

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 HPB18-0241			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input checked="" type="radio"/> Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 516 Espanola Way, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3234-015-0070			
Property Owner Information			
PROPERTY OWNER NAME Clay Hotel Partnership, LTD c/o Infinity Real Estate			
ADDRESS 1407 Broadway, 30th Floor	CITY New York	STATE New York	ZIP CODE 10018
BUSINESS PHONE (212) 695-666	CELL PHONE	EMAIL ADDRESS Jacob.Sinclair@infinity-group.com	
Applicant Information (if different than owner)			
APPLICANT NAME same as above			
ADDRESS	CITY	STATE	ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to previous Historic Preservation Board approval.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Francilis Domond		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2020 Ponce de Leon Blvd., Suite 1103		CITY Coral Gables	STATE Florida
		ZIPCODE 33134	
BUSINESS PHONE (305) 444-5545	CELL PHONE	EMAIL ADDRESS fdomond@dnbdesigngroup.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael J. Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> 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


SIGNATURE

Michael J. Marrero

PRINT NAME

8/20/2018

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 New YorkCOUNTY OF New York

I, David Berg, being first duly sworn, depose and certify as follows: (1) I am the Director (print title) of Clay Hotel Partnership, LTD. (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 20 day of August, 2018. The foregoing instrument was acknowledged before me by David Berg, who has produced DiversiCase as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Jamyra Quiñones
Notary Public, State of New York
No. 01QU6314254

NOTARY PUBLIC

My Commission Expires: 11/3/2018 Qualified in Kings County
Commission Expires November 3, 2018

Jamyra Quiñones**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF New YorkCOUNTY OF New York

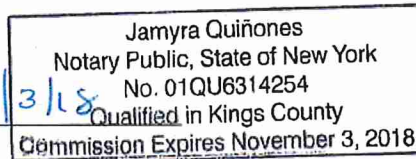
I, David Berg, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael J. Marrero to be my representative before the Historic Preservation Board. (3) I also hereby 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.

David Berg, Partner
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 20 day of August, 2018. The foregoing instrument was acknowledged before me by David Berg, who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 11/3/18**NOTARY PUBLIC**

Jamyra Quiñones
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the 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.

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.

Clay Hotel Partnership, LTD.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list 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
<u>Michael J. Marrero</u>	<u>200 South Biscayne Blvd., #850, Miami, FL</u>	<u>(305) 374-5300</u>
<u>Francilis Domond</u>	<u>2020 Ponce de Leon Blvd., #1103, Coral Gables</u>	<u>(305) 444-5545</u>
_____	_____	_____

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, Michael J. Marrero, 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.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20 day of August, 2018. The foregoing instrument was acknowledged before me by Mickey Marrero, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/10/19

Diana Ramos
PRINT NAME

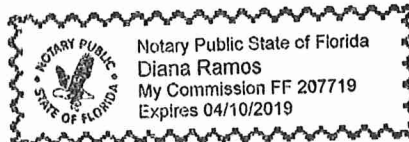


EXHIBIT A

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 1 AND 2 OF BLOCK 4-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS NORTH 3 FEET OF BLOCK 4-B FOR RIGHT-OF-WAY PURPOSES.

FOLIO NUMBER: 02-3234-015-0070.

Exhibit B - Disclosure of Interest

Clay Hotel Partnership, LTD

- **Infinity Espanola Hotel Venture LLC (address for all parties)**
1407 Broadway, 30th Floor
New York, NY 10018

ISAAC FRANCO INVESTMENT & FAMILY			
1	Stallion 44, LLC		31.2833%
	Sub-Total Investment Group		31.28%
KASSIN FAMILY GROUP INVESTMENT			
2	Albert's Trust Under Article IV of the BB 2009 Trust		13.7867%
3	Steven's Trust Under Article IV of the BB 2009 Trust		13.7867%
4	Isaac's Trust Under Article IV of the BB 2009 Trust		6.8933%
	Sub-Total Investment Group		34.47%
OTHER PARTNERS AT CLOSING			
5	Valerie Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
6	Hecktman Family 1997 Special GST Exempt FBO Valerie Hecktman		2.2222%
7	Hecktman Family 1997 Special GST Exempt FBO Hillary Hecktman		2.2222%
8	Hecktman Family 1997 Special GST Exempt FBO Candace Hecktman		2.2222%
9	Candace Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
10	Hillary Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
11	Beno Salem		3.3333%
12	Isaac Gindi		3.3333%
13	Eddie Gindi		1.6667%
14	Judah Sutton		1.0000%

15	David Massry		1.6667%
16	Solomon Pardes		0.1333%
17	Jason Cohen		0.5000%
18	Bruce Berg		0.5000%
19	Brookline / Yeomans Family		1.0000%
20	Arash Gohari		0.1667%
16	Danny Gohari		0.1667%
17	Jeffrey Saka		1.0000%
18	David Berg		0.0833%
19	Daniel Gluck		0.0667%
20	James Jung		0.0833%
21	Michael Pilarski		0.2500%
22	Michael Gershman		0.0333%
23	SALR, LLC		0.1667%
24	Richard Dweck		0.5000%
25	VHF EW, LLC		0.6000%
26	Allen Brown		0.6667%
27	Star Holdings, LLC		0.5000%
28	Andrew Wilkinson		0.1667%
29	Etienne Locoh		2.3333%
30	Yolanta Macynska		1.0000%
	Sub-Total Investment Group		34.25%

DIRECTOR CERTIFICATE

February 8, 2018

WHEREAS, Clay Hotel Partnership, Ltd., a Florida limited partnership (the "Partnership"), is the record title owner of the lands legally described as follows (the "Property");

Parcel 1:

All of Block 3-B, of FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS, according to the Plat thereof, as recorded in Plat Book 9 Page 147, of the Public Records of Miami-Dade County, Florida, including the Perpetual Fire Access Easement recorded May 1, 2002 under O.R. Book 20366, Page 1733, Public Records of Miami-Dade County, Florida, affecting the described property.

AND: A rectangular strip of land in the Northwest corner of the Northerly 30 feet in Block 20, of OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2 Page 81, of the Public Records of Miami-Dade County, Florida, having a width of 0.75 feet and length of 36.25 feet, having a frontage of 0.75 feet on Drexel Avenue and extending Easterly 36.25 feet.

AND:

Parcel 2:

Lots 1 and 2, less the North 3 feet of Block 4-B of ESPANOLA VILLAS, FIRST ADDITION, a subdivision, according to the Plat thereof, as recorded in Plat book 9 Page 147, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Property is improved and is used to operate the Clay Hotel as well as retail storefronts (the "Improvements"); and

WHEREAS, the Property and Improvements are in the possession of Infinity Espanola Hotel Venture LLC ("Infinity") pursuant to an agreement which provides in material part as follows:

Lien Prohibition. Infinity has no authority, express or implied, to create or place any lien or encumbrance of any kind or nature whatsoever upon, or in any manner to bind the interests of Partnership in the Property ... for any claim in favor of any person dealing with Infinity, including those who may furnish materials or perform labor for any construction or repairs and nothing contained ... shall be construed as a consent on the part of the Partnership to subject the estate of the Partnership to liability under the applicable construction lien law of the State of Florida, it being expressly understood that the Partnership's estate is not be subject to liens for improvements made by Infinity Infinity covenants and agree that Infinity will pay or cause to be paid all sums legally due and payable by Infinity on account of any labor performed or materials furnished in connection with any work performed on the Property on which any lien is or can be validly and legally asserted against ... the Property or the improvements thereon and that Infinity will save and

hold Partnership harmless from any and all loss, cost or expense based on or arising out of asserted claims or liens ... against the right, title and interest of the Partnership in the Property Infinity agrees to give Partnership immediate written notice if any lien or encumbrance is placed on the Property.

