

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 DRB18-0317			
<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 checked="" type="radio"/> Design Review Board <input checked="" 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 type="radio"/> Historic Preservation Board <input 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 1698 Alton Road, Miami Beach, Florida 33139			
FOLIO NUMBER(S) 02-3234-017-0200			
Property Owner Information			
PROPERTY OWNER NAME 1681 Ventures, LLC			
ADDRESS 19501 Biscayne Blvd., Suite 400		CITY Aventura	STATE Florida
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Applicant Information (if different than owner)			
APPLICANT NAME same as above			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Approval of signage for Trader Joe's			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" 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 Jordana Dory/Broadway National		<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 1900 Ocean Avenue		CITY Ronkonkoma	STATE New York ZIPCODE 11779
BUSINESS PHONE 631-737-3140	CELL PHONE	EMAIL ADDRESS JCohen@broadwaynational.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:

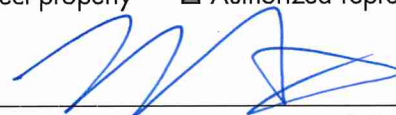
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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:

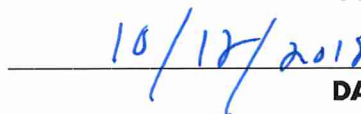
- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida 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

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 FloridaCOUNTY OF Miami Dade

I, Rock Soffer
Principal (print title) of 1681 Ventures, LLC (print name of corporate entity). (1) I am authorized to file this application on behalf of such entity. (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. (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.

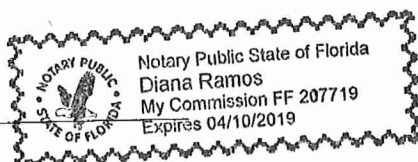
SIGNATURE

Sworn to and subscribed before me this 12 day of October, 2018. The foregoing instrument was acknowledged before me by Rock Soffer, 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: _____

Diana Ramos**PRINT NAME**

POWER OF ATTORNEY AFFIDAVIT

STATE OF

Florida

COUNTY OF

Miami Dade

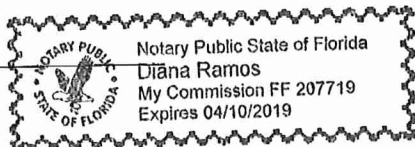
I, Rock Soffer, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael J. Marrero to be my representative before the Design Review Board. (3) I also hereby authorize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

Rock Soffer (Administration Manager)**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 12 day of October, 2018. The foregoing instrument was acknowledged before me by Rock Soffer, 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**Diana Ramos**PRINT NAME****CONTRACT FOR PURCHASE**

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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.

1681 Ventures, LLC _____

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY

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

If there are additional corporate owners, list 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.

<hr/>	
TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
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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
Michael J. Marrero	200 S. Biscayne Blvd., Ste. 850, Miami, FL	(305) 374-5300
Jordana Dory/Broadway National	1900 Ocean Ave., Ronkonkoma, NY 11779	(631) 737-3140

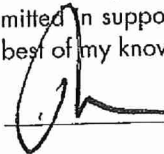
Additional names can be placed on a separate page attached to this application.

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, Rock Soffer, 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

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

NOTARY SEAL OR STAMP

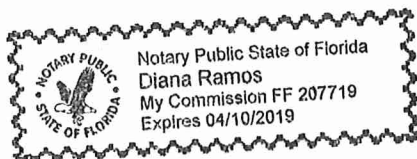
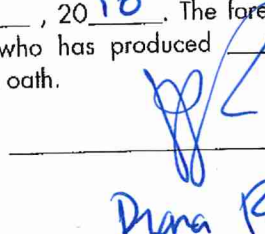
My Commission Expires: 4/10/19

NOTARY PUBLIC**PRINT NAME**

EXHIBIT A

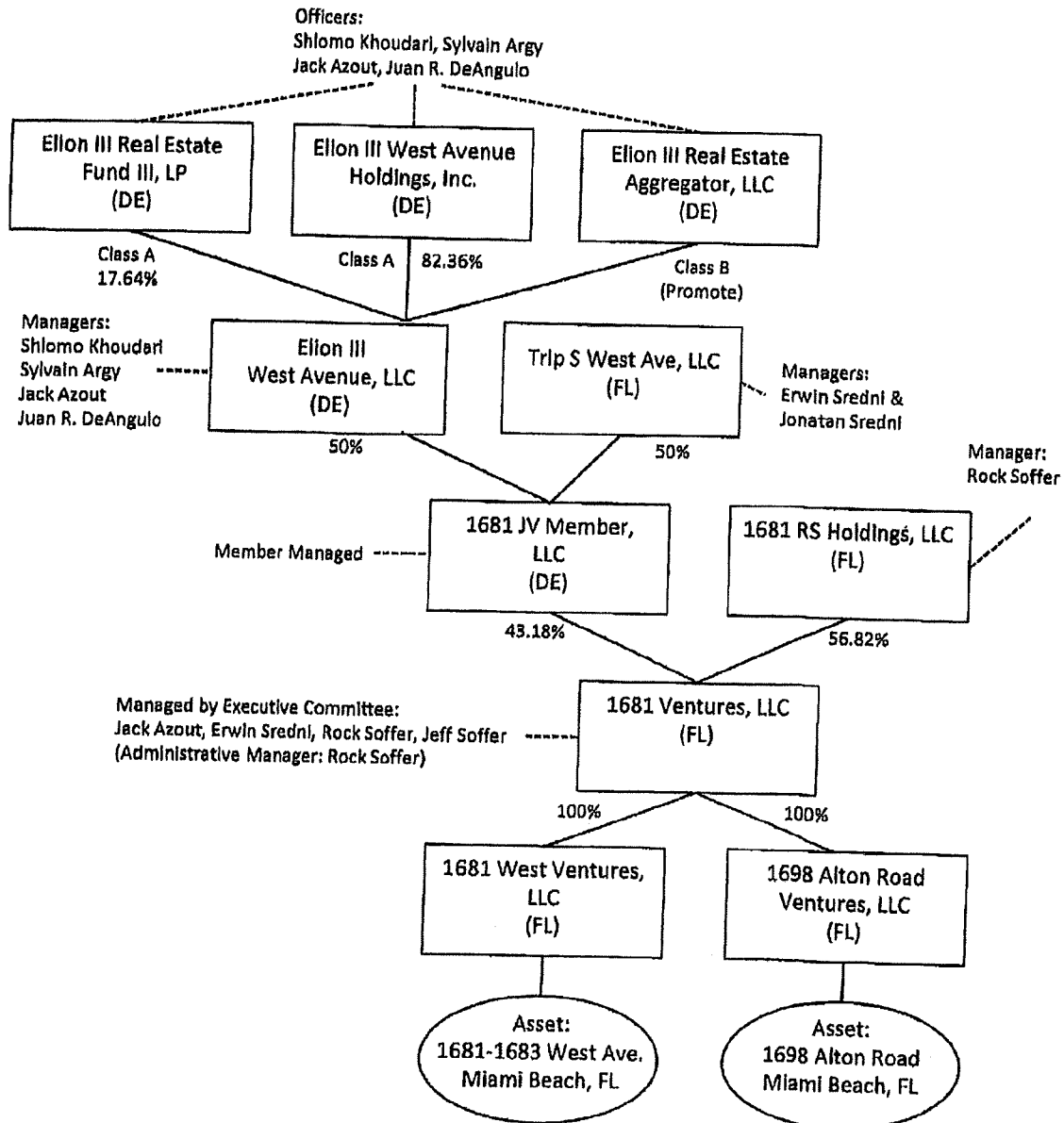
Legal Description

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:

PARCEL 1 (1698 ALTON ROAD VENTURES LLC)

THE EAST 10 FEET OF A 20 FOOT WIDE ALLEY, COMMONLY KNOWN AS ALTON COURT, LYING BETWEEN THE WEST BOUNDARY OF BLOCK 40 OF THE PLAT OF FIRST ADDITION TO COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE EAST BOUNDARY LINE OF THE PLAT OF THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET, AND BOUNDED ON THE SOUTH BY THE WESTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF LOT 9, BLOCK 40 OF SAID PLAT OF FIRST ADDITION TO COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY AND UP TO THE EAST BOUNDARY LINE OF SAID PLAT OF THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45.

1681 Ventures, LLC Structure Chart



For the following entities:

- 1681 Ventures, LLC
- 1681 West Ventures, LLC
- 1698 Alton Road Ventures, LLC
- 1681 RS Holdings, LLC

The registered business address is:

19501 Biscayne Boulevard, Suite 400
Aventura, FL 33180
(305) 914-8207

All other listed entities listed in this exhibit have a registered address of:

2875 NE 191st Street, Suite 800
Aventura, FL 33180
(305) 933-3538



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND DELIVERY

October 15, 2018

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

Re: Letter of Intent for Design Review Approval of Trader Joe's Signage to be
Located at 1681 West Avenue in Miami Beach, Florida

Dear Tom:

As you know, this law firm represents 1681 Ventures, LLC a/k/a 1681 Alton West Ventures, LLC (the "Applicant") in its application concerning the parcels located at 1681-1683 West Avenue and 1698 Alton Road (the "Property"). Please consider this letter the Applicant's letter of intent in support of a request to the Design Review Board for design review approval of tenant specific signage for Trader Joe's.

Property Description. The Property is located on 17th Street between West Avenue and Alton Road, and is identified by Miami-Dade County folio nos.: 02-3234-017-0200, 02-3233-017-0040 and 02-3233-017-0030. The Property is comprised of 39,318 square feet or approximately 0.90 acres, and currently serves as a surface parking lot and the former Shell gas service station. The Applicant has also obtained approval from the Planning Board pursuant to File No. 2284, seeking conditional use approval for the construction of a project exceeding 50,000 square feet, as well as approval from the City Commission for the vacation of the alley between the two properties.

Proposed Development Program. The Applicant is constructing a five-story mixed-use 171,013 square foot structure (FAR is 77,421 square feet) including a ground floor commercial space, featuring a Trader Joe's grocery store with additional retail units. Above the ground floor commercial uses, the 2nd through

4th floors will contain 190 parking spots serving the constituent uses. The 2nd and 3rd parking levels will be creatively screened by a breathtaking vegetated wall and attractive dimensional screen. The 4th and 5th floors will contain 23 residential units situated along the north, east, and west elevations. The 5th floor will also contain an open area pool deck and infinity pool.

Part of the approved development anticipated one (1) principal tenant located on the northwest corner of the Property. That tenant has been identified as Trader Joe's, a very popular and nationally recognized grocer. The Applicant's team has worked to design signage for this tenant that is not only consistent with its national brand, but also complies with the City of Miami Beach zoning regulations. Signage for Trader Joe's is proposed for the corner of 17th Street and West Avenue, along with ground level signage along 17th Street and West Avenue.

Design Review Request. The Applicant is requesting design review approval pursuant to Section 118-252 of the City Code which states that "all building permits for new construction, public interior areas, interior areas that face a street or sidewalk, demolitions and wrecking, alterations, or additions to existing buildings, including fences, parking lots, walls *and signs*, whether new or change of copy, and exterior surface finishes and materials, shall be subject to review under the design review procedures," pursuant to the criteria set forth in Section 118-252 of the Code (*emphasis added*).

Pursuant to Section 138-172 of the Code, each accessory use, in buildings located in the CD-2 zoning district, will be permitted to erect a sign not exceed one square foot per linear foot of frontage, and not to exceed 20 square feet. The proposed uniform signage plan for the accessory uses comply with the City's regulations.

Conclusion. Signage is a critical component of any business' success. The success of any business relies, in part, on providing signage that is clearly visible and identifiable. In this instance, the building's architecture provides aesthetic screens and surrounding landscaping that require enhanced signage in order to be seen. The Property is also located in an area where vehicular traffic is prominent. Therefore, visible signage is critical. The proposed signage complies with all City regulations and provides the necessary visibility to make this a successful site.

