MIAMI BEACH	FL	33139	USA
FLORE CAPITAL MANAGEMENT LLC	435 21 ST # CU 4	MIAMI BEACH	FL	33139	USA
FLORE LE NENAON	900 MERIDIAN AVE APT 208	MIAMI BEACH	FL	33139	USA
FRANCES DORESTE	10 MIRO PLACE	PORT WASHINGTON NORTH	NY	11050	USA
FRANCY AND VICTORY INC	235 LINCOLN RD STE 310	MIAMI BEACH	FL	33139	USA
FRANK OLAECHEA	1601 LENOX AVE UNIT 3	MIAMI BEACH	FL	33139-2400	USA
FRANK VECCHIO TRS ALEXANDER W KNOWLTON TRS	80 METROPOLITAN AVE #5V	BROOKLYN	NY	11211	USA
FRANKLIN CARDONA &W FANNY	1590 MICHIGAN AVE UNIT 5	MIAMI BEACH	FL	33139-3325	USA
FRONTIER INTERNATIONAL LLC	1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
GALLERY ART 901 LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
GENIS SANCHEZ	1561 LENOX AVE #4	MIAMI BEACH	FL	33139-3338	USA
GERALD SAMMARTANO HONEY SAMMARTANO	222 LAWNTOWN RD	REDDING	CT	06896	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GERMARTI LLC	1600 MICHIGAN AVE #8	MIAMI BEACH	FL	33139	USA
GIANLUCA GROSSI	1611 MICHIGAN AVE APT 23	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GIUSEPPE DI MURO LE REM JAMES R QUINN	945 16 ST	MIAMI BEACH	FL	33139-2603	USA
GMJ GROUP LLC	3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GNES LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
GREAT MOUNTAIN INC C/O FINLEY & BOLOGNA INTERNATIONAL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GREG CLARK	1610 MICHIGAN AVE UNIT 4	MIAMI BEACH	FL	33139-2516	USA
GREGORY JOHN DYER II	555 10TH AVE APT 250	NEW YORK	NY	10018-0295	USA
GREGORY ULTO	1481 EAST 45 ST	BROOKLYN	NY	11234	USA
GROWING CAPITAL OF FLORIDA INC	762 SW 18 AVE	MIAMI	FL	33135	USA
GUILLERMO MATTA &W LUDY & MONICA MEJIA	1610 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2532	USA
GUMA RE INC	1200 BRICKELL AVE 800	MIAMI	FL	33131	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
HENRY PERSOON JTRS VALERI LANDI JTRS	1611 MICHIGAN AVE #27	MIAMI BEACH	FL	33139	USA
HLF LLC	1618 MICHIGAN AVE 33	MIAMI BEACH	FL	33139	USA
HOLIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
HUNTER G CHRISTOPH	300 ALTON RD #303	MIAMI BEACH	FL	33139-8913	USA
IL SASSO LLC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
ILLIOSCO CORP	200 SUNNY ISLES BLVD #1606	SUNNY ISLES BEACH	FL	33160	USA
IMMOBILIARE CVD USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
ISAAC RODRIGUEZ &W ELIZABETH	1605 LENOX AVE #2	MIAMI BEACH	FL	33139-2443	USA
ISABELLA RIZZA	5101 COLLINS AVE UNIT 11R	MIAMI BEACH	FL	33140	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
JACQUELINE GARCELL WILLIAM A ZOFFINGER	1611 MICHIGAN AVE #14	MIAMI BEACH	FL	33139-2526	USA
JAMES HARE &W TAMMY BEAULIEU	9132 KNOX AVE S	BLOOMINGTON	MN	55431	USA
JAMES T POWELL	1601 LENOX AVE #1601-9	MIAMI BEACH	FL	33139-2485	USA

JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JAMMIN FOUR LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUPE CANCEL	1255 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
JEFFREY E SAADEH TRS JEFFREY & MICHAEL S PUIG LIV TR MICHAEL S PUIG TRS	100 SOUTH LAUREL AVE	LOS ANGELES	CA	90048	USA
JENNIE L THOMPSON ROBERT J LEVY	1854 KALORAMA RD NW	WASHINGTON	DC	20009	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JOHN D SCHOEMANN	960 NE 99TH ST	MIAMI SHORES	FL	33138-2567	USA
JOHN P WOODWARD	8898 SW 62 TER #7F	MIAMI	FL	33173	USA