... Infinity and the Partnership each agree and confirm that: (i) Partnership has not consented nor will Partnership ever consent to the furnishing of any labor or materials to the Property that would or may result in any mechanic's or materialman's lien attaching to Partnership's interest in the Property; (ii) Infinity is not the agent of Partnership for the purposes of any such improvements, additions, alterations, repairs or reconstruction; and (iii) except as expressly provided herein, Partnership has retained no control over the manner in which any such improvements, additions, alterations, repairs or reconstruction are accomplished, and has made no agreement to make or be responsible for any payment to or for the benefit of any person furnishing labor or materials in connection therewith. No one furnishing labor or materials to or for Infinity's account shall be entitled to claim any lien against the interest of Partnership in the Property; and


WHEREAS, Infinity from time to time may be applying for permits for work to be performed on the Property.

NOW, THEREFORE, BE IT RESOLVED, that the undersigned, being a majority of the directors of Espanola Way Corp., a Florida corporation (the "Company"), the sole general partner of the Partnership, do hereby authorize David Berg (the "Authorized Signatory") to act on behalf of the Partnership to sign all authorizations required by the City of Miami Beach (the "City") to enable Infinity to obtain building permits for work being performed on the Property (whether such work is being contracted for by Infinity or by any person or entity in possession of any part of the Property.

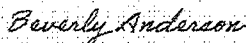
FURTHER RESOLVED, that through the action of a majority in interest of the directors of the Company, the foregoing authorization can be revoked at anytime and upon such revocation, written notice will be delivered to the Authorized Signatory. Until revoked, third persons will be entitled to rely on the statement of the Authorized Signatory that the Authorized Signatory is incumbent as the Authorized Signatory.

[The remainder of the page is blank.]

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the date first set forth above. This Certificate may be executed in one or more counterparts, and may be signed by facsimile or by an electronic PDF version. All counterparts so executed will constitute one contract, binding on all parties, even though all parties are not signatory to the same counterpart, or the signatures are not original signatures to the same Certificate.



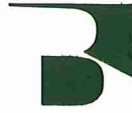
EDWARD A. SELTZER, Director



BEVERLY ANDERSON, Director



AMY SELTZER, Director



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND DELIVERY

August 16, 2018

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

Re: Modification to Certificate of Appropriateness at the Matanzas Hotel
Located at 516 Espanola Way, Miami Beach, Florida

Dear Tom:

This law firm represents the Clay Hotel Partnership, LTD. (the "Applicant") and its interests in the historic Matanzas Hotel. Please consider this letter the Applicant's letter of intent in support of a modification to the Certificate of Appropriateness for approved in 2017, before the City's Historic Preservation Board ("HPB").

Background. The Applicant is the owner and operator of the Clay Hotel located at 1434 Washington Avenue and the Matanzas Hotel located at 516 Espanola Way (the latter being "Property"). The Property consists of a historic hotel, which was originally constructed in 1925. The Property is within the Espanola Way Historic District and the CD-2 Zoning District.

Modification to the Development Program. The originally approved development program contemplated the Clay Hotel (to be renamed back to its original name - The Espanola Hotel) and the Matanzas Hotel to operate as one unified operation. While the current proposal will continue to treat the buildings as "sister hotels", the idea is now to have them function as to different hotels with different guest experiences. As a result, the Applicant seeks to modify the interior design of the Matanzas Hotel, in order to provide a unique experience different from the Espanola Hotel. Additionally, the project will add elements

Thomas Mooney, Director
August 16, 2018
Page 2

that will bring the Property into ADA compliance including the addition of an elevator and an ADA accessible bathroom on the ground floor.

Additionally, the Applicant seeks a modification to the approved main door storefront at the Matanzas Hotel and as a result a modification to Condition No. 1(a), which states:

“Low-iron glass shall be used for the frameless glass storefront system, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.”

The original building predated the now common installation of air conditioning systems in these buildings. With the climate of South Florida as it is, it is no longer feasible to create a pleasant guest experience with an un-air conditioned interior. More importantly, the Applicant did have its engineers review the viability of the open air lobby, and it was determined that exposing the lobby to the heat and elements would lead to premature deterioration of the materials and mold.

Condition No. 1(a) originally contemplated a frameless glass design that would depict a storefront that gave the appearance of being open. The Applicant submitted permits and attempted to obtain approval for a storefront system that complied with the condition. However, during the permitting process, it became apparent that such a design would not meet Miami-Dade County product approval and would be an issue in obtaining approval and certainly insurance coverage. When the design was modified to attempt to obtain the required approvals, the result was too far removed from a true frameless intent. As a result, the Applicant proposes a design that is more consistent with the storefront at the Clay Hotel, and would appear more consistent with the existing architecture.

Conclusion. The Property's renovation project will further improve the hotel experience for its guests, and will update the structures in a manner appropriate and consistent with the historic district. As always, we look forward to your favorable review.

Sincerely,



Michael J. Marrero


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

MEETING DATE: May 9, 2017
FILE NO: HPB16-0082
PROPERTY: 1436 Drexel Avenue
APPLICANT: Clay Hotel Partnership, LTD c/o Infinity Real Estate.
LEGAL: Lots 1 and 2, Block 4-B, First Addition to Whitman's Subdivision of Espanola Villas, Plat Book 9, Page 147 of the public records of Miami Dade County, Florida.
IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story structure and a variance to reduce the minimum size required for hotel units.

CONSOLIDATED ORDER

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

I. Certificate of Appropriateness

- A. ~~The Certificate of Appropriateness request shall be reviewed and approved by the Board at a later date, prior to the issuance of a Building Permit.~~ The subject site is located within the Espanola Way Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 3. Is not consistent with Certificate of Appropriateness Criteria 'g' in Section 118-564(a)(3) of the Miami Beach Code.
 4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
- 

Page 2 of 6
 HPB16-0082
 Meeting Date: May 9, 2017

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. Low-iron glass shall be used for the frameless glass storefront system, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Final design and details of the lobby, including material and finish samples shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final design and details of the proposed shutters shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The shutters shall be designed in a manner substantially consistent with available historical documentation. The shutters shall be a neutral color. Black or dark grey color shutters shall not be permitted.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance from the minimum 200 s.f. required hotel unit size within the "Contributing building to allow 31 hotel units ranging from 163 s.f. to 192 s.f.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

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That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

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

- A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness and Variance approval as same as are contained herein, in the original Order dated February 14, 2017. Accordingly, this Order shall serve as the Final Order for the proposed project and, in the event of conflict between the provisions hereof and those of the February 14, 2017 Order, the provisions hereof shall control.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.



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- C. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- ~~I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.~~
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Espanola hotel-Matanzas Building" as prepared by DNB Design Group, signed and dated December 21, 2016 and March 22, 2017, as approved by the Historic Preservation Board, as determined by staff.



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When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 12 day of May, 2017.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

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

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


The foregoing instrument was acknowledged before me this 12th day of MAY, 2017 by Deborah Tackett, Chief of Historic Preservation,

[Signature]


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Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.




NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 9/17/20

Approved As To Form:

City Attorney's Office:  (5/12/17)

Filed with the Clerk of the Historic Preservation Board on  (5/12/17)

Strike-Thru denotes deleted language
Underscore denotes new language

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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

August 10, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 516 Espanola Way, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0070

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADDN PB 9-147 LOT 1 LESS N3FT FOR ST & LOT 2 LESS N3FT FOR ST BLK 4 B

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

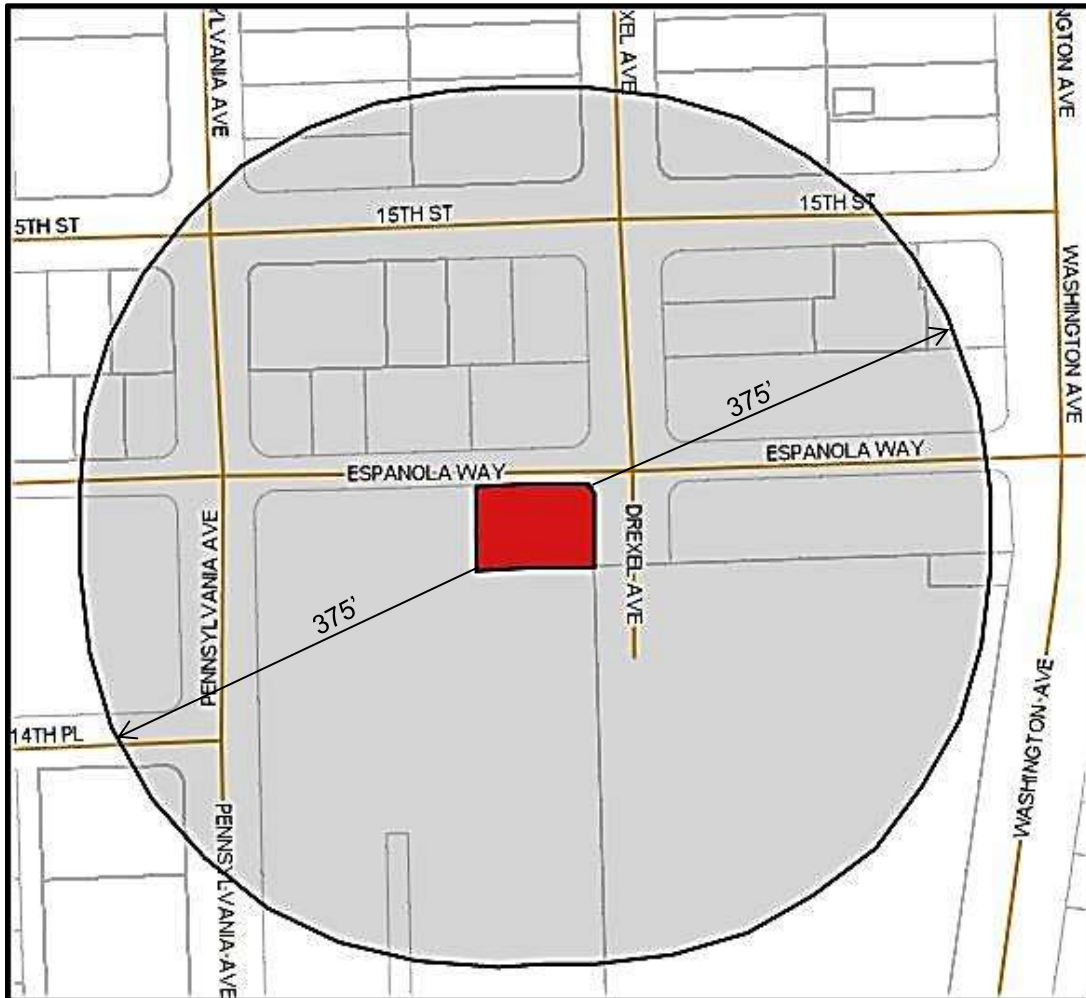
Total number of property owners without repetition: **147, including 14 international**



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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: 516 Espanola Way, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0070

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADDN PB 9-147 LOT 1 LESS N3FT FOR ST & LOT 2 LESS N3FT FOR ST BLK 4 B

Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
GLEB IGOKLIN	PETROZAVODSKAYA 13-176	ST PETERSBURG			RUSSIA
GUY GUINDON BENOIT GUINDON	2594 BENNETT #4	MONTREAL QUEBEC H1V			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G1V7			CANADA
INGRID E RAMIREZ	CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070			VENEZUELA
LAURENT MICHEL ASSOGNA	VIA GIOVANNI RASORI 7	MILAN 20165			ITALY
NATHALIE D AULAN	350 MILL ROAD STE #409	TORONTO ONTARIO M9C 5R7			CANADA
NIKOLAY KHARITONOV LIDIJA PEREPELOVA	SIMONOVSKIY VAL STREET 24 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIJA PEREPELOVA	SIMONOVSKY VAL STREET 41 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIJA PEREPELOVA	KHILKOV PERENLOK # D 1 KV 43	MOSCOW 119034			RUSSIA
PIERRE PAUL TELLIER	1925 TUPPER ST	MONTREAL QUEBEC H3H1N6			CANADA
RIDHA BOURAOUI KAROUI	BD 2 LEL 3 BURJ DUBAI BUSINESS SOSHEIKH ZAYED RD PO BOX 11330	DUBAI			UNITED ARAB EMIRATES
STEFAN SPATH % COUPLES NEGRIL	PO BOX 35	NEGRIL			JAMAICA
STEPHEN DOMINIC PELLIS	36 ALFRED RD	FELTHAM MIDDLESEX TW13 5DJ			UNITED KINGDOM
1035 EUCLID INVESTMENTS LLC	6065 NW 167 ST #B-11	MIAMI BEACH	FL	33139	USA
1444 DREXEL LC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
15 AND PENNSYLVANIA LLC	551 FIFTH AVE STE 1620	NEW YORK	NY	10176	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
15TH & DREXEL LLC	1032 EUCLID AVE	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
AARON KROON	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	392 5 STREET	BROOKLYN	NY	11215	USA
ALICIA L GOMEZ	1674 BAY RD # 401	MIAMI BEACH	FL	33139-2178	USA
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
ANBRUST LLC	439 15 ST APT 23	MIAMI BEACH	FL	33139	USA
ANTHONY SUGGS	320 NW 25 ST	WILTON MANORS	FL	33311	USA
ATZUSA LLC	1420 PENNSYLVANIA AVE 406	MIAMI BEACH	FL	33139	USA
B P I DADE COUNTY	1410 NE 2 AVE	MIAMI	FL	33132	USA
BABITHA J MUNDENCHIRA	550 15 ST 203	MIAMI BEACH	FL	33139	USA
BARBARA VILLOTTA	600 15 ST 7	MIAMI BEACH	FL	33139	USA
BARFLY INVESTMENT LLC	600 15 ST APT 12	MIAMI BEACH	FL	33139	USA
BARRY PROPERTIES LLC	2504 ELLJAY DR	ATLANTA	GA	30319	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BELLA TURKA SOUTH BEACH LLC	301 S 19 ST	PHILADELPHIA	PA	19103	USA
BEVERLY MCKITTRICK	1204 N NELSON ST	ARLINGTON	VA	22201	USA
BRANDON J PEANEY ARTURO ALFARO	1420 PENNSYLVANIA AVE 203	MIAMI BEACH	FL	33139	USA
BRICKELL 3301 LLC	2655 S LEJEUNE RD 543	CORAL GABLES	FL	33134	USA
CARLOS ALVAREZ &LYDA A MALPICATR CARLOS ALVAREZ &L.A.MALPICA(BEN)	1420 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-4033	USA
CARLOS R MONTANO	2621 SW 153 RD PATH	MIAMI	FL	33185	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CECILIA WATSON TRS CECILIA WATSON REVOCABLE TRUST	1213 HALE DR	WHARTON	NJ	07885	USA
CESAR MONTES DE OCA	2899 COLLINS AVE #1545	MIAMI BEACH	FL	33140-4454	USA
CESAR NAVASCUES &W AIME	1420 PENNSYLVANIA AVE #204	MIAMI BEACH	FL	33139-4033	USA
CHARLOTTE JONCQUIERT JTRS BARTHELEMY GARNIER JTRS	540 WEST AVE #211	MIAMI BEACH	FL	33139	USA
CHELSEA203 LLC	7792 NW 54 STREET	DORAL	FL	33166	USA
CHRISTINA ZAMPAS	420 15 ST APT 111	MIAMI BEACH	FL	33139	USA
CHRISTOPHER A BROWN	5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ	3135 SW 3 AVE	MIAMI	FL	33129	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COLIN STRATTON WATSON	1420 PENNSYLVANIA AVE 407	MIAMI BEACH	FL	33139	USA
COPPELIA OLIVI USA LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
CRAIG C TALLUTO & JOSE CARLOS TORRES	526 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
D15 SOBE LLC	PO BOX 430854	SOUTH MIAMI	FL	33243	USA
DANIEL MOLDEN	1420 PENNSYLVANIA AVE UNIT 310	MIAMI BEACH	FL	33139-4063	USA
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA	122 LAKESHORE DR	DAVENPORT	FL	33837-7518	USA
DOUGLAS KRAUSHAAR	1145 DORMONT AVE	PITTSBURGH	PA	15216	USA
DPCBAM LLC	1680 MICHIGAN AVE # 910	MIAMI BEACH	FL	33139	USA

DREXEL AVENUE 6 LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
EDELWEISS CORP	4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111	USA
ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
FLP GROUP INC	600 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
FRANK BARBALACO	536 14 ST 307	MIAMI BEACH	FL	33139	USA
FRANZ ONTAL &W JENNYFFER URRUTIA OLGA ESTEBAN	860 BEACH ST	LINDENHURST	NY	11757	USA
GLEB IGOLKIN	5445 COLLINS AVE # B 18	MIAMI BEACH	FL	33140	USA
HANS W KAEHLER GODOY	1440 JFK KENNEDY CAUSEWAY# 1406	NORTH BAY VILLAGE	FL	33141	USA
HOMESTEAD EQUITIES 607 LLC C/O LEONARD WADLER	250 W 24 ST 2FW	NEW YORK	NY	10011	USA
HORST MAUS	1952 SPRING ST	WINTER PARK	FL	32792	USA
ILHA BELA DREAMS LLC	600 15 ST #5	MIAMI BEACH	FL	33139	USA
IM2A LLC	282 NW 25 STREET	MIAMI	FL	33127	USA
ISTBET INVESTMENTS LLC	60 STANFORD AVE	WEST ORANGE	NJ	07052	USA
JACQUES DECTOT STEPHANE VITRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 BITTERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	526 15 ST #5	MIAMI BEACH	FL	33139	USA
JAMES W MOY	1420 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-4042	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JENNA CHASE & ARLENE CHAVEZ	1836 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
JOHN A STOKES	550 15 ST #201	MIAMI BEACH	FL	33139-3620	USA
JOSEPH A ESTRADA	1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720	USA
JOSEPH J & MARTY S QUANLAO	104 THORNE ST	JERSEY CITY	NJ	07307	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA
JUAN J MORALES &W AGNES G	1420 PENNSYLVANIA AVE APT 209	MIAMI BEACH	FL	33139-4042	USA
KEITH CARTER DEWEY AMANDA DEWEY	530 15 ST # 103	MIAMI BEACH	FL	33139	USA
KEVIN T COTTINGIM	231 AVONDALE ST	HOUSTON	TX	77006-3241	USA
KITSANAPOL JUNBUA	2000 N BAYSHORE DR 417	MIAMI	FL	33137	USA
LAWRENCE CICCOTELLI	1420 PENNSYLVANIA AVE 301	MIAMI BEACH	FL	33139	USA
LAWRENCE J WICKENHEISER JR NORMAN WILLIAM DIEHL	2740 OLD ALTON RD	MIAMI BEACH	FL	33139	USA
LEA MARGOLIS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2ND AVE STE #1010	MIAMI	FL	33131	USA
LUCA TURIELLO	1420 PENNSYLVANIA AVE # 210	MIAMI BEACH	FL	33139-4062	USA
LUDOVI CORP	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
M 311 MERIDIAN OWNER LLC	119 WASHINGTON AVE STE 505	MIAMI BEACH	FL	33139	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MANFRED RIGHT LLC	600 15 ST 11	MIAMI BEACH	FL	33139	USA
MANFRED RIGHT LLC	600 15 ST 9	MIAMI BEACH	FL	33139	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	526 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARGARITA M PI & DEBORAH EGURROLA JTRS	PO BOX 141941	CORAL GABLES	FL	33114	USA
MARISA CORP C/O DEBRA BRACKETT	4 EMBARCADERO CENTER SUITE 4000	SAN FRANCISCO	CA	94111	USA
MAROUILLA TSOUVALLARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTXER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
MARTIN BERNSTEIN &W JUDITH TRS	1355 HUNTERBROOK RD	YORKTOWN HEIGHTS	NY	10598	USA
MARYLOU SUN CESARO	600 15 ST 1	MIAMI BEACH	FL	33139	USA
MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MBCDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MIAMI ALEGRO LLC	600 15 ST 3	MIAMI BEACH	FL	33139	USA
MIAMI APOTI ENSEMBLE LLC	600 15 ST 6	MIAMI BEACH	FL	33139	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIGUEL FERNANDEZ	1420 PENNSYLVANIA AVE #402	MIAMI BEACH	FL	33139-4071	USA
MLB 1440 PENNSYLVANIA AVENUE LLC C/O THE BERNSTEIN LAW FIRM LIDO 1440 PENNSYLVANIA AVENUE LLC	3050 BISCAYNE BLVD 403	MIAMI	FL	33137	USA
MSB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NATHAN BERGER	14 WHITEBRIDGE COURT	BALTIMORE	MD	21208	USA
NATL TELEPHONE & ALARM CO INC	1463 DREXEL AVE	MIAMI BEACH	FL	33139	USA
NATLOR LLC	918 OCEAN DR 303	MIAMI BEACH	FL	33139	USA
NICHOLAS R CUMMINGS	18 TROY ST	BROCKTON	MA	02301	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
NORMAN W DIEHL JR	1420 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139-4072	USA

NORMAN W DIEHL LAWRENCE J WICKENHEISER JR	1420 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139	USA
NURIA HERREROS	420 15 ST #302	MIAMI BEACH	FL	33139-7905	USA
OLIVIER THIENPONT	550 15 ST # 104	MIAMI BEACH	FL	33139	USA
PENNSYLVANIA MB INVESTMENTS CORP ATTN: CHRISTIAN DRIUSSI	1001 BRICKELL BAY DR STE 130	MIAMI	FL	33131	USA
PETITE ABODE LLC	739 NE 74 ST	MIAMI	FL	33138	USA
PIOPPA 01 LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
PORCELLI TROPICAL PROP LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
RAMON THIELEN	526 15 ST	MIAMI BEACH	FL	33139-3645	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
REGGIE J WOODHAM	550 15 ST #204	MIAMI BEACH	FL	33139-3620	USA
ROBERTO MORRA	600 15 ST 8	MIAMI BEACH	FL	33139	USA
RODOLPHE VIGNAL	439 15 ST #11	MIAMI BEACH	FL	33139	USA
RUBEN CUEVAS &W EVA MADELYN CONTY CUEVAS	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
RUNCOOL CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
SAMANTHA VELAZCO SALOMON	540 15 ST 101	MIAMI BEACH	FL	33139	USA
SATELLITE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
SPOONFULL RE LLC	600 15 ST 4	MIAMI BEACH	FL	33139	USA
STUART REED	1420 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139-4062	USA
SUNNY PENN LLC	1420 PENNSILVANIA AVE # 305	MIAMI BEACH	FL	33139	USA
SUSAN E DE LA CRUZ DAVID G BUKER	16814 SW 49 CT	MIRAMAR	FL	33027	USA
TOPWATER ENTERPRISES INC	720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738	USA
TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTYCOM INC	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
TRANFAGLIA INVESTMENTS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
TREND30M LLC	PO BOX 430854	SOUTH MIAMI	FL	33243-0854	USA
VIVASLAVA LLC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
WILLIAM H HARRIS JR	439 15 ST UNIT 24	MIAMI BEACH	FL	33139	USA
YASMIN FAZELINIA	439 15 ST 19	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMACKER	19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180	USA

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CANADA

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UNITED ARAB EMIRATES

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JAMAICA

STEPHEN DOMINIC PELLIS
36 ALFRED RD
FELTHAM MIDDLESEX TW13 5DJ
UNITED KINGDOM

1035 EUCLID INVESTMENTS LLC
6065 NW 167 ST #B-11
MIAMI BEACH, FL 33139

1444 DREXEL LLC
1400 BROADWAY 15TH FLR
NEW YORK, NY 10018

15 AND PENNSYLVANIA LLC
551 FIFTH AVE STE 1620
NEW YORK, NY 10176

1500 WASHINGTON LLC
% THE COMRAS COMPANY
1261 20 ST
MIAMI BEACH, FL 33139

15TH & DREXEL LLC
1032 EUCLID AVE
MIAMI BEACH, FL 33139

420 CWELT 2007 LLC
7491 N FEDERAL HWY #C5 282
BOCA RATON, FL 33487

AARON KROON
526 15 ST UNIT 10
MIAMI BEACH, FL 33139

ALEXIS VALDEZ JTRS
LARISSA JIMENEZ JTRS
392 5 STREET
BROOKLYN, NY 11215

ALICIA L GOMEZ
1674 BAY RD # 401
MIAMI BEACH, FL 33139-2178

ALICIA PORTILLO JTRS
JEFF PORTILLO JTRS
ANNETTE PORTILLO JTRS
439 15 ST # 13
MIAMI BEACH, FL 33139

ANBRUST LLC
439 15 ST APT 23
MIAMI BEACH, FL 33139

ANTHONY SUGGS
320 NW 25 ST
WILTON MANORS, FL 33311

ATZUSA LLC
1420 PENNSYLVANIA AVE 406
MIAMI BEACH, FL 33139

B P I DADE COUNTY
1410 NE 2 AVE
MIAMI, FL 33132

BABITHA J MUNDENCHIRA
550 15 ST 203
MIAMI BEACH, FL 33139

BARBARA VILLOTTA
600 15 ST 7
MIAMI BEACH, FL 33139

BARFLY INVESTMENT LLC
600 15 ST APT 12
MIAMI BEACH, FL 33139

BARRY PROPERTIES LLC
2504 ELLIJAY DR
ATLANTA, GA 30319

BARRY S FISHMAN
912 CAPTIVA BOULEVARD
HOLLYWOOD, FL 33019

BELLA TURKA SOUTH BEACH LLC
301 S 19 ST
PHILADELPHIA, PA 19103

BEVERLY MCKITTRICK
1204 N NELSON ST
ARLINGTON, VA 22201

BRANDON J PEANEY
ARTURO ALFARO
1420 PENNSYLVANIA AVE 203
MIAMI BEACH, FL 33139

BRICKELL 3301 LLC
2655 S LEJEUNE RD 543
CORAL GABLES, FL 33134

CARLOS ALVAREZ & LYDA A MALPICATR
CARLOS ALVAREZ & L.A.MALPICA(BEN)
1420 PENNSYLVANIA AVE #202
MIAMI BEACH, FL 33139-4033

CARLOS R MONTANO
2621 SW 153 RD PATH
MIAMI, FL 33185

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

CECILIA WATSON TRS
CECILIA WATSON REVOCABLE TRUST
1213 HALE DR
WHARTON, NJ 07885

CESAR MONTES DE OCA
2899 COLLINS AVE #1545
MIAMI BEACH, FL 33140-4454

CESAR NAVASCUES & W AIME
1420 PENNSYLVANIA AVE #204
MIAMI BEACH, FL 33139-4033

CHARLOTTE JONCQUIERT JTRS
BARTHELEMY GARNIER JTRS
540 WEST AVE #211
MIAMI BEACH, FL 33139

CHELSEA203 LLC
7792 NW 54 STREET
DORAL, FL 33166

CHRISTINA ZAMPAS
420 15 ST APT 111
MIAMI BEACH, FL 33139

CHRISTOPHER A BROWN
5931 BAYVIEW DR
FORT LAUDERDALE, FL 33308

CLAUGHTON INVESTMENT FUND III LLC
C/O ALECO HARALAMBIDES ESQ
3135 SW 3 AVE
MIAMI, FL 33129

CLAY HOTEL PARTNERSHIP LTD
1438 WASHINGTON AVE
MIAMI BEACH, FL 33139-4110

CLAY HOTEL PARTNERSHIP LTD
406 ESPANOLA WAY
MIAMI BEACH, FL 33139-8123

COLIN STRATTON WATSON
1420 PENNSYLVANIA AVE 407
MIAMI BEACH, FL 33139

COPPELIA OLIVI USA LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

CRAIG C TALLUTO &
JOSE CARLOS TORRES
526 15 ST #15
MIAMI BEACH, FL 33139-3697

D15 SOBE LLC
PO BOX 430854
SOUTH MIAMI, FL 33243

DANIEL MOLDEN
1420 PENNSYLVANIA AVE UNIT 310
MIAMI BEACH, FL 33139-4063

DAVID JOSEPH MALGOZA
MICHAEL ANTHONY MALGOZA
CHRISTINE LAUREN MALGOZA
122 LAKESHORE DR
DAVENPORT, FL 33837-7518

DOUGLAS KRAUSHAAR
1145 DORMONT AVE
PITTSBURGH, PA 15216

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

DREXEL AVENUE 6 LLC
439 15 STREET #18
MIAMI BEACH, FL 33139

EDELWEISS CORP
4 EMBARCADER CENTER # 4000
SAN FRANCISCO, CA 94111

ELISA PROVERBIO
1673 BAY ROAD #203
MIAMI BEACH, FL 33139

ESPANOLA WAY ASSOCIATES LTD
% SRC PROPERTIES LLC
230 5TH ST
MIAMI BEACH, FL 33139-6602

FLP GROUP INC
600 15 ST UNIT 10
MIAMI BEACH, FL 33139

FRANK BARBALACO
536 14 ST 307
MIAMI BEACH, FL 33139

FRANZ ONTAL &W JENNYFFER URRUTIA
OLGA ESTEBAN
860 BEACH ST
LINDENHURST, NY 11757

GLEB IGOLKIN
5445 COLLINS AVE # B 18
MIAMI BEACH, FL 33140

HANS W KAEHLER GODOY
1440 JFK KENNEDY CAUSEWAY# 1406
NORTH BAY VILLAGE, FL 33141

HOMESTEAD EQUITIES 607 LLC
C/O LEONARD WADLER
250 W 24 ST 2FW
NEW YORK, NY 10011

HORST MAUS
1952 SPRING ST
WINTER PARK, FL 32792

ILHA BELA DREAMS LLC
600 15 ST #5
MIAMI BEACH, FL 33139

IM2A LLC
282 NW 25 STREET
MIAMI, FL 33127

ISTBET INVESTMENTS LLC
60 STANFORD AVE
WEST ORANGE, NJ 07052

JACQUES DECTOT
STEPHANE VITRY
439 15 ST STE 7
MIAMI BEACH, FL 33139

JAMES A DIMARTINO
GLADYS JEAN MCNULTY
4 BITTERSWEET LN
SHERMAN, CT 06784

JAMES BOST JR
JENNIFER PHILLIPS BOST
439 15 ST 5
MIAMI BEACH, FL 33139

JAMES F BAKER
526 15 ST #5
MIAMI BEACH, FL 33139

JAMES W MOY
1420 PENNSYLVANIA AVE #208
MIAMI BEACH, FL 33139-4042

JEFFREY MEIER
200 WEST 20 ST #1507
NEW YORK, NY 10011

JENNA CHASE &
ARLENE CHAVEZ
1836 BIARRITZ DR
MIAMI BEACH, FL 33141

JOHN A STOKES
550 15 ST #201
MIAMI BEACH, FL 33139-3620

JOSEPH A ESTRADA
1760 BAY DRIVE
MIAMI BEACH, FL 33141-4720

JOSEPH J & MARTY S QUANLAO
104 THORNE ST
JERSEY CITY, NJ 07307

JUAN CARLOS FIGUEROA
TERESA FIGUEROA
439 15 ST #16
MIAMI BEACH, FL 33139

JUAN J MORALES &W AGNES G
1420 PENNSYLVANIA AVE APT 209
MIAMI BEACH, FL 33139-4042

KEITH CARTER DEWEY
AMANDA DEWEY
530 15 ST # 103
MIAMI BEACH, FL 33139

KEVIN T COTTINGIM
231 AVONDALE ST
HOUSTON, TX 77006-3241

KITSANAPOL JUNBUA
2000 N BAYSHORE DR 417
MIAMI, FL 33137

LAWRENCE CICCOTELLI
1420 PENNSYLVANIA AVE 301
MIAMI BEACH, FL 33139

LAWRENCE J WICKENHEISER JR
NORMAN WILLIAM DIEHL
2740 OLD ALTON RD
MIAMI BEACH, FL 33139

LEA MARGOLIS INTERNATIONAL INC
C/O FINLEY & BOLOGNA INTL
150 SE 2ND AVE STE #1010
MIAMI, FL 33131

LUCA TURIELLO
1420 PENNSYLVANIA AVE # 210
MIAMI BEACH, FL 33139-4062

LUDOVIC CORP
235 LINCOLN RD 306
MIAMI BEACH, FL 33139

M 311 MERIDIAN OWNER LLC
119 WASHINGTON AVE STE 505
MIAMI BEACH, FL 33139

MAJC2 LLC
100 N BISCAYNE BLVD #500
MIAMI, FL 33132

MANFRED RIGHT LLC
600 15 ST 11
MIAMI BEACH, FL 33139

MANFRED RIGHT LLC
600 15 ST 9
MIAMI BEACH, FL 33139

MARCELO DUFRAYER MEDEIROS
ROSANA STROLIA
526 15 STREET #6
MIAMI BEACH, FL 33139

MARGARITA M PI &
DEBORAH EGURROLA JTRS
PO BOX 141941
CORAL GABLES, FL 33114

MARISA CORP
C/O DEBRA BRACKETT
4 EMBARCADERO CENTER SUITE 4000
SAN FRANCISCO, CA 94111

MAROUILLA TSOUVALLARIS
439 15 ST #6
MIAMI BEACH, FL 33139-7911

MARSTEV CORP
% EDWARD SELTXER
535 OCEAN BLVD
GOLDEN BEACH, FL 33160-2215

MARTIN BERNSTEIN & W JUDITH TRS
1355 HUNTERBROOK RD
YORKTOWN HEIGHTS, NY 10598

MARYLOU SUN CESARO
600 15 ST 1
MIAMI BEACH, FL 33139

MATTHEW A ALONZO
439 15 ST #20
MIAMI BEACH, FL 33139-7911

MBCDC WESTCHESTER APT LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-5482

MIAMI ALEGRO LLC
600 15 ST 3
MIAMI BEACH, FL 33139

MIAMI APOTI ENSEMBLE LLC
600 15 ST 6
MIAMI BEACH, FL 33139

MIAMI ONE RE INC
8301 NW 197 STREET
MIAMI, FL 33015

MIGUEL FERNANDEZ
1420 PENNSYLVANIA AVE #402
MIAMI BEACH, FL 33139-4071

MLB 1440 PENNSYLVANIA AVENUE LLC
C/O THE BERNSTEIN LAW FIRM
LIDO 1440 PENNSYLVANIA AVENUE LLC
3050 BISCAYNE BLVD 403
MIAMI, FL 33137

MSB INVESTMENT & HOLDING LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33139

NATHAN BERGER
14 WHITEBRIDGE COURT
BALTIMORE, MD 21208

NATL TELEPHONE & ALARM CO INC
1463 DREXEL AVE
MIAMI BEACH, FL 33139

NATLOR LLC
918 OCEAN DR 303
MIAMI BEACH, FL 33139

NICHOLAS R CUMMINGS
18 TROY ST
BROCKTON, MA 02301

NICOLAS DE LUSSAC
420 15 STREET #208
MIAMI BEACH, FL 33139

NORMAN W DIEHL JR
1420 PENNSYLVANIA AVE #410
MIAMI BEACH, FL 33139-4072

NORMAN W DIEHL
LAWRENCE J WICKENHEISER JR
1420 PENNSYLVANIA AVE #410
MIAMI BEACH, FL 33139

NURIA HERREROS
420 15 ST #302
MIAMI BEACH, FL 33139-7905

OLIVIER THIENPONT
550 15 ST # 104
MIAMI BEACH, FL 33139

PENNSYLVANIA MB INVESTMENTS CORP
ATTN: CHRISTIAN DRIUSSI
1001 BRICKELL BAY DR STE 130
MIAMI, FL 33131

PETITE ABODE LLC
739 NE 74 ST
MIAMI, FL 33138

PIOPPA 01 LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

PORCELLI TROPICAL PROP LLC
184 W BAY CEDAR CIR
JUPITER, FL 33458

RAMON THIELEN
526 15 ST
MIAMI BEACH, FL 33139-3645

RANDY BALTAZAR
1309 EUCLID AVE #5
MIAMI BEACH, FL 33139-3979

REGGIE J WOODHAM
550 15 ST #204
MIAMI BEACH, FL 33139-3620

ROBERTO MORRA
600 15 ST 8
MIAMI BEACH, FL 33139

RODOLPHE VIGNAL
439 15 ST #11
MIAMI BEACH, FL 33139

RUBEN CUEVAS &W
EVA MADELYN CONTY CUEVAS
1050 WAKE FIELD DR
ELGIN, IL 60120

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

SAMANTHA VELAZCO SALOMON
540 15 ST 101
MIAMI BEACH, FL 33139

SATELLITE USA LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

SCHOOL BOARD OF MIAMI-DADE COUNTY
1450 NE 2 AVE
MIAMI, FL 33132

SHERRY ABRAMSON &
HALE ABRAMSON JTRS
526 15 ST #17
MIAMI BEACH, FL 33139-3697

SPOONFULL RE LLC
600 15 ST 4
MIAMI BEACH, FL 33139

STUART REED
1420 PENNSYLVANIA AVE #302
MIAMI BEACH, FL 33139-4062

SUNNY PENN LLC
1420 PENNSILVANIA AVE # 305
MIAMI BEACH, FL 33139

SUSAN E DE LA CRUZ
DAVID G BUKER
16814 SW 49 CT
MIRAMAR, FL 33027

TOPWATER ENTERPRISES INC
720 NE 69 STREET # 19 NORTH
MIAMI, FL 33138-5738

TORBJORN PEDERSEN
C/O SUPERIORFLORIDAREALTYCOM INC
877 E PALMETTO PARK RD
BOCA RATON, FL 33432

TRANFAGLIA INVESTMENTS INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

TREND30M LLC
PO BOX 430854
SOUTH MIAMI, FL 33243-0854

VIVASLAVA LLC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

WILLIAM H HARRIS JR
439 15 ST UNIT 24
MIAMI BEACH, FL 33139

YASMIN FAZELINIA
439 15 ST 19
MIAMI BEACH, FL 33139

YVES DE KEERSMACKER
19999 E COUNTRY CLUB DR #1402
AVENTURA, FL 33180

Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
GLEB IGOKLIN	PETROZAVODSKAYA 13-176	ST PETERSBURG			RUSSIA
GUY GUINDON BENOIT GUINDON	2594 BENNETT #4	MONTREAL QUEBEC H1V			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G1V7			CANADA
INGRID E RAMIREZ	CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070			VENEZUELA
LAURENT MICHEL ASSOIGNA	VIA GIOVANNI RASORI 7	MILAN 20165			ITALY
NATHALIE D AULAN	350 MILL ROAD STE #409	TORONTO ONTARIO M9C 5R7			CANADA
NIKOLAY KHARITONOV LIDIYA PEREPELOVA	SIMONOVSKIY VAL STREET 24 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIYA PEREPELOVA	SIMONOVSKY VAL STREET 41 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIYA PEREPELOVA	KHILKOV PERENLOK # D 1 KV 43	MOSCOW 119034			RUSSIA
PIERRE PAUL TELLIER	1925 TUPPER ST	MONTREAL QUEBEC H3H1N6			CANADA
RIDHA BOURAOUI KAROUI	BD 2 LEL 3 BURJ DUBAI BUSINESS SQSHEIKH ZAYED RD PO BOX 11330	DUBAI			UNITED ARAB EMIRATES
STEFAN SPATH % COUPLES NEGRIL	PO BOX 35	NEGRIL			JAMAICA
STEPHEN DOMINIC PELLIS	36 ALFRED RD	FELTHAM MIDDLESEX TW13 5DJ			UNITED KINGDOM
1035 EUCLID INVESTMENTS LLC	6065 NW 167 ST #B-11	MIAMI BEACH	FL	33139	USA
1444 DREXEL LC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
15 AND PENNSYLVANIA LLC	551 FIFTH AVE STE 1620	NEW YORK	NY	10176	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
15TH & DREXEL LLC	1032 EUCLID AVE	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
AARON KROON	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	392 5 STREET	BROOKLYN	NY	11215	USA
ALICIA L GOMEZ	1674 BAY RD # 401	MIAMI BEACH	FL	33139-2178	USA
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
ANBRUST LLC	439 15 ST APT 23	MIAMI BEACH	FL	33139	USA
ANTHONY SUGGS	320 NW 25 ST	WILTON MANORS	FL	33311	USA
ATZUSA LLC	1420 PENNSYLVANIA AVE 406	MIAMI BEACH	FL	33139	USA
B P I DADE COUNTY	1410 NE 2 AVE	MIAMI	FL	33132	USA
BABITHA J MUNDENCHIRA	550 15 ST 203	MIAMI BEACH	FL	33139	USA
BARBARA VILLOTTA	600 15 ST 7	MIAMI BEACH	FL	33139	USA
BARFLY INVESTMENT LLC	600 15 ST APT 12	MIAMI BEACH	FL	33139	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BELLA TURKA SOUTH BEACH LLC	301 S 19 ST	PHILADELPHIA	PA	19103	USA
BEVERLY MCKITTRICK	1204 N NELSON ST	ARLINGTON	VA	22201	USA
BRANDON J PEANEY ARTURO ALFARO	1420 PENNSYLVANIA AVE 203	MIAMI BEACH	FL	33139	USA
BRICKELL 3301 LLC	2655 S LEJEUNE RD 543	CORAL GABLES	FL	33134	USA
CARLOS ALVAREZ & LYDA A MALPICATR CARLOS ALVAREZ & L.A.MALPICA(BEN)	1420 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-4033	USA
CARLOS R MONTANO	2621 SW 153 RD PATH	MIAMI	FL	33185	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CECILIA WATSON TRS CECILIA WATSON REVOCABLE TRUST	1213 HALE DR	WHARTON	NJ	07885	USA
CESAR MONTES DE OCA	2899 COLLINS AVE #1545	MIAMI BEACH	FL	33140-4454	USA
CESAR NAVASCUES & W AIME	1420 PENNSYLVANIA AVE #204	MIAMI BEACH	FL	33139-4033	USA
CHARLOTTE JONCQUIERT JTRS BARTHELEMY GARNIER JTRS	540 WEST AVE #211	MIAMI BEACH	FL	33139	USA
CHELSEA203 LLC	7792 NW 54 STREET	DORAL	FL	33166	USA
CHRISTINA ZAMPAS	420 15 ST APT 111	MIAMI BEACH	FL	33139	USA
CHRISTOPHER A BROWN	5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ	3135 SW 3 AVE	MIAMI	FL	33129	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COLIN STRATTON WATSON	1420 PENNSYLVANIA AVE 407	MIAMI BEACH	FL	33139	USA
COPPELIA OLIVI USA LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
CRAIG C TALLUTO & JOSE CARLOS TORRES	526 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
D15 SOBE LLC	PO BOX 430854	SOUTH MIAMI	FL	33243	USA
DANIEL MOLDEN	1420 PENNSYLVANIA AVE UNIT 310	MIAMI BEACH	FL	33139-4063	USA
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA	122 LAKESHORE DR	DAVENPORT	FL	33837-7518	USA
DOUGLAS KRAUSHAAR	1145 DORMONT AVE	PITTSBURGH	PA	15216	USA
DPCBAM LLC	1680 MICHIGAN AVE # 910	MIAMI BEACH	FL	33139	USA
DREXEL AVENUE 6 LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
EDELWEISS CORP	4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111	USA

ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
FLP GROUP INC	600 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
FRANK BARBALACO	536 14 ST 307	MIAMI BEACH	FL	33139	USA
FRANZ ONTAL &W JENNYFFER URRUTIA OLGA ESTEBAN	860 BEACH ST	LINDENHURST	NY	11757	USA
GLEB IGOLKIN	5445 COLLINS AVE # B 18	MIAMI BEACH	FL	33140	USA
HANS W KAEHLER GODOY	1440 JFK KENNEDY CAUSEWAY# 1406	NORTH BAY VILLAGE	FL	33141	USA
HOMESTEAD EQUITIES 607 LLC C/O LEONARD WADLER	250 W 24 ST 2FW	NEW YORK	NY	10011	USA
HORST MAUS	1952 SPRING ST	WINTER PARK	FL	32792	USA
ILHA BELA DREAMS LLC	600 15 ST #5	MIAMI BEACH	FL	33139	USA
IM2A LLC	282 NW 25 STREET	MIAMI	FL	33127	USA
ISTBET INVESTMENTS LLC	60 STANFORD AVE	WEST ORANGE	NJ	07052	USA
JACQUES DECTOT STEPHANE VITRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 BITTERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	526 15 ST #5	MIAMI BEACH	FL	33139	USA
JAMES W MOY	1420 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-4042	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JENNA CHASE & ARLENE CHAVEZ	1836 BIARRITZ DR	MIAMI BEACH	FL	33141	USA
JOHN A STOKES	550 15 ST #201	MIAMI BEACH	FL	33139-3620	USA
JOSEPH A ESTRADA	1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720	USA
JOSEPH J & MARTY S QUANLAO	104 THORNE ST	JERSEY CITY	NJ	07307	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA
JUAN J MORALES &W AGNES G	1420 PENNSYLVANIA AVE APT 209	MIAMI BEACH	FL	33139-4042	USA
KEITH CARTER DEWEY AMANDA DEWEY	530 15 ST # 103	MIAMI BEACH	FL	33139	USA
KEVIN T COTTINGIM	231 AVONDALE ST	HOUSTON	TX	77006-3241	USA
KITSANAPOL JUNBUA	2000 N BAYSHORE DR 417	MIAMI	FL	33137	USA
LAWRENCE CICCOTELLI	1420 PENNSYLVANIA AVE 301	MIAMI BEACH	FL	33139	USA
LAWRENCE J WICKENHEISER JR NORMAN WILLIAM DIEHL	2740 OLD ALTON RD	MIAMI BEACH	FL	33139	USA
LEA MARGOLIS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2ND AVE STE #1010	MIAMI	FL	33131	USA
LUCA TURIELLO	1420 PENNSYLVANIA AVE # 210	MIAMI BEACH	FL	33139-4062	USA
LUDОВI CORP	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
M 311 MERIDIAN OWNER LLC	119 WASHINGTON AVE STE 505	MIAMI BEACH	FL	33139	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MANFRED RIGHT LLC	600 15 ST 11	MIAMI BEACH	FL	33139	USA
MANFRED RIGHT LLC	600 15 ST 9	MIAMI BEACH	FL	33139	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	526 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARGARITA M PI & DEBORAH EGURROLA JTRS	PO BOX 141941	CORAL GABLES	FL	33114	USA
MARISA CORP C/O DEBRA BRACKETT	4 EMBARCADERO CENTER SUITE 4000	SAN FRANCISCO	CA	94111	USA
MAROUILLA TSOUVALLARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTXER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
MARTIN BERNSTEIN &W JUDITH TRS	1355 HUNTERBROOK RD	YORKTOWN HEIGHTS	NY	10598	USA
MARYLOU SUN CESARO	600 15 ST 1	MIAMI BEACH	FL	33139	USA
MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MBCDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MIAMI ALEGRO LLC	600 15 ST 3	MIAMI BEACH	FL	33139	USA
MIAMI APOTI ENSEMBLE LLC	600 15 ST 6	MIAMI BEACH	FL	33139	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIGUEL FERNANDEZ	1420 PENNSYLVANIA AVE #402	MIAMI BEACH	FL	33139-4071	USA
MLB 1440 PENNSYLVANIA AVENUE LLC C/O THE BERNSTEIN LAW FIRM LIDO 1440 PENNSYLVANIA AVENUE LLC	3050 BISCAYNE BLVD 403	MIAMI	FL	33137	USA
MSB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NATHAN BERGER	14 WHITEBRIDGE COURT	BALTIMORE	MD	21208	USA
NATL TELEPHONE & ALARM CO INC	1463 DREXEL AVE	MIAMI BEACH	FL	33139	USA
NATLOR LLC	918 OCEAN DR 303	MIAMI BEACH	FL	33139	USA
NICHOLAS R CUMMINGS	18 TROY ST	BROCKTON	MA	02301	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
NORMAN W DIEHL JR	1420 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139-4072	USA
NORMAN W DIEHL LAWRENCE J WICKENHEISER JR	1420 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139	USA
NURIA HERREROS	420 15 ST #302	MIAMI BEACH	FL	33139-7905	USA
OLIVIER THIENPONT	550 15 ST # 104	MIAMI BEACH	FL	33139	USA
PENNSYLVANIA MB INVESTMENTS CORP ATTN: CHRISTIAN DRIUSSI	1001 BRICKELL BAY DR STE 130	MIAMI	FL	33131	USA

PETITE ABODE LLC	739 NE 74 ST	MIAMI	FL	33138	USA
PIOPPA 01 LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
PORCELLI TROPICAL PROP LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
RAMON THIELEN	526 15 ST	MIAMI BEACH	FL	33139-3645	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
REGGIE J WOODHAM	550 15 ST #204	MIAMI BEACH	FL	33139-3620	USA
ROBERTO MORRA	600 15 ST 8	MIAMI BEACH	FL	33139	USA
RODOLPHE VIGNAL	439 15 ST #11	MIAMI BEACH	FL	33139	USA
RUBEN CUEVAS &W EVA MADELYN CONTY CUEVAS	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
RUNCOOL CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
SAMANTHA VELAZCO SALOMON	540 15 ST 101	MIAMI BEACH	FL	33139	USA
SATELLITE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
SPOONFULL RE LLC	600 15 ST 4	MIAMI BEACH	FL	33139	USA
STUART REED	1420 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139-4062	USA
SUNNY PENN LLC	1420 PENNSYLVANIA AVE # 305	MIAMI BEACH	FL	33139	USA
SUSAN E DE LA CRUZ.DAVID G BUKER	16814 SW 49 CT	MIRAMAR	FL	33027	USA
TOPWATER ENTERPRISES INC	720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738	USA
TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTYCOM INC	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
TRANFAGLIA INVESTMENTS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
TREND30M LLC	PO BOX 430854	SOUTH MIAMI	FL	33243-0854	USA
VIVASLAVA LLC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
WILLIAM H HARRIS JR	439 15 ST UNIT 24	MIAMI BEACH	FL	33139	USA
YASMIN FAZELINIA	439 15 ST 19	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMACKER	19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180	USA