Part of the success of this project requires viable tenants that are prepared to make a long term commitment to Miami Beach. In order for those tenants to succeed in this City they need visibility and name recognition. The proposed

Thomas Mooney, Planning Director
October 15, 2018
Page 3 of 3

signage meets all the requirements of the Code and affords the tenant visibility for vehicular and pedestrian traffic and provides the brand recognition, which draws in the clientele. This project will help to enhance the appeal of both 17th Street and West Avenue.

We look forward to your favorable recommendation. If you have any questions or comments, please call me at 305-377-6238.

Sincerely,



Michael J. Marrero

cc: Mr. James Murphy

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: April 03, 2018

FILE NO: DRB17-0207 (a.k.a. DRB16-0089, DRB File No. 23214)

PROPERTY: **1698 Alton Road and 1681 West Avenue**

APPLICANTS: 1681 Ventures LLC

LEGAL: See Exhibit "A"

IN RE: The Application for Design Review Approval for exterior alterations to the ground floor façade of a new five-story building including changes to the storefronts to include the installation of commercial display walls on the primary storefront façade along 17th Street and to install signs including variances to exceed the maximum aggregate area allowed for multiple signs. Additionally, the applicant is requesting Design Review Approval for the installation of an artistic super graphic on the side (south) elevation above the ground floor of the new 5-story building.

MODIFIED ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- 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 is inconsistent with Design Review Criteria 2, 3, 4, 5, 6, 7, 9, 11, 13, and 15 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 5, 6, 7, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would remain consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met



1. All of the original conditions of approval by this Board shall remain in full force and effect under the prior Final Orders dated March 06, 2018 for DRB17-0207, February 06, 2017 for DRB16-0089, and dated May 03, 2016 for DRB File No. 23214 except as modified herein.
2. Revised elevation, site plan and floor plan drawings for the proposed project at **1698 Alton Road and 1681 West Avenue** shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The artistic super graphic component of the application in the form of a painted mural along portions of the south façade shall be approved as proposed.
 - b. The artistic mural shall be maintained by the applicant, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. The proposed introduction of a one foot high kneewall shall be approved as proposed.
 - d. The proposed introduction of a façade recess along a portion the ground floor storefront component shall be approved as proposed.
 - e. The proposed installation of a sliding door entrance along West Avenue shall be approved as proposed.
 - f. The Trader's Joes artistic display walls along the 17th Street ground floor storefront shall not be approved. All storefront glass along 17th Street shall be clear and transparent. Fixtures of any kind shall be setback a minimum of 10'-0" from the interior of the glass along 17th Street with the exception of the proposed interior furniture and fixture plan as depicted on Sheet E-8 and submitted at the April 03, 2018 DRB meeting.
 - g. The design of the Trader's Joes wall signage shall not be approved as proposed. The white backplate lightbox shall be removed in its entirety and redesigned as single row of individual backlit reverse channel character letters with a brushed aluminum finish that can each be backlit along the aluminum canopy eyebrow over the entrance at the corner of West Avenue and 17th Street.
 - h. 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.
 - i. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.



In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s)

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

The following variances were **withdrawn** by the Applicant:

1. ~~A variance to exceed by 10.4 sf the maximum aggregate area allowed of 67 sf for signs facing 17th Street in order to install a wall sign with 72.4 sf (SIGN C) and a projecting sign with 5 sf (SIGN D) and provide a total aggregate area of 77.4 sf.~~
2. ~~A variance to exceed by 0.9 sf the maximum aggregate area allowed of 76.5 sf for signs facing West Avenue in order to install a wall sign with 72.4 sf (SIGN A) and a projecting sign with 5 sf (SIGN B) and provide a total aggregate area of 77.4 sf.~~
3. ~~A variance to exceed by 10.4 sf the maximum aggregate sign area allowed of 20 sf for retail no.5 facing Alton Road in order to install a wall sign with 20 sf and a projecting sign with 5 sf and provide a total aggregate area of 25 sf.~~
4. ~~A variance to exceed by 10.4 sf the maximum aggregate sign area allowed of 20 sf for retail no.6 facing Alton Road in order to install a wall sign with 20 sf and a projecting sign with 5 sf and provide a total aggregate area of 25 sf.~~

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. Design Review Approval' and 'II. Variances' noted above.

- A. Where one or more parcels are unified for a single development, the applicant 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.
- B. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.



- C. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.
- D. If applicable, 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.
- E. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- F. 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.
- G. 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.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the



application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "17th and West Avenue", as prepared by **Stantec**, dated January 5, 2018, and Supplemental sheets labeled "Super Graphic Location" on sheet E-2.3 dated 01/05/18 and distributed at the 03/06/18 Design Review Board meeting and sheet E-8 as submitted at the April 03, 2018 Design Review Board meeting, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 04 day of April, 2018.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

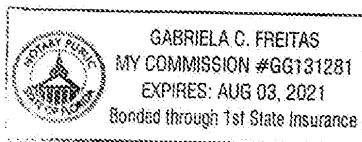


Page 6 of 7
 DRB17-0207-1698 Alton Road and 1681-83 West Avenue
 April 03, 2018

BY: [Signature]
 JAMES G. MURPHY
 CHIEF OF URBAN DESIGN
 FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 4 day of April 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



[Signature]
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 8-3-21

Approved As To Form: [Signature] (4/3/18)
 City Attorney's Office: [Signature]

Filed with the Clerk of the Design Review Board on [Signature] (4/4/18)
)

[Signature]

EXHIBIT "A"

Lots 9 and 10, of Block 40, of the "First Addition to Commercial Subdivision," according to the plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida.

Containing 14,952 square feet or 0.34 Acres (Net Area), more or less, by calculations.

And

Lots 12-14, inclusive, Block 40, of the "Alton Beach Realty Company Subdivision," according to the plat thereof, as recorded in Plat Book 6, Page 165, of the Public Records of Miami-Dade County, Florida.

Containing 22,452 square feet or 0.52 Acres (Net Area), more or less, by calculations.

And

That portion of a 20 foot wide alley, commonly known as Alton Court, lying between the West Boundary of Block 40 of said Plat of "First Addition to Commercial Subdivision," according to the Plat thereof as recorded in Plat Book 6, at Page 30 of the Public Records of Miami-Dade County, Florida and the East Boundary Line of said Plat of "Alton Beach Realty Company's Plat of Subdivision of West half of Blocks 17, 40, and 45," according to the Plat thereof as recorded in Plat Book 6, Page 165 of the Public Records of Miami-Dade County, Florida, and bounded on the North by the South Right of Way Line of 17th Street, and bounded on the South by the Westerly prolongation of the South Boundary Line of Lot 9, Block 40 of said Plat of "First Addition to Commercial Subdivision" and up to the East Boundary Line of said Plat of "Alton Beach Realty Company's Plat of Subdivision of West half of Blocks 17, 40, and 45."

Containing 2,000 square feet or 0.05 Acres, more or less, by calculations.





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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

October 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: 1698 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-017-0200

LEGAL DESCRIPTION: COMM SUB 1 ADD PB 6-30 LOTS 9 & 10 BLK 40

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: **233, including 1 international**

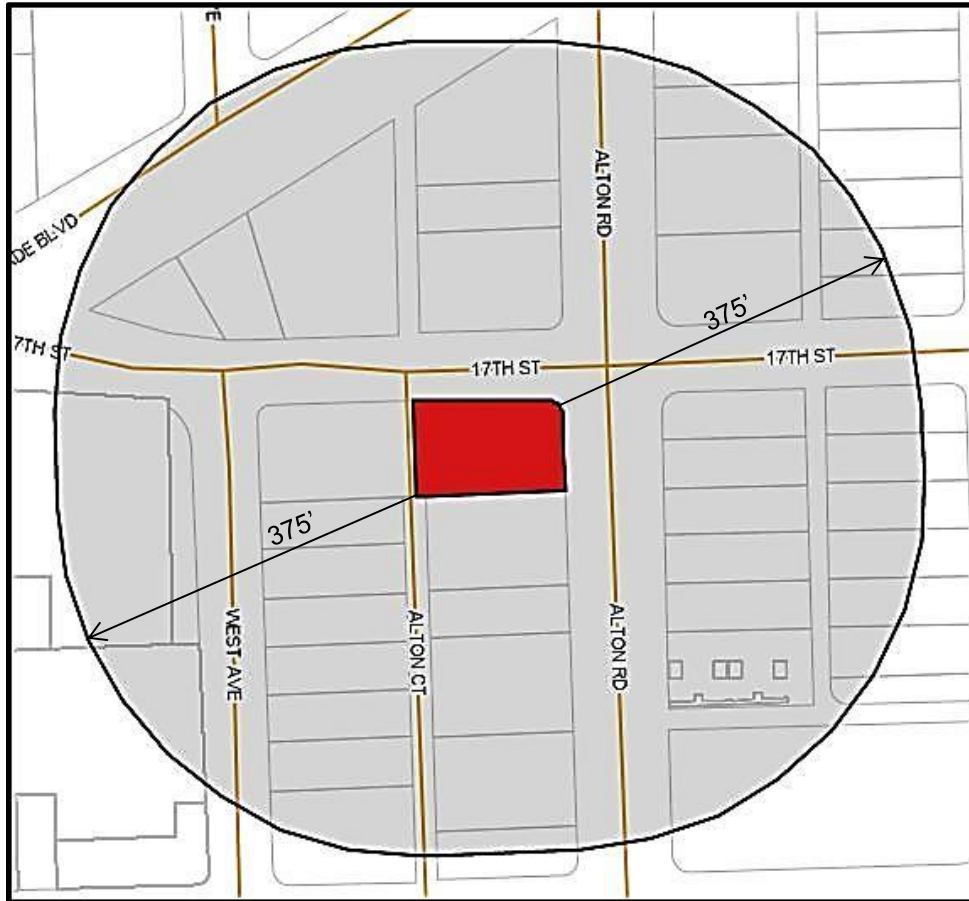


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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1698 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-017-0200