JOHN ROBERT FERRIS	934 16 ST 2	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE A MOCEGA	1610 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2532	USA
JOSE A MOCEGA	325 MERIDIAN AVE #9	MIAMI BEACH	FL	33139-8713	USA
JOSE ANTONIO RODRIGUEZ	PO BOX 190353	MIAMI BEACH	FL	33119	USA
JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JOSEPH OLIVADOTI &W ANNA M & ETAL	251 BEECHWOOD DR	SHREWSBURY	NJ	07702	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
KATHLEEN CATTIE	1616 MICHIGAN AVE #8	MIAMI BEACH	FL	33139-2528	USA
KATHLEEN M VIVAS	1618 MICHIGAN AVE 34	MIAMI BEACH	FL	33139	USA
KEITH C RIDLER	534 CADIEUX RD	GROSSE PTE	MI	48230-1509	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
KNICKERBOCKER 102 LLC	1500 BAY RD 1078 SOUTH	MIAMI BEACH	FL	33139	USA
KRISTEN M ARIAS	1610 LENOX AVE 404	MIAMI BEACH	FL	33139	USA
LANCELOTTI PROPERTIES LLC	1900 GLADES RD #102	BOCA RATON	FL	33431	USA
LAND & SEA ENTERPRISE LLC	450 ALTON RD STE 1804	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEOPOLD DOMINIGUEZ ELOY DOMINIGUEZ	1590 MICHIGAN AVE # 9	MIAMI BEACH	FL	33139-3354	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LONGOBARDA INC	478 E ALTAMONTE DR STE 108 420	ALTAMONTE SPRINGS	FL	32701	USA
LORA ECKLER ANDREA BRAME	1612 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-2533	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUISA KELESCIAN	1611 MICHIGAN AVE UNIT 21	MIAMI BEACH	FL	33139	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUELA D APOLLO	1561 LENOX AVE #10	MIAMI BEACH	FL	33139	USA
MARCELLO BALDI	2242 SOUTH HALIFAX DRIVE	DAYTONA BEACH	FL	32118	USA
MARCUS ROWAN	3510 TURTLECREEK BLVD #8F	DALLAS	TX	75219	USA
MARGO E ARMSTRONG	8904 LOST VALLEY DR	MARS	PA	16046-4246	USA
MARK B LEIDER TRS MARK B LEIDER EXEMPT TRUST	112 WEST 72 ST 5G	NEW YORK	NY	10023	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MB SUNNY DAY LLC	1619 LENOX AVE 7	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MCQUEEN PROPERTIES CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA

MEISL USA LLC	1618 MICHIGAN AVE #21	MIAMI BEACH	FL	33139-2535	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MICHAEL J PLUTINO	1551 LENNOX AVE #3	MIAMI BEACH	FL	33139	USA
MICHAEL P KANAMINE	1618 MICHIGAN AVE #7	MIAMI BEACH	FL	33139	USA
MICHELE GELSI BARBARA AMORETTI	1619 LENOX AVE # 12	MIAMI BEACH	FL	33139	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MICHIGAN 7 LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MYRIAM MEDEROS LE REM RAUL G MEDEROS REM MYRIAM MEDEROS	1601 LENOX AVE 5	MIAMI BEACH	FL	33139	USA
MYSHANNON LLC	2355 N BAY RD	MIAMI BEACH	FL	33140	USA
NAHLA APARTMENTS LLC	1500 BAY RD UNIT 1464S	MIAMI BEACH	FL	33139	USA
NAHLA USA PROPERTIES LLC	1500 BAY RD 1464S	MIAMI BEACH	FL	33139	USA
NANCY DE LERA LILIANA M CUELLO	7150 SW 17 TER	MIAMI	FL	33155	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICHOLE RUSSELL	358 COMMONWEALTH AVE 14	BOSTON	MA	02115	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NORMAN CELOTTO EILEEN LYNCH	110 WEST 26 ST 7B	NEW YORK	NY	10001-6820	USA
NUMBER 1 INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
OLGA ULLOA	1612 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-2533	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PAUL C KULINSKI &W BARBARA FAGA	147 THE PRADO NE	ATLANTA	GA	30309	USA
PAUL KAWATA	1601 LENOX AVE #1601-10	MIAMI BEACH	FL	33139	USA