LEGAL DESCRIPTION: COMM SUB 1 ADD PB 6-30 LOTS 9 & 10 BLK 40

TERESA LYNN WOO
61 JALAN PUTEH JERNEH
HOLLAND 278077
SINGAPORE

1111 LINCOLN LLC
C/O CBRE GLOBAL INVESTORS LLC
515 SOUTH FLOWER ST 31 FL
LOS ANGELES, CA 90071

1111 LINCOLN ROAD LLC
1665 ALTON ROAD 111
MIAMI BEACH, FL 33139

1681 WEST VENTURES LLC
19501 BISCAYNE BLVD STE 400
AVENTURA, FL 33180

1688 WEST AVE 808 LLC
PO BOX 813729
HOLLYWOOD, FL 33081

1698 ALTON ROAD VENTURES LLC
19501 BISCAYNE BVD #400
AVENTURA, FL 33180

224 W BAY CONDO LLC
3573 SW 72ND WAY
GAINESVILLE, FL 32608

ABIGAIL OTERO TRS
MANUEL OTERO AND ABIGAIL OTERO
JOINT REVOCABLE TRUST
1688 WEST AVE #605
MIAMI BEACH, FL 33139

AC 1700 ALTON OWNER LLC
C/O ADAM VERNER
320 FIFTH AVE SUITE 800
NEW YORK, NY 10001

ADNAN RAZACK
1688 WEST AVE #506
MIAMI BEACH, FL 33139-2367

ALBERT WALDEN
1666 WEST AVE #311
MIAMI BEACH, FL 33139-2338

ALEIDA IBANEZ
2846 SW 132 PL
MIAMI, FL 33175-7115

ALEXANDER DE LA ASUNCION
9790 SW 140TH ST
MIAMI, FL 33176-6762

ALEXANDRA M MORGAN
120 E 36TH ST APT 12F
NEW YORK, NY 10016

ALEXANDRA PALERMO TALUKDAR
1666 WEST AVE #306
MIAMI BEACH, FL 33139-2338

ALTON JAL INC
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

ALTON ROAD INVEST LLC
1668 ALTON RD
MIAMI BEACH, FL 33139-2426

ALTON ROAD OWNER LLC
1691 MICHIGAN AVE 510
MIAMI BEACH, FL 33139

AMAR R DESHPANDE
1688 WEST AVE APT 908
MIAMI BEACH, FL 33139

AMAURY CRUZ &W CONSUELO T
1688 WEST AVE UNIT 602-B
MIAMI BEACH, FL 33139-2367

AMPARO VALBUENA
ANDRES FELIPE VALBUENA
1665 BAY RD UNIT 414
MIAMI BEACH, FL 33139

AMPARO VALBUENA
1665 BAY RD APT 317
MIAMI BEACH, FL 33139-2156

AMY CINNAMON TRS
AMY CINNAMON
1688 WEST AVE APT 807
MIAMI BEACH, FL 33139

ANDREA BUFFONE
ROBERTA DE LUCA BUFFONE
1688 WEST AVE #309
MIAMI BEACH, FL 33139

ANDREW CLARK
1665 ALTON RD UNIT 11
MIAMI BEACH, FL 33139

ANDREW YANEZ TRS
ANDREW YANEZ REVOC TR
10423 SW 21 TER
MIAMI, FL 33165

ANTONIO POLLAN &W ROSA &
FERNANDO POLLAN
1688 WEST AVE #PH-5
MIAMI BEACH, FL 33139-2356

ARMANDO TARTAGLIA
ARMANDO TARTAGLIA IRREV FAM TRUST
MARIA R TARTAGLIA TRS
241 SW 19 ROAD
MIAMI, FL 33129

BLANCA G GISPAN PINEIRO TRS
ALEXIS PINEIRO
29 SW FLAGLER AVE
STUART, FL 34994

BRANKO NOVAKOVIC
GORDANA V NOVAKOVIC
2700 BROADWAY 4G
NEW YORK, NY 10025

BRIAN KIELLER
1665 BAY RD UNIT 314
MIAMI BEACH, FL 33139

CARINA M SAVISKI
1666 WEST AVE #305
MIAMI BEACH, FL 33139-2338

CARLO DIPASQUALE JTRS
GIOVANNI DIPASQUALE JTRS
VALERIA AMARA JTRS
300 EUCLID AVE #204
MIAMI BEACH, FL 33139

CELIA R P MCCALLUM
275 NORTH SHORE DR
MIAMI BEACH, FL 33141

CENTURA CHURCHILL
1688 WEST AVE 1004 D
MIAMI BEACH, FL 33139

CESAR ANGULO
1688 WEST AVE 203
MIAMI BEACH, FL 33139

CHAKU LLC
1665 BAY RD #421
MIAMI BEACH, FL 33139

CHARLIE ORTIZ
1666 WEST AVE #209
MIAMI BEACH, FL 33139-2338

CHRISTOFFER ERIKSSON
MARIA CORINA PEREZ
9937 NW 47 TER
MIAMI, FL 33178

CHRISTOPHER THOMPSON & W CATHLEEN
WILLIAM CONNELL
1688 WEST AVE #409
MIAMI BEACH, FL 33139-2367

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

CLEMENTE A BAENA
1688 WEST AVE UNIT 301-A
MIAMI BEACH, FL 33139-2366

CRISTINA E FANO
1665 BAY RD #514
MIAMI BEACH, FL 33139-2188

CURRENT PROPERTY OWNER
1665 BAY RD #218
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
1665 BAY RD #518
MIAMI BEACH, FL 33139

CURTIS R BLAKELY
1665 BAY RD #320
MIAMI BEACH, FL 33139-2156

DANIEL GOLDBERG
SARAH R GOLDBERG
1688 WEST AVE PH 09
MIAMI BEACH, FL 33139

DAVID SASSON GLUCKSMAN
9231 SW 92 CT
MIAMI, FL 33176-2076

DAVIDE M TAFURI
1688 WEST AVE #1002-B
MIAMI BEACH, FL 33139-2382

DAVIS MELE
FRANCESCA MELONE
1666 WEST AVE # 506
MIAMI BEACH, FL 33139

DELIA NUNEZ
CARLOS M NUNEZ
1666 WEST AVE #203
MIAMI BEACH, FL 33139

DOMINGO AZEVEDO
KARLA DE ABREU MARQUES
1666 WEST AVE APT 207
MIAMI BEACH, FL 33139

DOUGLAS GODFREY
1665 BAY RD #517
MIAMI BEACH, FL 33139-2113

E & S SHULL INC
1235 SEABAY ROAD
WESTON, FL 33326

EDGARDO ANDUJAR
250 VELARDE AVE
MIAMI, FL 33134

EDGARDO R MARRERO
JESUS MANUEL LASTRE
1688 WEST AVE PH 6F
MIAMI BEACH, FL 33139

EDWIN MAYENS TRS
DALIA MANZANO TRUST
1222 16 STREET
FORT LEE, NJ 07024

ELI J BENARIEH & JOSEPH LEON
1150 AUSTIN GLEN DRIVE
DUNWOODY, GA 30338

ELISSA LITHMAN TRS
ELISSA ALEXANDRA LITHMAN REV TR
1666 WEST AVE 407
MIAMI BEACH, FL 33139

ELLIS P ROBINSON & W DORIS E &
MICHELLE L ROBINSON
1688 WEST AVE 202
MIAMI BEACH, FL 33139

ENCARNACION C SANCHEZ LE
REM CHRISTOPHER MARTINEZ
1665 BAY RD 324
MIAMI BEACH, FL 33139

ENRIQUE A GARCIA
DIANA M GARCIA LEON
1665 BAY RD #417
MIAMI BEACH, FL 33139

EQUITY TRUST COMPANY CUSTDN
MAURICE E FARINAS
MURIEL D FARINAS
2101 SACRAMENTO ST #303
SAN FRANCISCO, CA 94109

ERIC MORALES
4867 SW 71ST PL
MIAMI, FL 33155-5636

ERNEST GORES
1688 WEST AVE #1106
MIAMI BEACH, FL 33139-2356

EUGENIA LUISA ALBANESI
1666 WEST AVE 510
MIAMI BEACH, FL 33139

FATIMA HAYROGLA ROJAS DA ROCHA
6428 RALEIGH ST #3301
ORLANDO, FL 32835

FAY TAUBENFELD
1666 WEST AVE APT 304
MIAMI BEACH, FL 33139-2338

FERNAND R BRAUN &W PATRICIA J
PO BOX 430660
BIG PINE KEY, FL 33043

FERNANDO PLAZA
MONICA PLAZA
1688 WEST AVE #903C
MIAMI BEACH, FL 33139-2382

FRANCES H PAN
1688 WEST AVE 307
MIAMI BEACH, FL 33139

FRANCESCO A OMANA
8115 NW 74 AVE
MEDLEY, FL 33166

FRANCISCO J CUESTA
AV LAS PILAS
PO BOX 025233
MIAMI, FL 33102-5233

FRANCOIS LECHNER
FRANCISCO GOIRE
16666 WEST AVE #505
MIAMI BEACH, FL 33139

FRANK A BLANCO TRS
BLANCO FAMILY REV TR
MARIA S BLANCO TRS
9535 BISCAYNE BLVD
MIAMI, FL 33138

FRANKLIN DANIEL GONZALEZ
ANDREA DE MARTINO GONZALEZ
1665 BAY RD 225
MIAMI BEACH, FL 33139

GARY M O'HALLORAN
CARIDAD O'HALLORAN
339 WILD RICE WAY
WILMINGTON, NC 28412

GAVIN DAVIS
1665 BAY RD #323
MIAMI BEACH, FL 33139

GEORGE M PYATTE
BRENDA A PYATTE
NEVAH A ASSANG
1688 WEST AVE # 902
MIAMI BEACH, FL 33139

GIGI CHUY
1688 WEST AVE #401
MIAMI BEACH, FL 33139

GIOVANNA E RUD
JEFFREY RUD
4117 UPTON AVE SOUTH
MINNEAPOLIS, MN 55410

GIOVANNI PEZZINO
1504 BAY ROAD 2504
MIAMI BEACH, FL 33139

GISELA VANNAY
1643 BRICKELL AVE #2805
MIAMI, FL 33129

GLORIA LEVY
1688 WEST AVE UNIT 905
MIAMI BEACH, FL 33139-2382

GOLDWATER REALTY II INC
PO BOX 190816
MIAMI BEACH, FL 33119

GREGORY DUHAMEL
SANDRA PINTO
719 NE 82 ST
MIAMI, FL 33138

GREGORY JOCHIMS
SHELLEY JOCHIMS
1665 BAY RD #425
MIAMI BEACH, FL 33139

GWENDOLYN GRANT & GRACE WYATT
221 S STATE RD 7 #1567
PLANATATION, FL 33317

HARDWARE PARKING LLC
1668 ALTON RD
MIAMI BEACH, FL 33139

HAYDEE PINEIRO
1665 BAY RD #322
MIAMI BEACH, FL 33139-2156

HECTOR GARCIA &W MARIA A
1688 WEST AVE UNIT 1205
MIAMI BEACH, FL 33139-2383

HEINRICH CAMILO HUECK
6900 BAY DR #8 C
MIAMI BEACH, FL 33141

HERBERT P OYE
1222 LAKE DRIVE
DANIELS, WV 25832

HILDA H AGUERREBERE JTRS
VIVIAN AGUERREBERE JTRS
GILDA MOLINA JTRS
1666 WEST AVE #511
MIAMI BEACH, FL 33139

HINABEN BHULABHAI PATEL
1688 WEST AVE G-09
MIAMI BEACH, FL 33139

IAN MCNEEL
C/O MCNEEL INTERNATIONAL
JULIE MCNEEL
5401 WEST KENNEDY BLVD #751
TAMPA, FL 33609

IAN MCNEEL
5401 W KENNEDY BLVD # 751
TAMPA, FL 33609

IMMOBELLA LLC
PO BOX 398986
MIAMI BEACH, FL 33239-8986

INES L NIESLOSS
1666 WEST AVE 309
MIAMI BEACH, FL 33199

INEZ GONZALEZ
EVETTE PASTORIZA
1688 WEST AVE #G-106
MIAMI BEACH, FL 33139-2356

IRENE M MIX
1666 WEST AVE UNIT 307
MIAMI BEACH, FL 33139-2338

IRSE NODAL &W EDNA
7260 SW 14 ST
MIAMI, FL 33144-5314

ISIDRO F BALMASEDA
1666 WEST AVE #402
MIAMI BEACH, FL 33139-2399

JACE A BISHOP
1688 WEST AVE #809
MIAMI BEACH, FL 33139-2382

JACK SNIDER
1666 WEST AVE UNIT 210
MIAMI BEACH, FL 33139-2338

JAIME BEHMOIRAS JTRS
FANNY BEHMOIRAS JTRS
ALAN BEHMOIRAS JTRS
7501 CENTER BAY DR
NORTH BAY VILLAGE, FL 33139

JANET NUNEZ
1666 WEST AVE # 312
MIAMI BEACH, FL 33129

JENISSE A LOPEZ & MARIA J PEREZ
1665 BAY RD #422
MIAMI BEACH, FL 33139

JESUS E TORRES
1665 BAY ROAD UNIT #522
MIAMI BEACH, FL 33139-2188

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

JOHN BRANDOLINO
1688 WEST AVE 806
MIAMI BEACH, FL 33139

JOHN M RINDO
1688 WEST AVE #1009
MIAMI BEACH, FL 33139-2383

JOHN W VAN DER KIEFT
1688 WEST AVE #403
MIAMI BEACH, FL 33139-2366

JONATHAN ROGER YOUNG
1688 WEST AVE #707
MIAMI BEACH, FL 33139-2382

JORGE D CASTELLANOS &W MARIA
1666 WEST AVE #302
MIAMI BEACH, FL 33139-2338

JORGE L CALIL
1015 DOVE AVE
MIAMI SPRINGS, FL 33166-3206

JORGE L FELIS
1688 WEST AVE UNIT 505
MIAMI BEACH, FL 33139-2367

JORGE O ANTA
ESTHER ANTA
791 LAKE ST
NEWARK, NJ 07104

JORGE SALCEDO
MARIA DEL PILAR COMPTE DE YCAZA
1666 WEST AVE 503
MIAMI BEACH, FL 33139

JOSE CAMPA LE
REM CARLOS MANUEL NUNEZ
REM MARIA I NUNEZ
1666 WEST AVE #204
MIAMI BEACH, FL 33139

JOSE E CERNADAS &W NANCY
1665 BAY RD APT 321
MIAMI BEACH, FL 33139-2156

JOSE L VON ZUBEN
1688 WEST AVE #1204
MIAMI BEACH, FL 33139-2383

JOSE LUIS PEREZ
ANA MARIA PEREZ
1666 WEST AVE # 508
MIAMI BEACH, FL 33139

JOSE M FERNANDEZ
1666 WEST AVE #310
MIAMI BEACH, FL 33139-2338

JOSE OMAR VIZCAINO
1665 BAY RD UNIT 222
MIAMI BEACH, FL 33139

JOSE SANCHEZ
1688 WEST AVE UNIT 909
MIAMI BEACH, FL 33139-2382

JOSE SUSI
1688 WEST AVE UNIT 507-G
MIAMI BEACH, FL 33139-2367

JUAN F HERNANDEZ LE
REM DEBORAH HERNANDEZ
REM EDUARDO HERNANDEZ
1666 WEST AVE 208
MIAMI BEACH, FL 33139

JUAN F MADRID
1688 WEST AVE #1207-G
MIAMI BEACH, FL 33139-2383

JUAN M FERNANDEZ
1666 WEST AVE #308
MIAMI BEACH, FL 33139-2338

JUANA LOPEZ DIAZ
1688 WEST AVE #302
MIAMI BEACH, FL 33139-2366

JULIO ALLEGUE
2410 BRICKELL AVE #306-C
MIAMI , FL 33129-2450

JUN OISHI
1688 WEST AVE #306
MIAMI BEACH, FL 33139-2366

JUSTO VARELA &W FRANCISCA
1666 WEST AVE UNIT 201
MIAMI BEACH, FL 33139-2338

KATZ FAMILY PARTNERSHIP
% AMERICAN PLUMBING SUPPLY CO INC
1735 ALTON RD
MIAMI BEACH, FL 33139-2411

KAZIMIERZ SULKOWSKI &W ISABELLE
6767 COLLINS AVE #602
MIAMI BEACH, FL 33141-3264

KEITH R PRESSMAN LE
REM MICHAEL MUELLER
REM GERALYN MUELLER
1688 WEST AVE #204
MIAMI BEACH, FL 33139

KEN EVERSLEY
1688 WEST AVE 1003
MIAMI BEACH, FL 33139

L HERNANDO URREA &W ANGELA
4693 ROSINANTE
EL PASO, TX 79922

LA BELLA CARLA LLC
4615 PRAIRIE AVE
MIAMI BEACH, FL 33140

LEWIS & SPENCER & HILL INC
1688 WEST AVE UNIT PH-03
MIAMI BEACH, FL 33139-2356

LILY ELASMAR
1688 WEST AVE # 503
MIAMI BEACH, FL 33139

LUCIA BARNES
1688 WEST AVE 1103
MIAMI BEACH, FL 33139

LUCIA BLANCO
1688 WEST AVE #205
MIAMI BEACH, FL 33139-2366

LUCIA MODICA
ROSARIA ANGELICA
JOSEFINA ANGELICA
7512 HISPANOLA AVE
NORTH BAY VILLAGE, FL 33141

LUIS E SERRANO TRS
LUIS E SERRANO AND ANA M SERRANO
REVOCABLE LIVVING TRUST
1646 S POINT VIEW ST
LOS ANGELES, CA 90035

LUIS J FRANCISCO
1800 N BAYSHORE DR #2412
MIAMI, FL 33132

LUZ MARIA QUINONES PEREZ
1688 WEST AVE #604
MIAMI BEACH, FL 33139

M H BERKSON ASSOC LTD
111 PALM AVE PALM ISL
MIAMI BEACH, FL 33139-5139

MARCELLO COLTRO
1688 WEST AVE #805
MIAMI BEACH, FL 33139

MARHTA M BLANCO &
FRANK A BLANCO(JTRS)
1665 BAY RD #220
MIAMI BEACH, FL 33139

MARIA B ORTIZ
1665 BAY RD #315
MIAMI BEACH, FL 33139-2156

MARIA DEL CIFUENTES MARRERO TRS
MARIA CIFUENTES MARRERO REV TRS
MARIA DEL CIFUENTES MARRERO
1688 WEST AVE #105
MIAMI BEACH, FL 33139

MARIA P DOZIER
1688 WEST AVE #304
MIAMI BEACH, FL 33139-2366

MARIANA DE ASSIS &
ALOYSIO SILVA DE ASSIS &W GLAUCY
1688 WEST AVE #508
MIAMI BEACH, FL 33139-2367

MARIE YHAP
1688 WEST AVE 501
MIAMI BEACH, FL 33139

MARIO CADER FRECH TRS
1665 ALTON RD #1111
MIAMI BEACH, FL 33139

MARK A HOCH
1666 WEST AVE #409
MIAMI BEACH, FL 33139

MARK WOHL
JESSICA WOHL
1688 WEST AVE UNIT 1208
MIAMI BEACH, FL 33139

MARLENE PENDERGAST
276 1ST AVE APT 5G
NEW YORK, NY 10009-1822

MARTA DEL CARMEN ALVAREZ
1688 WEST AVE UNIT 404
MIAMI BEACH, FL 33139

MARY J MIRANDA
1688 WEST AVE #804
MIAMI BEACH, FL 33139-2382

MARY KUCERA
1688 WEST AVE UNIT 601
MIAMI BEACH, FL 33139-2367

MASSIMILIANO COSTANTINI
ILARIA GIUDICI
1665 BAY RD 418
MIAMI BEACH, FL 33139

MASSIMILIANO VOTO
BRUMAVELO LLC
12 WILLIAMS TER
CLIFFSIDE PARK, NJ 07010-2911

MATTHEW PITROFF
CINDY PITROFF
1688 WEST AVE UNIT 708
MIAMI BEACH, FL 33139

MEDARDO MILIAN
1688 WEST AVE #PH-08
MIAMI BEACH, FL 33139-2356

MERCEDES BINNINGER
1665 BAY RD #524
MIAMI BEACH, FL 33139-2188

MICHAEL DAY
1688 WEST AVE #603-C
MIAMI BEACH, FL 33139

MISTY M POLANCO
KEVIN N POLANCO
1688 WEST AVE 405
MIAMI BEACH, FL 33139

MITCHELL PROPERTY INVESTMENTS LLC
C/O JONATHAN E MITCHELL
1605 MAIN ST 905
SARASOTA, FL 34236

MORGAN A SALL
140 W 22ND ST APT 2F
NEW YORK, NY 10011-2787

MOUSSAULT LLC
9513 HARDING AVE
SURFSIDE, FL 33154

NEIL GUMBS
1688 WEST AVE #305
MIAMI BEACH, FL 33139-2366

OMG INVESTMENTS LC
1666 WEST AVE #303
MIAMI BEACH, FL 33139-2338

ORLANDO DELGADO LE
ELSA B DELGADO LE
REM MARLENE M DELGADO
1070 SW 84 CT
MIAMI, FL 33144

OSWALD TORRES
1688 WEST AVE #207
MIAMI BEACH, FL 33139-2366

PABLO GIL
1666 WEST AVE #401
MIAMI BEACH, FL 33139

PAIGE A HARPER
3414 GRANADA BLVD
CORAL GABLES, FL 33134

PAUL W GIEDAT
1688 WEST AVE #606
MIAMI BEACH, FL 33139-2367

PEDRO A CHALCO TRS
CHALCO LIVING TRUST
PATRICIA SERRANO CHALCO TRS
6853 WILD LAKE GTER
BRADENTON, FL 34212

PEDRO ARANCIBIA &
TERESA FIGUEROA
1666 WEST AVE #507
MIAMI BEACH, FL 33139-2399

PEPPY IPLIXIAN
46 BUTLER ST # 301
BROOKLYN, NY 11231

PRS REAL ESTATE HOLDINGS LLC
1498 NW 15 ST STE 105
MIAMI, FL 33125

RAFAIL NEYTMAN &W LUDMILA
1666 WEST AVE UNIT 406
MIAMI BEACH, FL 33139-2399

RAMIRO ERNESTO VERDUN
899 WEST AVE #4D
MIAMI BEACH, FL 33139

RAY JANSSEN
CRAIG P THOMSEN
1688 WEST AVE UNIT 1202
MIAMI BEACH, FL 33139

REBMAN OF FLA INC
% MANUEL PERELOS
PO BOX 527948
MIAMI, FL 33152-7948

REFC REAL ESTATE CORP
2900 UNIVERSITY DR # 42
CORAL SPRINGS, FL 33065

REINALDO FRAYLE
1666 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-2338

REL ALTON LTD
% MARSHALL H BERKSON
111 PALM AVE
MIAMI BEACH, FL 33139-5139

RICARDO ALVAREZ
1665 BAY RD APT 515
MIAMI BEACH, FL 33139

RICARDO BARBOZA
1688 WEST AVE #PH-04
MIAMI BEACH, FL 33139

RICARDO BOFFILL
JUANA ACOSTA
1688 WEST AVE 408
MIAMI BEACH, FL 33139

RICHARD ALITO
EMILIA TODOROVA ALITO
221 MOUNTAIN RD
RINGOES, NJ 08551

ROBERT BROWN
WENDY MERCER
CHARLES DAVID MERCER
1665 ALTON RD 1
MIAMI BEACH, FL 33139

ROBERT E BRYAN III
1688 WEST AVE 904
MIAMI BEACH, FL 33139-2356

ROBERT S WENNETT TRS
ROBERT S WENNETT
MARIO CADER FRECH TRS
1111 LINCOLN RD STE 760
MIAMI BEACH, FL 33139

ROBERTO R AGOSTA &W AMERICA &
ANGELICA M AGOSTA
1665 BAY RD #219
MIAMI BEACH, FL 33139-2156

ROBERTO TOMELIN KNIBEL
TEREZINHA RIBEIRO DOURADO
JOYCE DE ALMEIDA RUIZ
6039 COLLINS AVE 1402
MIAMI BEACH, FL 33140

ROSALIA PEREZ-TRUJILLO
10934 SW 139TH CT
MIAMI, FL 33186-3247

ROSALIE FARINA TRS
ROSALIE FARINA REV TR
1688 WEST AVE PH02 B
MIAMI BEACH, FL 33139

ROSANE FATIMA KASENG
1665 BAY RD APT 523
MIAMI BEACH, FL 33139

ROSNICK ENTERPRISES INC
1836 SW 3 AVE
MIAMI, FL 33129

RUTH E RILEY
1688 WEST AVE #303-C
MIAMI BEACH, FL 33139-2366

SABINO RODRIGUEZ &W HERMELINDA
1665 BAY RD UNIT 316
MIAMI BEACH, FL 33139-2156

SALIM ISMAIL
LILY YONAT SAFRANI
1688 WEST AVE #1209
MIAMI BEACH, FL 33139

SALO & ELLEN KOZOLCHYK
1666 WEST AVE #411
MIAMI BEACH, FL 33139-2399

SAMAIL ISMAIL
LILY YONAT SAFRANI
1688 WEST AVE 1109
MIAMI BEACH, FL 33139

SANEL INC
C/O SHUTTS & BOWEN LLP
201 SOUTH BISCAYNE BLVD
MIAMI, FL 33131

SANFORD M SLOANE
1688 WEST AVE #609
MIAMI BEACH, FL 33139-2367

SANFORD SLOANE
1665 BAY RD #216
MIAMI BEACH, FL 33139-2156

SARA J DE FRIDZON
JACOBO FRIDZON JACUBOWISZ ETAL
1666 WEST AVE #404
MIAMI BEACH, FL 33139-2399

SATYAJIT RAY
1688 WEST AVE 1105
MIAMI BEACH, FL 33139

SERGE DOMINIQUE MICHEL TESSIER
NATHALIE HENRIETTE HALIMI
1300 PENNSYLVANIA AVE #305
MIAMI BEACH, FL 33139

SETH KURN
C/O OCWEN LOAN SERVICING LLC
BARBARA HARRIS
1688 WEST AVE #1001
MIAMI BEACH, FL 33139

SHANNON ANN BALLIET
1688 WEST AVE 209
MIAMI BEACH, FL 33139

SHERWOOD NEISS
1688 WEST AVE #802-B
MIAMI BEACH, FL 33139

SOBE 17 OWNER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SOBE ALTON LLC
9425 HARDING AVE
MIAMI, FL 33154

SONYA VINITSKY LE
REM OLEG VINITSKY JTRS
REM ALLA PRIVIS JTRS
1688 WEST AVE APT 504-D
MIAMI BEACH, FL 33139

SOPHIA D SALVER
1688 WEST AVE 906
MIAMI BEACH, FL 33139

ST GREGORY INV INC & J GUTIERREZ
C/O RAUL VALDES-FAULI P.A.
355 ALHAMBRA CIRCLE STE 1205
CORAL GABLES, FL 33134

SUMAN SORG
2339 MASSACHUSETTS AVE NW
WASHINGTON, DC 20008

SUNTRUST BNK
200 S ORANGE AVE
ORLANDO, FL 32801

SYLVAIN CREUZEVAULT &
JACQUES CREUZEVAULT JTRS
1665 BAY RD #318
MIAMI BEACH, FL 33139-2156

TERESA GONZALEZ
1665 BAY RD UNIT 420
MIAMI BEACH, FL 33139-2188

TERESITA PEREZ ROURA
1688 WEST AVE #901
MIAMI BEACH, FL 33139-2382

VALERIA QUAGLIATA
110 WASHINGTON AVE 1518
MIAMI BEACH, FL 33139

VALERIA QUAGLIATA
FRANCO SPILABOTTE
1665 -BAY RD #223
MIAMI BEACH, FL 33139

VICTOR M CORRAL
8856 SW 111 TER
MIAMI, FL 33176

VICTORIA MOSALI
1688 WEST AVE UNIT 704
MIAMI BEACH, FL 33139-2367

ZENAIDA CASAS JTRS
MARTA R CUTARELO JTRS
JOSE MANUEL ESQUIJAROSA JTRS
1665 BAY RD #424
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
TERESA LYNN WOO	61 JALAN PUTEH JERNEH	HOLLAND 278077			SINGAPORE
1111 LINCOLN LLC C/O CBRE GLOBAL INVESTORS LLC	515 SOUTH FLOWER ST 31 FL	LOS ANGELES	CA	90071	USA
1111 LINCOLN ROAD LLC	1665 ALTON ROAD 111	MIAMI BEACH	FL	33139	USA
1681 WEST VENTURES LLC	19501 BISCAYNE BLVD STE 400	AVENTURA	FL	33180	USA
1688 WEST AVE 808 LLC	PO BOX 813729	HOLLYWOOD	FL	33081	USA
1698 ALTON ROAD VENTURES LLC	19501 BISCAYNE BVD #400	AVENTURA	FL	33180	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
ABIGAIL OTERO TRS MANUEL OTERO AND ABIGAIL OTERO JOINT REVOCABLE TRUST	1688 WEST AVE #605	MIAMI BEACH	FL	33139	USA
AC 1700 ALTON OWNER LLC C/O ADAM VERNER	320 FIFTH AVE SUITE 800	NEW YORK	NY	10001	USA
ADNAN RAZACK	1688 WEST AVE #506	MIAMI BEACH	FL	33139-2367	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEXANDER DE LA ASUNCION	9790 SW 140TH ST	MIAMI	FL	33176-6762	USA
ALEXANDRA M MORGAN	120 E 36TH ST APT 12F	NEW YORK	NY	10016	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
AMAR R DESHPANDE	1688 WEST AVE APT 908	MIAMI BEACH	FL	33139	USA
AMAURY CRUZ &W CONSUELO T	1688 WEST AVE UNIT 602-B	MIAMI BEACH	FL	33139-2367	USA
AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA
AMPARO VALBUENA	1665 BAY RD APT 317	MIAMI BEACH	FL	33139-2156	USA
AMY CINNAMON TRS AMY CINNAMON	1688 WEST AVE APT 807	MIAMI BEACH	FL	33139	USA
ANDREA BUFFONE ROBERTA DE LUCA BUFFONE	1688 WEST AVE #309	MIAMI BEACH	FL	33139	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW YANEZ TRS ANDREW YANEZ REVOC TR	10423 SW 21 TER	MIAMI	FL	33165	USA
ANTONIO POLLAN &W ROSA & FERNANDO POLLAN	1688 WEST AVE #PH-5	MIAMI BEACH	FL	33139-2356	USA
ARMANDO TARTAGLIA ARMANDO TARTAGLIA IRREV FAM TRUST MARIA R TARTAGLIA TRS	241 SW 19 ROAD	MIAMI	FL	33129	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO	29 SW FLAGLER AVE	STUART	FL	34994	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLO DIPASQUALE JTRS GIOVANNI DIPASQUALE JTRS VALERIA AMARA JTRS	300 EUCLID AVE #204	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CENTURA CHURCHILL	1688 WEST AVE 1004 D	MIAMI BEACH	FL	33139	USA
CESAR ANGULO	1688 WEST AVE 203	MIAMI BEACH	FL	33139	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER THOMPSON &W CATHLEEN WILLIAM CONNELL	1688 WEST AVE #409	MIAMI BEACH	FL	33139-2367	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLEMENTE A BAENA	1688 WEST AVE UNIT 301-A	MIAMI BEACH	FL	33139-2366	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURRENT PROPERTY OWNER	1665 BAY RD #218	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #518	MIAMI BEACH	FL	33139	USA

CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DANIEL GOLDBERG SARAH R GOLDBERG	1688 WEST AVE PH 09	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVIDE M TAFURI	1688 WEST AVE #1002-B	MIAMI BEACH	FL	33139-2382	USA
DAVIS MELE FRANCESCA MELONE	1666 WEST AVE # 506	MIAMI BEACH	FL	33139	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI BEACH	FL	33139-2113	USA
E & S SHULL INC	1235 SEABAY ROAD	WESTON	FL	33326	USA
EDGARDO ANDUJAR	250 VELARDE AVE	MIAMI	FL	33134	USA
EDGARDO R MARRERO JESUS MANUEL LASTRE	1688 WEST AVE PH 6F	MIAMI BEACH	FL	33139	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1666 WEST AVE 407	MIAMI BEACH	FL	33139	USA
ELLIS P ROBINSON &W DORIS E & MICHELLE L ROBINSON	1688 WEST AVE 202	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
ENRIQUE A GARCIA DIANA M GARCIA LEON	1665 BAY RD #417	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC MORALES	4867 SW 71ST PL	MIAMI	FL	33155-5636	USA
ERNEST GORES	1688 WEST AVE #1106	MIAMI BEACH	FL	33139-2356	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FERNAND R BRAUN &W PATRICIA J	PO BOX 430660	BIG PINE KEY	FL	33043	USA
FERNANDO PLAZA MONICA PLAZA	1688 WEST AVE #903C	MIAMI BEACH	FL	33139-2382	USA
FRANCES H PAN	1688 WEST AVE 307	MIAMI BEACH	FL	33139	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA
FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA
GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GEORGE M PYATTE BRENDA A PYATTE NEVAH A ASSANG	1688 WEST AVE # 902	MIAMI BEACH	FL	33139	USA
GIGI CHUY	1688 WEST AVE #401	MIAMI BEACH	FL	33139	USA
GIOVANNA E RUD JEFFREY RUD	4117 UPTON AVE SOUTH	MINNEAPOLIS	MN	55410	USA
GIOVANNI PEZZINO	1504 BAY ROAD 2504	MIAMI BEACH	FL	33139	USA
GISELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLORIA LEVY	1688 WEST AVE UNIT 905	MIAMI BEACH	FL	33139-2382	USA
GOLDWATER REALTY II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GREGORY DUHAMEL SANDRA PINTO	719 NE 82 ST	MIAMI	FL	33138	USA
GREGORY JOCHIMS SHELLEY JOCHIMS	1665 BAY RD #425	MIAMI BEACH	FL	33139	USA
GWENDOLYN GRANT & GRACE WYATT	221 S STATE RD 7 #1567	PLANATATION	FL	33317	USA
HARDWARE PARKING LLC	1668 ALTON RD	MIAMI BEACH	FL	33139	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HECTOR GARCIA &W MARIA A	1688 WEST AVE UNIT 1205	MIAMI BEACH	FL	33139-2383	USA

HEINRICH CAMILO HUECK	6900 BAY DR #8 C	MIAMI BEACH	FL	33141	USA
HERBERT P OYE	1222 LAKE DRIVE	DANIELS	WV	25832	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HINABEN BHULABHAI PATEL	1688 WEST AVE G-09	MIAMI BEACH	FL	33139	USA
IAN MCNEEL C/O MCNEEL INTERNATIONAL JULIE MCNEEL	5401 WEST KENNEDY BLVD #751	TAMPA	FL	33609	USA
IAN MCNEEL	5401 W KENNEDY BLVD # 751	TAMPA	FL	33609	USA
IMMOBELLA LLC	PO BOX 398986	MIAMI BEACH	FL	33239-8986	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
INEZ GONZALEZ EVETTE PASTORIZA	1688 WEST AVE #G-106	MIAMI BEACH	FL	33139-2356	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMASEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
JACE A BISHOP	1688 WEST AVE #809	MIAMI BEACH	FL	33139-2382	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JANET NUNEZ	1666 WEST AVE # 312	MIAMI BEACH	FL	33129	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHN BRANDOLINO	1688 WEST AVE 806	MIAMI BEACH	FL	33139	USA
JOHN M RINDO	1688 WEST AVE #1009	MIAMI BEACH	FL	33139-2383	USA
JOHN W VAN DER KIEFT	1688 WEST AVE #403	MIAMI BEACH	FL	33139-2366	USA
JONATHAN ROGER YOUNG	1688 WEST AVE #707	MIAMI BEACH	FL	33139-2382	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 DOVE AVE	MIAMI SPRINGS	FL	33166-3206	USA
JORGE L FELIS	1688 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2367	USA
JORGE O ANTA ESTHER ANTA	791 LAKE ST	NEWARK	NJ	07104	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE L VON ZUBEN	1688 WEST AVE #1204	MIAMI BEACH	FL	33139-2383	USA
JOSE LUIS PEREZ ANA MARIA PEREZ	1666 WEST AVE # 508	MIAMI BEACH	FL	33139	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE SANCHEZ	1688 WEST AVE UNIT 909	MIAMI BEACH	FL	33139-2382	USA
JOSE SUSI	1688 WEST AVE UNIT 507-G	MIAMI BEACH	FL	33139-2367	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN F MADRID	1688 WEST AVE #1207-G	MIAMI BEACH	FL	33139-2383	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA
JUANA LOPEZ DIAZ	1688 WEST AVE #302	MIAMI BEACH	FL	33139-2366	USA
JULIO ALLEGUE	2410 BRICKELL AVE #306-C	MIAMI	FL	33129-2450	USA
JUN OISHI	1688 WEST AVE #306	MIAMI BEACH	FL	33139-2366	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KAZIMIERZ SULKOWSKI &W ISABELLE	6767 COLLINS AVE #602	MIAMI BEACH	FL	33141-3264	USA
KEITH R PRESSMAN LE REM MICHAEL MUELLER REM GERALYN MUELLER	1688 WEST AVE #204	MIAMI BEACH	FL	33139	USA

KEN EVERSLEY	1688 WEST AVE 1003	MIAMI BEACH	FL	33139	USA
L HERNANDO URREA &W ANGELA	4693 ROSINANTE	EL PASO	TX	79922	USA
LA BELLA CARLA LLC	4615 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
LEWIS & SPENCER & HILL INC	1688 WEST AVE UNIT PH-03	MIAMI BEACH	FL	33139-2356	USA
LILY ELASMAR	1688 WEST AVE # 503	MIAMI BEACH	FL	33139	USA
LUCIA BARNES	1688 WEST AVE 1103	MIAMI BEACH	FL	33139	USA
LUCIA BLANCO	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVIVNG TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA
LUIS J FRANCISCO	1800 N BAYSHORE DR #2412	MIAMI	FL	33132	USA
LUZ MARIA QUINONES PEREZ	1688 WEST AVE #604	MIAMI BEACH	FL	33139	USA
M H BERKSON ASSOC LTD	111 PALM AVE PALM ISL	MIAMI BEACH	FL	33139-5139	USA
MARCELLO COLTRO	1688 WEST AVE #805	MIAMI BEACH	FL	33139	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA DEL CIFUENTES MARRERO TRS MARIA CIFUENTES MARRERO REV TRS MARIA DEL CIFUENTES MARRERO	1688 WEST AVE #105	MIAMI BEACH	FL	33139	USA
MARIA P DOZIER	1688 WEST AVE #304	MIAMI BEACH	FL	33139-2366	USA
MARIANA DE ASSIS & ALOYSIO SILVA DE ASSIS &W GLAUCY	1688 WEST AVE #508	MIAMI BEACH	FL	33139-2367	USA
MARIE YHAP	1688 WEST AVE 501	MIAMI BEACH	FL	33139	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK WOHL JESSICA WOHL	1688 WEST AVE UNIT 1208	MIAMI BEACH	FL	33139	USA
MARLENE PENDERGAST	276 1ST AVE APT 5G	NEW YORK	NY	10009-1822	USA
MARTA DEL CARMEN ALVAREZ	1688 WEST AVE UNIT 404	MIAMI BEACH	FL	33139	USA
MARY J MIRANDA	1688 WEST AVE #804	MIAMI BEACH	FL	33139-2382	USA
MARY KUCERA	1688 WEST AVE UNIT 601	MIAMI BEACH	FL	33139-2367	USA
MASSIMILIANO COSTANTINI ILARIA GIUDICI	1665 BAY RD 418	MIAMI BEACH	FL	33139	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW PITROFF CINDY PITROFF	1688 WEST AVE UNIT 708	MIAMI BEACH	FL	33139	USA
MEDARDO MILIAN	1688 WEST AVE #PH-08	MIAMI BEACH	FL	33139-2356	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA
MICHAEL DAY	1688 WEST AVE #603-C	MIAMI BEACH	FL	33139	USA
MISTY M POLANCO KEVIN N POLANCO	1688 WEST AVE 405	MIAMI BEACH	FL	33139	USA
MITCHELL PROPERTY INVESTMENTS LLC C/O JONATHAN E MITCHELL	1605 MAIN ST 905	SARASOTA	FL	34236	USA
MORGAN A SALL	140 W 22ND ST APT 2F	NEW YORK	NY	10011-2787	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
NEIL GUMBS	1688 WEST AVE #305	MIAMI BEACH	FL	33139-2366	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORLANDO DELGADO LE ELSA B DELGADO LE REM MARLENE M DELGADO	1070 SW 84 CT	MIAMI	FL	33144	USA
OSWALD TORRES	1688 WEST AVE #207	MIAMI BEACH	FL	33139-2366	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PAIGE A HARPER	3414 GRANADA BLVD	CORAL GABLES	FL	33134	USA
PAUL W GIEDAT	1688 WEST AVE #606	MIAMI BEACH	FL	33139-2367	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	6853 WILD LAKE GTER	BRADENTON	FL	34212	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEPPY IPLIXIAN	46 BUTLER ST # 301	BROOKLYN	NY	11231	USA

PRS REAL ESTATE HOLDINGS LLC	1498 NW 15 ST STE 105	MIAMI	FL	33125	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RAMIRO ERNESTO VERDUN	899 WEST AVE #4D	MIAMI BEACH	FL	33139	USA
RAY JANSSEN CRAIG P THOMSEN	1688 WEST AVE UNIT 1202	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	2900 UNIVERSITY DR # 42	CORAL SPRINGS	FL	33065	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA
REL ALTON LTD % MARSHALL H BERKSON	111 PALM AVE	MIAMI BEACH	FL	33139-5139	USA
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICARDO BARBOZA	1688 WEST AVE #PH-04	MIAMI BEACH	FL	33139	USA
RICARDO BOFFILL JUANA ACOSTA	1688 WEST AVE 408	MIAMI BEACH	FL	33139	USA
RICHARD ALITO EMILIA TODOROVA ALITO	221 MOUNTAIN RD	RINGOES	NJ	08551	USA
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROBERT E BRYAN III	1688 WEST AVE 904	MIAMI BEACH	FL	33139-2356	USA
ROBERT S WENNETT TRS ROBERT S WENNETT MARIO CADER FRECH TRS	1111 LINCOLN RD STE 760	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALIE FARINA TRS ROSALIE FARINA REV TR	1688 WEST AVE PH02 B	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSNICK ENTERPRISES INC	1836 SW 3 AVE	MIAMI	FL	33129	USA
RUTH E RILEY	1688 WEST AVE #303-C	MIAMI BEACH	FL	33139-2366	USA
SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SALIM ISMAIL LILY YONAT SAFRANI	1688 WEST AVE #1209	MIAMI BEACH	FL	33139	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMAIL ISMAIL LILY YONAT SAFRANI	1688 WEST AVE 1109	MIAMI BEACH	FL	33139	USA
SANEL INC C/O SHUTTS & BOWEN LLP	201 SOUTH BISCAYNE BLVD	MIAMI	FL	33131	USA
SANFORD M SLOANE	1688 WEST AVE #609	MIAMI BEACH	FL	33139-2367	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SATYAJIT RAY	1688 WEST AVE 1105	MIAMI BEACH	FL	33139	USA
SERGE DOMINIQUE MICHEL TESSIER NATHALIE HENRIETTE HALIMI	1300 PENNSYLVANIA AVE #305	MIAMI BEACH	FL	33139	USA
SETH KURN C/O OCWEN LOAN SERVICING LLC BARBARA HARRIS	1688 WEST AVE #1001	MIAMI BEACH	FL	33139	USA
SHANNON ANN BALLIET	1688 WEST AVE 209	MIAMI BEACH	FL	33139	USA
SHERWOOD NEISS	1688 WEST AVE #802-B	MIAMI BEACH	FL	33139	USA
SOBE 17 OWNER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SOBE ALTON LLC	9425 HARDING AVE	MIAMI	FL	33154	USA
SONYA VINITSKY LE REM OLEG VINITSKY JTRS REM ALLA PRIVIS JTRS	1688 WEST AVE APT 504-D	MIAMI BEACH	FL	33139	USA
SOPHIA D SALVER	1688 WEST AVE 906	MIAMI BEACH	FL	33139	USA
ST GREGORY INV INC & J GUTIERREZ C/O RAUL VALDES-FAULI P.A.	355 ALHAMBARA CIRCLE STE 1205	CORAL GABLES	FL	33134	USA
SUMAN SORG	2339 MASSACHUSETTS AVE NW	WASHINGTON	DC	20008	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TERESA GONZALEZ	1665 BAY RD UNIT 420	MIAMI BEACH	FL	33139-2188	USA
TERESITA PEREZ ROURA	1688 WEST AVE #901	MIAMI BEACH	FL	33139-2382	USA
VALERIA QUAGLIATA	110 WASHINGTON AVE 1518	MIAMI BEACH	FL	33139	USA

VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 -BAY RD #223	MIAMI BEACH	FL	33139	USA
VICTOR M CORRAL	8856 SW 111 TER	MIAMI	FL	33176	USA
VICTORIA MOSALI	1688 WEST AVE UNIT 704	MIAMI BEACH	FL	33139-2367	USA
ZENaida CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA

Name	Address	City	State	Zip	Country
TERESA LYNN WOO	61 JALAN PUTEH JERNEH	HOLLAND 278077			SINGAPORE
1111 LINCOLN LLC C/O CBRE GLOBAL INVESTORS LLC	515 SOUTH FLOWER ST 31 FL	LOS ANGELES	CA	90071	USA
1111 LINCOLN ROAD LLC	1665 ALTON ROAD 111	MIAMI BEACH	FL	33139	USA
1681 WEST VENTURES LLC	19501 BISCAYNE BLVD STE 400	AVENTURA	FL	33180	USA
1688 WEST AVE 808 LLC	PO BOX 813729	HOLLYWOOD	FL	33081	USA
1698 ALTON ROAD VENTURES LLC	19501 BISCAYNE BVD #400	AVENTURA	FL	33180	USA
224 W BAY CONDO LLC	3573 SW 72ND WAY	GAINESVILLE	FL	32608	USA
ABIGAIL OTERO TRS MANUEL OTERO AND ABIGAIL OTERO JOINT REVOCABLE TRUST	1688 WEST AVE #605	MIAMI BEACH	FL	33139	USA
AC 1700 ALTON OWNER LLC C/O ADAM VERNER	320 FIFTH AVE SUITE 800	NEW YORK	NY	10001	USA
ADNAN RAZACK	1688 WEST AVE #506	MIAMI BEACH	FL	33139-2367	USA
ALBERT WALDEN	1666 WEST AVE #311	MIAMI BEACH	FL	33139-2338	USA
ALEIDA IBANEZ	2846 SW 132 PL	MIAMI	FL	33175-7115	USA
ALEXANDER DE LA ASUNCION	9790 SW 140TH ST	MIAMI	FL	33176-6762	USA
ALEXANDRA M MORGAN	120 E 36TH ST APT 12F	NEW YORK	NY	10016	USA
ALEXANDRA PALERMO TALUKDAR	1666 WEST AVE #306	MIAMI BEACH	FL	33139-2338	USA
ALTON JAL INC	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
ALTON ROAD INVEST LLC	1668 ALTON RD	MIAMI BEACH	FL	33139-2426	USA
ALTON ROAD OWNER LLC	1691 MICHIGAN AVE 510	MIAMI BEACH	FL	33139	USA
AMAR R DESHPANDE	1688 WEST AVE APT 908	MIAMI BEACH	FL	33139	USA
AMAURY CRUZ &W CONSUELO T	1688 WEST AVE UNIT 602-B	MIAMI BEACH	FL	33139-2367	USA
AMPARO VALBUENA ANDRES FELIPE VALBUENA	1665 BAY RD UNIT 414	MIAMI BEACH	FL	33139	USA
AMPARO VALBUENA	1665 BAY RD APT 317	MIAMI BEACH	FL	33139-2156	USA
AMY CINNAMON TRS AMY CINNAMON	1688 WEST AVE APT 807	MIAMI BEACH	FL	33139	USA
ANDREA BUFFONE ROBERTA DE LUCA BUFFONE	1688 WEST AVE #309	MIAMI BEACH	FL	33139	USA
ANDREW CLARK	1665 ALTON RD UNIT 11	MIAMI BEACH	FL	33139	USA
ANDREW YANEZ TRS ANDREW YANEZ REVOC TR	10423 SW 21 TER	MIAMI	FL	33165	USA
ANTONIO POLLAN &W ROSA & FERNANDO POLLAN	1688 WEST AVE #PH-5	MIAMI BEACH	FL	33139-2356	USA
ARMANDO TARTAGLIA ARMANDO TARTAGLIA IRREV FAM TRUST MARIA R TARTAGLIA TRS	241 SW 19 ROAD	MIAMI	FL	33129	USA
BLANCA G GISPAN PINEIRO TRS ALEXIS PINEIRO	29 SW FLAGLER AVE	STUART	FL	34994	USA
BRANKO NOVAKOVIC GORDANA V NOVAKOVIC	2700 BROADWAY 4G	NEW YORK	NY	10025	USA
BRIAN KIELLER	1665 BAY RD UNIT 314	MIAMI BEACH	FL	33139	USA
CARINA M SAVISKI	1666 WEST AVE #305	MIAMI BEACH	FL	33139-2338	USA
CARLO DIPASQUALE JTRS GIOVANNI DIPASQUALE JTRS VALERIA AMARA JTRS	300 EUCLID AVE #204	MIAMI BEACH	FL	33139	USA
CELIA R P MCCALLUM	275 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
CENTURA CHURCHILL	1688 WEST AVE 1004 D	MIAMI BEACH	FL	33139	USA
CESAR ANGULO	1688 WEST AVE 203	MIAMI BEACH	FL	33139	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHARLIE ORTIZ	1666 WEST AVE #209	MIAMI BEACH	FL	33139-2338	USA
CHRISTOFFER ERIKSSON MARIA CORINA PEREZ	9937 NW 47 TER	MIAMI	FL	33178	USA
CHRISTOPHER THOMPSON &W CATHLEEN WILLIAM CONNELL	1688 WEST AVE #409	MIAMI BEACH	FL	33139-2367	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLEMENTE A BAENA	1688 WEST AVE UNIT 301-A	MIAMI BEACH	FL	33139-2366	USA
CRISTINA E FANO	1665 BAY RD #514	MIAMI BEACH	FL	33139-2188	USA
CURRENT PROPERTY OWNER	1665 BAY RD #218	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	1665 BAY RD #518	MIAMI BEACH	FL	33139	USA

CURTIS R BLAKELY	1665 BAY RD #320	MIAMI BEACH	FL	33139-2156	USA
DANIEL GOLDBERG SARAH R GOLDBERG	1688 WEST AVE PH 09	MIAMI BEACH	FL	33139	USA
DAVID SASSON GLUCKSMAN	9231 SW 92 CT	MIAMI	FL	33176-2076	USA
DAVIDE M TAFURI	1688 WEST AVE #1002-B	MIAMI BEACH	FL	33139-2382	USA
DAVIS MELE FRANCESCA MELONE	1666 WEST AVE # 506	MIAMI BEACH	FL	33139	USA
DELIA NUNEZ CARLOS M NUNEZ	1666 WEST AVE #203	MIAMI BEACH	FL	33139	USA
DOMINGO AZEVEDO KARLA DE ABREU MARQUES	1666 WEST AVE APT 207	MIAMI BEACH	FL	33139	USA
DOUGLAS GODFREY	1665 BAY RD #517	MIAMI BEACH	FL	33139-2113	USA
E & S SHULL INC	1235 SEABAY ROAD	WESTON	FL	33326	USA
EDGARDO ANDUJAR	250 VELARDE AVE	MIAMI	FL	33134	USA
EDGARDO R MARRERO JESUS MANUEL LASTRE	1688 WEST AVE PH 6F	MIAMI BEACH	FL	33139	USA
EDWIN MAYENS TRS DALIA MANZANO TRUST	1222 16 STREET	FORT LEE	NJ	07024	USA
ELI J BENARIEH & JOSEPH LEON	1150 AUSTIN GLEN DRIVE	DUNWOODY	GA	30338	USA
ELISSA LITHMAN TRS ELISSA ALEXANDRA LITHMAN REV TR	1666 WEST AVE 407	MIAMI BEACH	FL	33139	USA
ELLIS P ROBINSON &W DORIS E & MICHELLE L ROBINSON	1688 WEST AVE 202	MIAMI BEACH	FL	33139	USA
ENCARNACION C SANCHEZ LE REM CHRISTOPHER MARTINEZ	1665 BAY RD 324	MIAMI BEACH	FL	33139	USA
ENRIQUE A GARCIA DIANA M GARCIA LEON	1665 BAY RD #417	MIAMI BEACH	FL	33139	USA
EQUITY TRUST COMPANY CUSTDN MAURICE E FARINAS MURIEL D FARINAS	2101 SACRAMENTO ST #303	SAN FRANCISCO	CA	94109	USA
ERIC MORALES	4867 SW 71ST PL	MIAMI	FL	33155-5636	USA
ERNEST GORES	1688 WEST AVE #1106	MIAMI BEACH	FL	33139-2356	USA
EUGENIA LUISA ALBANESI	1666 WEST AVE 510	MIAMI BEACH	FL	33139	USA
FATIMA HAYROGLA ROJAS DA ROCHA	6428 RALEIGH ST #3301	ORLANDO	FL	32835	USA
FAY TAUBENFELD	1666 WEST AVE APT 304	MIAMI BEACH	FL	33139-2338	USA
FERNAND R BRAUN &W PATRICIA J	PO BOX 430660	BIG PINE KEY	FL	33043	USA
FERNANDO PLAZA MONICA PLAZA	1688 WEST AVE #903C	MIAMI BEACH	FL	33139-2382	USA
FRANCES H PAN	1688 WEST AVE 307	MIAMI BEACH	FL	33139	USA
FRANCESCO A OMANA	8115 NW 74 AVE	MEDLEY	FL	33166	USA
FRANCISCO J CUESTA AV LAS PILAS	PO BOX 025233	MIAMI	FL	33102-5233	USA
FRANCOIS LECHNER FRANCISCO GOIRE	16666 WEST AVE #505	MIAMI BEACH	FL	33139	USA
FRANK A BLANCO TRS BLANCO FAMILY REV TR MARIA S BLANCO TRS	9535 BISCAYNE BLVD	MIAMI	FL	33138	USA
FRANKLIN DANIEL GONZALEZ ANDREA DE MARTINO GONZALEZ	1665 BAY RD 225	MIAMI BEACH	FL	33139	USA
GARY M O'HALLORAN CARIDAD O'HALLORAN	339 WILD RICE WAY	WILMINGTON	NC	28412	USA
GAVIN DAVIS	1665 BAY RD #323	MIAMI BEACH	FL	33139	USA
GEORGE M PYATTE BRENDA A PYATTE NEVAH A ASSANG	1688 WEST AVE # 902	MIAMI BEACH	FL	33139	USA
GIGI CHUY	1688 WEST AVE #401	MIAMI BEACH	FL	33139	USA
GIOVANNA E RUD JEFFREY RUD	4117 UPTON AVE SOUTH	MINNEAPOLIS	MN	55410	USA
GIOVANNI PEZZINO	1504 BAY ROAD 2504	MIAMI BEACH	FL	33139	USA
GISELA VANNAY	1643 BRICKELL AVE #2805	MIAMI	FL	33129	USA
GLORIA LEVY	1688 WEST AVE UNIT 905	MIAMI BEACH	FL	33139-2382	USA
GOLDWATER REALTY II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GREGORY DUHAMEL SANDRA PINTO	719 NE 82 ST	MIAMI	FL	33138	USA
GREGORY JOCHIMS SHELLEY JOCHIMS	1665 BAY RD #425	MIAMI BEACH	FL	33139	USA
GWENDOLYN GRANT & GRACE WYATT	221 S STATE RD 7 #1567	PLANATATION	FL	33317	USA
HARDWARE PARKING LLC	1668 ALTON RD	MIAMI BEACH	FL	33139	USA
HAYDEE PINEIRO	1665 BAY RD #322	MIAMI BEACH	FL	33139-2156	USA
HECTOR GARCIA &W MARIA A	1688 WEST AVE UNIT 1205	MIAMI BEACH	FL	33139-2383	USA

HEINRICH CAMILO HUECK	6900 BAY DR #8 C	MIAMI BEACH	FL	33141	USA
HERBERT P OYE	1222 LAKE DRIVE	DANIELS	WV	25832	USA
HILDA H AGUERREBERE JTRS VIVIAN AGUERREBERE JTRS GILDA MOLINA JTRS	1666 WEST AVE #511	MIAMI BEACH	FL	33139	USA
HINABEN BHULABHAI PATEL	1688 WEST AVE G-09	MIAMI BEACH	FL	33139	USA
IAN MCNEEL C/O MCNEEL INTERNATIONAL JULIE MCNEEL	5401 WEST KENNEDY BLVD #751	TAMPA	FL	33609	USA
IAN MCNEEL	5401 W KENNEDY BLVD # 751	TAMPA	FL	33609	USA
IMMOBELLA LLC	PO BOX 398986	MIAMI BEACH	FL	33239-8986	USA
INES L NIESLOSS	1666 WEST AVE 309	MIAMI BEACH	FL	33199	USA
INEZ GONZALEZ EVETTE PASTORIZA	1688 WEST AVE #G-106	MIAMI BEACH	FL	33139-2356	USA
IRENE M MIX	1666 WEST AVE UNIT 307	MIAMI BEACH	FL	33139-2338	USA
IRSE NODAL &W EDNA	7260 SW 14 ST	MIAMI	FL	33144-5314	USA
ISIDRO F BALMAEDA	1666 WEST AVE #402	MIAMI BEACH	FL	33139-2399	USA
JACE A BISHOP	1688 WEST AVE #809	MIAMI BEACH	FL	33139-2382	USA
JACK SNIDER	1666 WEST AVE UNIT 210	MIAMI BEACH	FL	33139-2338	USA
JAIME BEHMOIRAS JTRS FANNY BEHMOIRAS JTRS ALAN BEHMOIRAS JTRS	7501 CENTER BAY DR	NORTH BAY VILLAGE	FL	33139	USA
JANET NUNEZ	1666 WEST AVE # 312	MIAMI BEACH	FL	33129	USA
JENISSE A LOPEZ & MARIA J PEREZ	1665 BAY RD #422	MIAMI BEACH	FL	33139	USA
JESUS E TORRES	1665 BAY ROAD UNIT #522	MIAMI BEACH	FL	33139-2188	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHN BRANDOLINO	1688 WEST AVE 806	MIAMI BEACH	FL	33139	USA
JOHN M RINDO	1688 WEST AVE #1009	MIAMI BEACH	FL	33139-2383	USA
JOHN W VAN DER KIEFT	1688 WEST AVE #403	MIAMI BEACH	FL	33139-2366	USA
JONATHAN ROGER YOUNG	1688 WEST AVE #707	MIAMI BEACH	FL	33139-2382	USA
JORGE D CASTELLANOS &W MARIA	1666 WEST AVE #302	MIAMI BEACH	FL	33139-2338	USA
JORGE L CALIL	1015 DOVE AVE	MIAMI SPRINGS	FL	33166-3206	USA
JORGE L FELIS	1688 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2367	USA
JORGE O ANTA ESTHER ANTA	791 LAKE ST	NEWARK	NJ	07104	USA
JORGE SALCEDO MARIA DEL PILAR COMPTE DE YCAZA	1666 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOSE CAMPA LE REM CARLOS MANUEL NUNEZ REM MARIA I NUNEZ	1666 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JOSE E CERNADAS &W NANCY	1665 BAY RD APT 321	MIAMI BEACH	FL	33139-2156	USA
JOSE L VON ZUBEN	1688 WEST AVE #1204	MIAMI BEACH	FL	33139-2383	USA
JOSE LUIS PEREZ ANA MARIA PEREZ	1666 WEST AVE # 508	MIAMI BEACH	FL	33139	USA
JOSE M FERNANDEZ	1666 WEST AVE #310	MIAMI BEACH	FL	33139-2338	USA
JOSE OMAR VIZCAINO	1665 BAY RD UNIT 222	MIAMI BEACH	FL	33139	USA
JOSE SANCHEZ	1688 WEST AVE UNIT 909	MIAMI BEACH	FL	33139-2382	USA
JOSE SUSI	1688 WEST AVE UNIT 507-G	MIAMI BEACH	FL	33139-2367	USA
JUAN F HERNANDEZ LE REM DEBORAH HERNANDEZ REM EDUARDO HERNANDEZ	1666 WEST AVE 208	MIAMI BEACH	FL	33139	USA
JUAN F MADRID	1688 WEST AVE #1207-G	MIAMI BEACH	FL	33139-2383	USA
JUAN M FERNANDEZ	1666 WEST AVE #308	MIAMI BEACH	FL	33139-2338	USA
JUANA LOPEZ DIAZ	1688 WEST AVE #302	MIAMI BEACH	FL	33139-2366	USA
JULIO ALLEGUE	2410 BRICKELL AVE #306-C	MIAMI	FL	33129-2450	USA
JUN OISHI	1688 WEST AVE #306	MIAMI BEACH	FL	33139-2366	USA
JUSTO VARELA &W FRANCISCA	1666 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2338	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KAZIMIERZ SULKOWSKI &W ISABELLE	6767 COLLINS AVE #602	MIAMI BEACH	FL	33141-3264	USA
KEITH R PRESSMAN LE REM MICHAEL MUELLER REM GERALYN MUELLER	1688 WEST AVE #204	MIAMI BEACH	FL	33139	USA

KEN EVERSLEY	1688 WEST AVE 1003	MIAMI BEACH	FL	33139	USA
L HERNANDO URREA &W ANGELA	4693 ROSINANTE	EL PASO	TX	79922	USA
LA BELLA CARLA LLC	4615 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
LEWIS & SPENCER & HILL INC	1688 WEST AVE UNIT PH-03	MIAMI BEACH	FL	33139-2356	USA
LILY ELASMAR	1688 WEST AVE # 503	MIAMI BEACH	FL	33139	USA
LUCIA BARNES	1688 WEST AVE 1103	MIAMI BEACH	FL	33139	USA
LUCIA BLANCO	1688 WEST AVE #205	MIAMI BEACH	FL	33139-2366	USA
LUCIA MODICA ROSARIA ANGELICA JOSEFINA ANGELICA	7512 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
LUIS E SERRANO TRS LUIS E SERRANO AND ANA M SERRANO REVOCABLE LIVVING TRUST	1646 S POINT VIEW ST	LOS ANGELES	CA	90035	USA
LUIS J FRANCISCO	1800 N BAYSHORE DR #2412	MIAMI	FL	33132	USA
LUZ MARIA QUINONES PEREZ	1688 WEST AVE #604	MIAMI BEACH	FL	33139	USA
M H BERKSON ASSOC LTD	111 PALM AVE PALM ISL	MIAMI BEACH	FL	33139-5139	USA
MARCELLO COLTRO	1688 WEST AVE #805	MIAMI BEACH	FL	33139	USA
MARHTA M BLANCO & FRANK A BLANCO(JTRS)	1665 BAY RD #220	MIAMI BEACH	FL	33139	USA
MARIA B ORTIZ	1665 BAY RD #315	MIAMI BEACH	FL	33139-2156	USA
MARIA DEL CIFUENTES MARRERO TRS MARIA CIFUENTES MARRERO REV TRS MARIA DEL CIFUENTES MARRERO	1688 WEST AVE #105	MIAMI BEACH	FL	33139	USA
MARIA P DOZIER	1688 WEST AVE #304	MIAMI BEACH	FL	33139-2366	USA
MARIANA DE ASSIS & ALOYSIO SILVA DE ASSIS &W GLAUCY	1688 WEST AVE #508	MIAMI BEACH	FL	33139-2367	USA
MARIE YHAP	1688 WEST AVE 501	MIAMI BEACH	FL	33139	USA
MARIO CADER FRECH TRS	1665 ALTON RD #1111	MIAMI BEACH	FL	33139	USA
MARK A HOCH	1666 WEST AVE #409	MIAMI BEACH	FL	33139	USA
MARK WOHL JESSICA WOHL	1688 WEST AVE UNIT 1208	MIAMI BEACH	FL	33139	USA
MARLENE PENDERGAST	276 1ST AVE APT 5G	NEW YORK	NY	10009-1822	USA
MARTA DEL CARMEN ALVAREZ	1688 WEST AVE UNIT 404	MIAMI BEACH	FL	33139	USA
MARY J MIRANDA	1688 WEST AVE #804	MIAMI BEACH	FL	33139-2382	USA
MARY KUCERA	1688 WEST AVE UNIT 601	MIAMI BEACH	FL	33139-2367	USA
MASSIMILIANO COSTANTINI ILARIA GIUDICI	1665 BAY RD 418	MIAMI BEACH	FL	33139	USA
MASSIMILIANO VOTO BRUMAVELO LLC	12 WILLIAMS TER	CLIFFSIDE PARK	NJ	07010-2911	USA
MATTHEW PITROFF CINDY PITROFF	1688 WEST AVE UNIT 708	MIAMI BEACH	FL	33139	USA
MEDARDO MILIAN	1688 WEST AVE #PH-08	MIAMI BEACH	FL	33139-2356	USA
MERCEDES BINNINGER	1665 BAY RD #524	MIAMI BEACH	FL	33139-2188	USA
MICHAEL DAY	1688 WEST AVE #603-C	MIAMI BEACH	FL	33139	USA
MISTY M POLANCO KEVIN N POLANCO	1688 WEST AVE 405	MIAMI BEACH	FL	33139	USA
MITCHELL PROPERTY INVESTMENTS LLC C/O JONATHAN E MITCHELL	1605 MAIN ST 905	SARASOTA	FL	34236	USA
MORGAN A SALL	140 W 22ND ST APT 2F	NEW YORK	NY	10011-2787	USA
MOUSSAULT LLC	9513 HARDING AVE	SURFSIDE	FL	33154	USA
NEIL GUMBS	1688 WEST AVE #305	MIAMI BEACH	FL	33139-2366	USA
OMG INVESTMENTS LC	1666 WEST AVE #303	MIAMI BEACH	FL	33139-2338	USA
ORLANDO DELGADO LE ELSA B DELGADO LE REM MARLENE M DELGADO	1070 SW 84 CT	MIAMI	FL	33144	USA
OSWALD TORRES	1688 WEST AVE #207	MIAMI BEACH	FL	33139-2366	USA
PABLO GIL	1666 WEST AVE #401	MIAMI BEACH	FL	33139	USA
PAIGE A HARPER	3414 GRANADA BLVD	CORAL GABLES	FL	33134	USA
PAUL W GIEDAT	1688 WEST AVE #606	MIAMI BEACH	FL	33139-2367	USA
PEDRO A CHALCO TRS CHALCO LIVING TRUST PATRICIA SERRANO CHALCO TRS	6853 WILD LAKE GTER	BRADENTON	FL	34212	USA
PEDRO ARANCIBIA & TERESA FIGUEROA	1666 WEST AVE #507	MIAMI BEACH	FL	33139-2399	USA
PEPPY IPLIXIAN	46 BUTLER ST # 301	BROOKLYN	NY	11231	USA

PRS REAL ESTATE HOLDINGS LLC	1498 NW 15 ST STE 105	MIAMI	FL	33125	USA
RAFAIL NEYTMAN &W LUDMILA	1666 WEST AVE UNIT 406	MIAMI BEACH	FL	33139-2399	USA
RAMIRO ERNESTO VERDUN	899 WEST AVE #4D	MIAMI BEACH	FL	33139	USA
RAY JANSSEN CRAIG P THOMSEN	1688 WEST AVE UNIT 1202	MIAMI BEACH	FL	33139	USA
REBMAN OF FLA INC % MANUEL PERELOS	PO BOX 527948	MIAMI	FL	33152-7948	USA
REFC REAL ESTATE CORP	2900 UNIVERSITY DR # 42	CORAL SPRINGS	FL	33065	USA
REINALDO FRAYLE	1666 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2338	USA
REL ALTON LTD % MARSHALL H BERKSON	111 PALM AVE	MIAMI BEACH	FL	33139-5139	USA
RICARDO ALVAREZ	1665 BAY RD APT 515	MIAMI BEACH	FL	33139	USA
RICARDO BARBOZA	1688 WEST AVE #PH-04	MIAMI BEACH	FL	33139	USA
RICARDO BOFFILL JUANA ACOSTA	1688 WEST AVE 408	MIAMI BEACH	FL	33139	USA
RICHARD ALITO EMILIA TODOROVA ALITO	221 MOUNTAIN RD	RINGOES	NJ	08551	USA
ROBERT BROWN WENDY MERCER CHARLES DAVID MERCER	1665 ALTON RD 1	MIAMI BEACH	FL	33139	USA
ROBERT E BRYAN III	1688 WEST AVE 904	MIAMI BEACH	FL	33139-2356	USA
ROBERT S WENNETT TRS ROBERT S WENNETT MARIO CADER FRECH TRS	1111 LINCOLN RD STE 760	MIAMI BEACH	FL	33139	USA
ROBERTO R AGOSTA &W AMERICA & ANGELICA M AGOSTA	1665 BAY RD #219	MIAMI BEACH	FL	33139-2156	USA
ROBERTO TOMELIN KNIBEL TEREZINHA RIBEIRO DOURADO JOYCE DE ALMEIDA RUIZ	6039 COLLINS AVE 1402	MIAMI BEACH	FL	33140	USA
ROSALIA PEREZ-TRUJILLO	10934 SW 139TH CT	MIAMI	FL	33186-3247	USA
ROSALIE FARINA TRS ROSALIE FARINA REV TR	1688 WEST AVE PH02 B	MIAMI BEACH	FL	33139	USA
ROSANE FATIMA KASENG	1665 BAY RD APT 523	MIAMI BEACH	FL	33139	USA
ROSNICK ENTERPRISES INC	1836 SW 3 AVE	MIAMI	FL	33129	USA
RUTH E RILEY	1688 WEST AVE #303-C	MIAMI BEACH	FL	33139-2366	USA
SABINO RODRIGUEZ &W HERMELINDA	1665 BAY RD UNIT 316	MIAMI BEACH	FL	33139-2156	USA
SALIM ISMAIL LILY YONAT SAFRANI	1688 WEST AVE #1209	MIAMI BEACH	FL	33139	USA
SALO & ELLEN KOZOLCHYK	1666 WEST AVE #411	MIAMI BEACH	FL	33139-2399	USA
SAMAIL ISMAIL LILY YONAT SAFRANI	1688 WEST AVE 1109	MIAMI BEACH	FL	33139	USA
SANEL INC C/O SHUTTS & BOWEN LLP	201 SOUTH BISCAYNE BLVD	MIAMI	FL	33131	USA
SANFORD M SLOANE	1688 WEST AVE #609	MIAMI BEACH	FL	33139-2367	USA
SANFORD SLOANE	1665 BAY RD #216	MIAMI BEACH	FL	33139-2156	USA
SARA J DE FRIDZON JACOBO FRIDZON JACUBOWISZ ETAL	1666 WEST AVE #404	MIAMI BEACH	FL	33139-2399	USA
SATYAJIT RAY	1688 WEST AVE 1105	MIAMI BEACH	FL	33139	USA
SERGE DOMINIQUE MICHEL TESSIER NATHALIE HENRIETTE HALIMI	1300 PENNSYLVANIA AVE #305	MIAMI BEACH	FL	33139	USA
SETH KURN C/O OCWEN LOAN SERVICING LLC BARBARA HARRIS	1688 WEST AVE #1001	MIAMI BEACH	FL	33139	USA
SHANNON ANN BALLIET	1688 WEST AVE 209	MIAMI BEACH	FL	33139	USA
SHERWOOD NEISS	1688 WEST AVE #802-B	MIAMI BEACH	FL	33139	USA
SOBE 17 OWNER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SOBE ALTON LLC	9425 HARDING AVE	MIAMI	FL	33154	USA
SONYA VINITSKY LE REM OLEG VINITSKY JTRS REM ALLA PRIVIS JTRS	1688 WEST AVE APT 504-D	MIAMI BEACH	FL	33139	USA
SOPHIA D SALVER	1688 WEST AVE 906	MIAMI BEACH	FL	33139	USA
ST GREGORY INV INC & J GUTIERREZ C/O RAUL VALDES-FAULI P.A.	355 ALHAMBARA CIRCLE STE 1205	CORAL GABLES	FL	33134	USA
SUMAN SORG	2339 MASSACHUSETTS AVE NW	WASHINGTON	DC	20008	USA
SUNTRUST BNK	200 S ORANGE AVE	ORLANDO	FL	32801	USA
SYLVAIN CREUZEVAULT & JACQUES CREUZEVAULT JTRS	1665 BAY RD #318	MIAMI BEACH	FL	33139-2156	USA
TERESA GONZALEZ	1665 BAY RD UNIT 420	MIAMI BEACH	FL	33139-2188	USA
TERESITA PEREZ ROURA	1688 WEST AVE #901	MIAMI BEACH	FL	33139-2382	USA
VALERIA QUAGLIATA	110 WASHINGTON AVE 1518	MIAMI BEACH	FL	33139	USA

VALERIA QUAGLIATA FRANCO SPILABOTTE	1665 -BAY RD #223	MIAMI BEACH	FL	33139	USA
VICTOR M CORRAL	8856 SW 111 TER	MIAMI	FL	33176	USA
VICTORIA MOSALI	1688 WEST AVE UNIT 704	MIAMI BEACH	FL	33139-2367	USA
ZENaida CASAS JTRS MARTA R CUTARELO JTRS JOSE MANUEL ESQUIJAROSA JTRS	1665 BAY RD #424	MIAMI BEACH	FL	33139	USA