PAUL M WHITE DAVID P SCHRADER	130 W 30 ST APT 2C	NEW YORK	NY	10001	USA
PAUL R CRAMER (JR)	925 16 ST	MIAMI BEACH	FL	33139-2603	USA
PEDRO MAS	800 NORTH MIAMI AVE APT E1205	MIAMI	FL	33136	USA
PESCIOLINO LLC	2378 SW 26 LN	MIAMI	FL	33133	USA
PETER G KOUKIOS	2736 SW 23 ST	MIAMI	FL	33145-3308	USA
PHILIPPE BARDO	1561 LENOX AVE #14	MIAMI BEACH	FL	33139-3360	USA
PIERRE DUY CARLA DUY	3238 DUCK POND CT	OAK HILL	VA	20171	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PLAYA RETAIL INVESTMENTS LLC	270 BISCAYNE BLVD WAY STE 201	MIAMI	FL	33131	USA
R DAVID NEW	1616 MICHIGAN AVE #1	MIAMI BEACH	FL	33139	USA
REAL PROPERTIES LENOX LLC	2700 NORTH MIAMI AVE #401	MIAMI	FL	33127-4468	USA
RELOISE LLC	1610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139	USA
RICHARD C HABBERLEY	16 ST MARKS PL #8	NEW YORK	NY	10003	USA
RICHARD SEAVEY	1551 LENOX AVE #1	MIAMI BEACH	FL	33139-3339	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
RODRIGO SALEM	5640 COLLINS AVE #5C	MIAMI BEACH	FL	33140	USA
RONALD RODRIGUEZ	1616 MICHIGAN AVE #6	MIAMI BEACH	FL	33139-2528	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUBEM ROBIERB DE FREITAS BEZERRA	450 ALTON RD 2706	MIAMI BEACH	FL	33139	USA
SAMA5 LLC	9 ISLAND AVE 2409	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA

SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SARA DARDER JTRS ALAN LOUIS DARDER JTRS	4319 TYLER ST	HOLLYWOOD	FL	33021	USA
SCHAAAN PRAHA LLC	1611 MICHIGAN AVE APT 15	MIAMI BEACH	FL	33139	USA
SOGA LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD 205	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL	33139-2602	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL	33139-2602	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SOUTHERN SHORE PROPERTIES INC	PO BOX 2150	VENTNOR	NJ	08406	USA
STEFANO RACCIATTI & W CARMEN BARLETTA	1619 LENOX AVE #23	MIAMI BEACH	FL	33139	USA
STEPHEN DICARMINE	1600 MICHIGAN AVE #9	MIAMI BEACH	FL	33139	USA
STEVEN B HOPPING & W JULIA S	5704 BENT BRANCH RD	BETHESDA	MD	20816	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNITA M DARYANANI & SUNIL DARYANANI JTRS	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
T BLAKE DANNER	1601 LENOX AVE #4	MIAMI BEACH	FL	33139-2400	USA
TAMIR HARDOF	981 CUMBERLAND CT	FOSTER CITY	CA	94404-3519	USA
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP	8905 SW 61 CT	MIAMI	FL	33156-1944	USA
THERESA KIERNAN	1301 LEGACY LN	WILMINGTON	NC	28411	USA
THOMAS THINGELSTAD MARY THINGELSTAD	1008 16 ST	MIAMI BEACH	FL	33139	USA
THOMAS A STAFFORD & W ANNE M	8227 LAKEVIEW DR	WEST PALM BEACH	FL	33412	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TIMOTHY E FOUNTAIN	1605 LENOX AVE #10	MIAMI BEACH	FL	33139-2443	USA
TOPI LLC	1619 LENOX AVE # 2	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	1616 MICHIGAN AVE # 17	MIAMI BEACH	FL	33139	USA
TREA INVESTMENT INC	6415 LAKE WORTH RD 205	GREEN ACRES	FL	33463	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALERIA LANDI HENRY PERSOON	1611 MIGHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VICTOR DELGADO	941 16TH ST	MIAMI BEACH	FL	33139	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILKA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
WILMINGTON SAVING FUND C/O STOREY LAW GROUP P A SOCIETY TRS	3670 MAGUIRE BLVD STE 200	ORLANDO	FL	32803	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA