

MIAMIBEACH

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

Address: *915-955 Washt Av.*

Date: *6/9/16*

File Number:

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	Provide four (4), 11"X17" collated sets, two (2) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)	X	
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

26a. Signage Program/plan

Indicate N/A If Not Applicable

Initials:

MIAMI BEACH

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Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	✓	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	✓	
31	Line of Sight studies <i>was vt Ave & Collins Av</i>	✓	
32	Structural Analysis of existing building including methodology for shoring and bracing	✓	
33	Proposed exterior and interior lighting plan, including photometric calculations	✓	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov	PB ✓	
39	Sound Study report (Hard copy) with 1 CD	PB PB ✓	
40	Set of plans 24"x 36" (when requested by staff)	PB ✓	
41	Copies of previous Recorded Final Orders	PB	✗
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)	PB	
a	Identify: setbacks ___ Height ___ Drive aisle widths ___ Streets and sidewalks widths ___	↓	
b	# parking spaces & dimensions ___ Loading spaces locations & dimensions ___		
c	# of bicycle parking spaces ___		
d	Interior and loading area location & dimensions ___		
e	Street level trash room location and dimensions ___		
f	Delivery route ___ Sanitation operation ___ Valet drop-off & pick-up ___ Valet route in and out ___		
g	Valet route to and from ___ auto-turn analysis for delivery and sanitation vehicles ___		
45	Floor Plan (dimensioned)	PB	
a	Total floor area	↓	
a	Identify # seats indoors ___ outdoors ___ seating in public right of way ___ Total ___		
b	Occupancy load indoors and outdoors per venue ___ Total when applicable ___	↓	

Indicate N/A If Not Applicable

Initials:

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46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	PB	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	PB	
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)	PB	
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

Indicate N/A If Not Applicable

Initials: _____



MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- BOARD OF ADJUSTMENT
 - VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - APPEAL OF AN ADMINISTRATIVE DECISION

- DESIGN REVIEW BOARD
 - DESIGN REVIEW APPROVAL
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- HISTORIC PRESERVATION BOARD
 - CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - HISTORIC DISTRICT / SITE DESIGNATION
 - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- PLANNING BOARD
 - CONDITIONAL USE PERMIT
 - LOT SPLIT APPROVAL
 - AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- FLOOD PLAIN MANAGEMENT BOARD
 - FLOOD PLAIN WAIVER

- OTHER _____

SUBJECT PROPERTY ADDRESS: 915, 917, 919, 921, 923, 925 947, 955 Washington Avenue

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

FOLIO NUMBER (S) 02-3234-008-1400; 02-3234-008-1410; 02-3234-008-1420

FILE NO. _____

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

NAME Joseph E. Teichman, Executive Vice President
ADDRESS 1985 Cedar Bridge Avenue, Suite 1 Lakewood, NJ 08701
BUSINESS PHONE see attorney CELL PHONE see attorney
E-MAIL ADDRESS see attorney

APPLICANT (IF DIFFERENT FROM OWNER):

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Graham Penn
ADDRESS 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131
BUSINESS PHONE 305 374 5300 CELL PHONE 305 775 0340
E-MAIL ADDRESS gpenn@brzoninglaw.com

AGENT:

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

CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER _____

NAME Kobi Karp & Associates
ADDRESS 2915 Biscayne Blvd., Suite 200 Miami, FL 33137
BUSINESS PHONE 305 573 1818 CELL PHONE see attorney
E-MAIL ADDRESS jmccorney@kobikarp.com

FILE NO. _____

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

Conditional use approval for a mixed-use commercial structure exceeding 50,000 square feet, including hotel, retail and restaurant uses. The hotel use is proposed to offer outdoor entertainment and the number of seats will require a neighborhood impact establishment approval. See attached letter for more details.

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

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

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) _____ SQ. FT.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

(Circle one)

STATE OF NEW JERSEY

COUNTY OF OCEAN

Joseph E. Teichman, being duly sworn, depose and certify as follows: (1) I am the Executive Vice President (title) of Washington Ave. Associates, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Sworn to and subscribed before me this 29th day of June, 2016. The foregoing instrument was acknowledged before me by Joseph E. Teichman, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires

CHANA B. SOLL
Notary Public, State of New Jersey
My Commission Expires
February 28, 2017

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF OCEAN

Joseph E. Teichman, being 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 Bercow Radell & Fernandez to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Joseph E. Teichman, EVP
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29th day of June, 2016. The foregoing instrument was acknowledged before me by Joseph E. Teichman, of Washington Av. Associates, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

[Signature]

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires

CHANA B. SOLL
~~Notary Public, State of New Jersey~~
My Commission Expires **February 28, 2017**
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.*

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Washington Ave. Associates, LLC
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See attached	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

N/A
NAME OF CORPORATE ENTITY

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

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

N/A	
TRUST NAME	
NAME AND ADDRESS	% OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE #
a. <u>Michael Larkin, Esq.</u>	<u>200 S Biscayne Blvd, Suite 850 Miami FL 33131</u>	<u>305-374-5300</u>
b. <u>Graham Penn, Esq.</u>	<u>200 S Biscayne Blvd, Suite 850 Miami FL 33131</u>	<u>305-374-5300</u>
c. <u>Jennifer Mcconney</u>	<u>2915 Biscayne Blvd., Suite 200 Miami, FL 33137</u>	<u>305 573 1818</u>

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

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

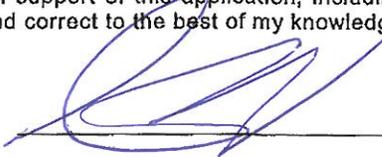
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

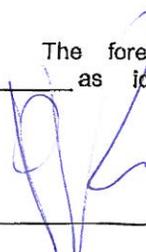
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

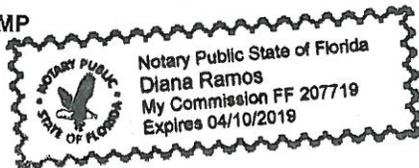
Graham Penn, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct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


SIGNATURE

Sworn to and subscribed before me this 30 day of June, 2016. The foregoing instrument was acknowledged before me by G. Penn, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.


NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:

Graham Penn
PRINT NAME

FILE NO. _____

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in Washington Ave. Associates, LLC

	Percentage of Interest
Washington Ave. Holdings, LLC 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	100%

Interests in Washington Ave. Holdings, LLC

	Percentage of Interest
Washington Ave. Holdings II, LLC 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	100%

Interests in Washington Ave. Holdings II, LLC

	Percentage of Interest
Washington Ave. Pref. Member, LLC 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	100%

Interests in Washington Ave. Pref. Member, LLC

	Percentage of Interest
SAYT Master Holdco, LLC 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	100%

Interests in SAYT Master Holdco, LLC

	Percentage of Interest
David Lichtenstein 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	99%
Shifra Lichtenstein 1985 Cedar Bridge Ave. Suite 1 Lakewood, NJ 08701	1%

EXHIBIT A – LEGAL DESCRIPTION

Lots 10,11, 12, 13, 14, and 15, Block 31, of the Ocean Beach Addition No. 2 Subdivision, as recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida.



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA HAND DELIVERY

August 29, 2016

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

Re: Conditional Use Permit Approval - "Moxy Hotel" - 915, 917, 919, 921, 923, 925, 947, 955 Washington Avenue.

Dear Tom:

This firm represents Washington Avenue Associates, LLC (the "Applicant"), the new owner of an assemblage of land located on the east side of Washington Avenue between 9th and 10th Streets. Please consider this letter the Applicant's letter of intent in support of an application for an innovative mixed-use hotel and commercial development.

The Property. The "Moxy Hotel" project will span most of the block. The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations and is located in the recently created Washington Avenue overlay district, which incentivizes new hotel and commercial development in the corridor.

The subject property is developed with three commercial buildings of varying ages, all of which are contributing buildings in the Flamingo Park Historic District. We are attaching the Historic Resource Report for the site, which has details on the existing structures. As you know, Washington Avenue has served as an important commercial corridor for South Beach for over a hundred years. The Applicant is proposing to renovate the existing structures and add the hotel component in a manner encouraged by the City's overlay requirements.

Proposed Development. The Applicant proposes to develop the Property with an innovative mixed-use development, including ground floor commercial uses within the historic buildings and a 204 room hotel tower to be located on the east side of the Property. As part of the hotel development, the Applicant proposes to include food and beverage uses on the first and second levels, a pool deck amenity on the second level, and a second smaller deck amenity on the top of the new hotel building.

The design encourages pedestrian activity along Washington Avenue by bringing new uses to the corridor and including a new open courtyard as part of the hotel food and beverage operation.

Operational Details. An operational plan is attached. The following will focus on the major elements of the operation as proposed. As you will note, no entertainment is proposed after 11:00 PM in any venue.

Hotel Food and Beverage Uses. The Applicant proposes to include the following venues within the hotel:

Ground Floor Restaurant. This venue is proposed to include 234 interior seats, with an additional 46 seats in the adjacent courtyard. This restaurant will serve the role of a traditional hotel restaurant, offering breakfast, lunch and dinner service. The interior space is proposed to offer entertainment in the form of recorded or live music during all operating hours (7:00 AM to 5:00 AM). The exterior space is proposed to close at 2:00 AM and offer entertainment in the form of recorded or live music until 11:00 PM.

Second Level Bar/Lounge. This venue is proposed to be a mix of indoor and outdoor space on the second level. The total number of proposed seats is 156 and the hours of operation are proposed to be between 11:00 AM and 2:00 AM, with entertainment in the form of live or recorded music between 11:00 AM and 11:00 PM.

Second Level Pool Deck. This venue is proposed to function as a typical hotel pool deck, open to only hotel guests and their invitees. The hours of operation are proposed to be between 7:00 AM and 2:00 AM, with entertainment in the form of live or recorded music between 11:00 AM and 11:00 PM.

Roof Venue. This venue is proposed to function as a relaxed area for hotel guests only, with a total of 80 seats and no entertainment offered. Music will be limited to ambient levels. The hours are proposed to be 7:00 AM to 2:00 AM. No rooftop bar is proposed.

Non-Hotel Restaurant. Along with the hotel-related restaurant uses, the Applicant anticipates that one of the additional ground-floor spaces will be utilized as a 100 seat restaurant. While the use has been analyzed for traffic purposes and is included in the operational plan, the anticipated restaurant has no relationship to the proposed hotel use.

Valet Drop Off. The Applicant is proposing to provide valet parking drop off and pick up from both the eastern side of the building (access from the alley) and Washington Avenue (two ramping spaces in marked parking spaces). The proposed valet route is attached to the traffic report and shown in the operational plan.

Loading/Service/Trash. Dedicated loading and service areas have been located along the alley and space has been provided on the eastern edge of the Property in order to permit larger trucks to move to the side of the alley when delivering so as to not inhibit free travel along the alley. A fully enclosed trash room will be located in the rear of the building. Access will be available from both the internal loading spaces and the "pull off" along the alley.

The applicant is proposing to prohibit deliveries before 6:00 AM and trash pick-up before 8:00 AM.

Operational Security. The Applicant will incorporate a Property-wide security system, including multiple security cameras with DVR recording. Security personnel will also monitor the Property 24 hours a day.

Parking. The parking for the uses on the Property will be provided by a combination of on-site spaces and spaces located at the private garage located at 1041 Collins Avenue. All parking will be valet only. As you will note from the submitted plans, the parking requirements for the development are defined by the Washington Avenue overlay, the credit for work within historic buildings, and the typical credits awarded for hotel accessory uses based on the number of guest rooms.

Conditional Use Requests. As the total size of new construction exceeds 50,000 square feet, the project requires conditional use approval from the Planning Board pursuant to Section 142-303(a)(10) of the City Code ("Code"). In addition, given that the development will include indoor and outdoor amenity areas including food and beverage uses that serve alcohol and are open to the public with an occupant load greater than 299, Code Section 142-303(a)(12) requires that the project receive conditional use approval for the operation of an NIE. Finally, since outdoor entertainment is proposed, Code Section 142-303(a)(11) requires conditional use approval for that element of the use.

Compliance with Relevant Code Standards. We believe the application, as submitted, is consistent with all of the relevant criteria of the City's Land Development Regulations. This letter will address each relevant criterion in turn.

Standard Conditional Use Criteria. Every conditional use application requires the Planning Board to determine an application's consistency with seven (7) criteria. Those criteria, codified in Section 118-192(a), are below, along with a description of the application's consistency with each:

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

The proposed commercial development for the Property is consistent with the policies of the City's comprehensive plan.

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

Based on the preliminary concurrency analysis and the Applicant's traffic study, which analyzes existing and proposed development in the vicinity, the application will not result in an impact that exceeds any levels of service.

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

Both the proposed building and the uses within it are consistent with the CD-2 zoning regulations and the Washington Avenue overlay requirements.

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

The proposed development will have no impact on the public's health, safety or welfare. The pattern of area development is consistent with a mix of residential and commercial uses.

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

The development plan proposes to provide parking on-site and has contracted to locate remaining parking at an off-site private garage.

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

Care has been taken in the design of the proposed improvements to limit the impact on adjacent parcels. The proposed development is consistent with the pattern of uses on Washington Avenue, one of the City's most active commercial corridors.

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

The proposed use is not of a type that would create a negative impact through concentration.

Additional Criteria for Structures Exceeding 50,000 Square Feet. Along with the criteria codified in Section 118-192(a), Section 118-192(b) of the City's Land Development Regulations also require the Planning Board to review eleven additional criteria when the application seeks approval of a structure exceeding 50,000 square feet. Those criteria are listed below, along with a description of the application's consistency with each:

1. Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.

The Applicant has submitted a detailed operational plan.

2. Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.

The submitted plans show enclosed delivery and garbage pick-up areas located on the alley. Two separate loading areas, directly accessible from the alley will be provided. All commercial deliveries and garbage pick-up will take place from the alley. Panel-sized trucks may utilize the loading spaces, while larger vehicles will be able to pull onto the Property, leaving the alley free. A panel truck, which is the most likely delivery vehicle, can easily enter the project from the alley, park in one of the loading spaces, and exit through the alley.

3. Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.

As depicted on the submitted plans, the scale of the proposed development is compatible to the development on surrounding parcels.

4. Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.

The parking will be satisfied through a combination of on-site and off parking, with most of the parking accommodated by the private garage at 1041 Collins Avenue.

5. Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.

Customers visiting the uses on the Property will have access directly from the City's sidewalk. Hotel guests are expected to be able to enter and exit either from Washington Avenue or the alley.

6. Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.

The security plan has been provided in the operational plan and summarized above.

7. Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.

The Applicant has submitted a traffic circulation analysis.

8. Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

The trash room area will be air conditioned and closed when not in active use. The loading areas along the alley will provide more than adequate loading area for the project, resulting in fewer vehicles stacking or idling in the alley and thereby reducing potential noise impacts. The Applicant has prepared and submitted a separate noise analysis and attenuation plan for the proposed entertainment and ambient music systems.

9. Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.

The sanitation for the development will be handled through a centralized trash room located in the rear of the proposed building. There will be no off-site sanitation issues created by the operation of the proposed development.

10. Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

The proposed development is of a scale that is consistent and compatible with the surrounding neighborhood as depicted on the submitted plans.

11. Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

The proposed development includes uses that are typical for the surrounding area and are not of a type that would create a negative impact through concentration.

Additional Criteria for Neighborhood Impact Establishments. Along with the criteria codified in Section 118-192(a), Section 1421-1362(a) of the City's Land Development Regulations also require the Planning Board to review nine additional criteria when the application seeks approval of a neighborhood impact establishment. Those criteria are listed below, along with a description of the application's consistency with each:

1. An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.

The Applicant has submitted an operational plan.

2. A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed.

The parking will be satisfied through a combination of on-site and off parking, with most of the parking accommodated by the private garage at 1041 Collins Avenue.

3. An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.

The uses are not anticipated to create a queue, though adequate waiting area for the venues is included inside the hotel lobby area and no queuing will be permitted on the street.

4. A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.

The Applicant is not proposing a nightclub use. However, the hotel will provide adequate personnel to enforce age restrictions within the venues.

5. A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.

The Applicant has submitted a traffic circulation analysis.

6. A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.

The sanitation for the development will be handled through a centralized trash room located in the rear of the proposed building. There will be no off-site sanitation issues created by the operation of the proposed development.

7. A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.

The Applicant has provided a noise analysis and proposed attenuation plan.

8. Proximity of proposed establishment to residential uses.

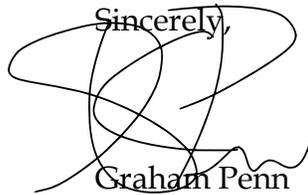
Thomas Mooney, Director
August 29, 2016
Page 9

There are residential uses along the western side of Collins Avenue, which will be sheltered from any visual or noise impacts.

9. Cumulative effect of proposed establishment and adjacent pre-existing uses.

There are no similar hotel uses on the east side of Washington Avenue in the immediate vicinity.

Conclusion. The Applicant is excited to bring this exciting development to the Washington Avenue area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MB TWO LIQUOR STORE INC
IN CARE OF: CAMILO GUTIERREZ
ADDRESS: 11245 ROUNDELAY RD
HOLLYWOOD, FL 33026

RECEIPT NUMBER: RL-04002330
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232340081400

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 915 WASHINGTON AVE

Code	Certificate of Use/Occupation
007701	LIQUOR SALES
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 2000
PREVIOUS BALANCE	\$ 248.6
C_U # OF UNITS	1550
LIQUOR INVENTORY	\$ 13000

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PAID
MIAMI BEACH, FL
PERMIT No 1525

MB LIQUORS
814 ALTON RD
MIAMI BEACH, FL 33139-5506



**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: BELINDA'S DESIGNING WOMEN INC
IN CARE OF: BELINDA SALVATORE RIGGIO/ROGER
ADDRESS: 3725 S OCEAN DR APT 310
HOLLYWOOD, FL 33019

RECEIPT NUMBER: RL-03001976
Beginning: 10/01/2012
Expires: 09/30/2013
Parcel No: 0232340081400

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

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Additional Information

Storage Locations

TRADE ADDRESS: 917 WASHINGTON AVE

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
-----------------------	---

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 20000
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	1000

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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BELINDA SALVATORE RIGGIO/ROGER
3725 S OCEAN DR, APT 310
HOLLYWOOD, FL 33019-2907



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: SURI 921 INC DBA SURI PIZZA
 IN CARE OF: GURSEL SEZGIN
 ADDRESS: 201 CRANDON BLVD
 MIAMI, FL 33149

RECEIPT NUMBER: RL-10008463
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No: 0232340081400

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Additional Information

Storage Locations

TRADE ADDRESS: 921 WASHINGTON AVE

Code	Certificate of Use/Occupation
000701 016400	ALCOHOL BEV. (NO LATER THAN 5AM) RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	30
# OF SEATS	30
C_U # OF UNITS	30
ALC BEV, THROUGH 5AM	Y

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

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GURSEL SEZGIN
 921 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SUNSATIONAL, INC
IN CARE OF: RABI MUBARIQI
ADDRESS: 925 WASHINGTON AVE
MIAMI BEACH, FL 33139-5015

RECEIPT NUMBER: RL-10008385
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340081400

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Additional Information

TRADE ADDRESS: 925 WASHINGTON AVE

Code 012065 btrapp	Certificate of Use/Occupation MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE
--------------------------	--

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1280
RETAIL INVENTORY	\$ 7500
C_U # OF UNITS	1280

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

SUNSATIONAL, INC
925 WASHINGTON AVE
MIAMI BEACH, FL 33139-5015



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SUNSATIONAL, INC
IN CARE OF: RABI MUBARIQI
ADDRESS: 925 WASHINGTON AVE
MIAMI BEACH, FL 33139-5015

RECEIPT NUMBER: RL-10000021
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340081400

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This Receipt may be transferred:

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 927 WASHINGTON AVE

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
-----------------------	---

CERTIFICATE OF USE	300
SQUARE FOOTAGE	760
RETAIL INVENTORY	\$ 7500
C_U # OF UNITS	760

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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SUNSATIONAL INC
927 WASHINGTON AVE
MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: YALDA MIAMI SUGARING WAX LLC
 IN CARE OF: DEWI POLINA
 ADDRESS: 927 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015

RECEIPT NUMBER: RL-10008514
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No: 0232340081400

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

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 927 WASHINGTON AVE

Code	Certificate of Use/Occupation
002700 btrapp	BEAUTY PARLORS, HAIRDRESSING, FACIAL MASSA BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
SQUARE FOOTAGE	800
# OF STATIONS	2
C_U # OF UNITS	800

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

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YALDA MIAMI SUGARING WAX LLC
 927 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: DELIVERY DREAMS PRODUCTIONS LLC
 IN CARE OF: AARON DIAZ
 ADDRESS:

RECEIPT NUMBER: RL-10008484
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No: 0232340081400

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Additional Information

Storage Locations

TRADE ADDRESS: 929 WASHINGTON AVE

Code 005805 btrapp	Certificate of Use/Occupation DANCE HALL/ENTERT. W/ALCOHOL BUSINESS TAX RECEIPT APPLICATION FEE
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DANCE_ENT W_ ALCOHOL	Y
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FROM: CITY OF MIAMI BEACH
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Aaron Diaz
 929 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: VIP FOOD SERVICES CORP
 IN CARE OF: MARCO DAVALOS
 ADDRESS: 847 MICHIGAN AVE, APT 6
 MIAMI BEACH, FL 33139-5644

RECEIPT NUMBER: RL-10006933
 Beginning: 10/01/2014
 Expires: 09/30/2015
 Parcel No: 0232340081400

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Additional Information

Storage Locations

TRADE ADDRESS: 933 WASHINGTON AVE

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
-----------------------	---

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1600
RETAIL INVENTORY	\$ 12000
C_U # OF UNITS	1600

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

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Marco Davalos
 933 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: MIAMI TOBACCONIST CORP. D/B/A SMOKERS COVE
 IN CARE OF: ALI MOUSA
 ADDRESS: 7768 NW 167TH TER
 MIAMI LAKES, FL 33016-8426

RECEIPT NUMBER: RL-10008218
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No:

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

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This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 935 WASHINGTON AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES
btrapp	BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1150
RETAIL INVENTORY	\$ 25000
C_U # OF UNITS	1150

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

MIAMI TOBACCONIST CORP.
 935 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: ADMIRAL TOURS PLUS LLC
IN CARE OF: ZUHAIR ALHIDMI
ADDRESS: 888 BISCAYNE BLVD, APT 1809
MIAMI, FL 33132-1511

RECEIPT NUMBER: RL-10006443
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No:

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

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This Receipt may be transferred:

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B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 937 WASHINGTON AVE

Code 020304	Certificate of Use/Occupation TOUR SERVICE & INFOR
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CERTIFICATE OF USE	400
SQUARE FOOTAGE	1100
C_U # OF UNITS	1100
Tour Information FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

ADMIRAL TOURS PLUS LLC
937 WASHINGTON AVE
MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: SHIMON PERETZ DBA BEACH CLUB OF MIAMI BEACH
 IN CARE OF: SHIMON PERETZ
 ADDRESS: 939 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015

RECEIPT NUMBER: RL-10008380
 Beginning: 10/01/2015
 Expires: 09/30/2016
 Parcel No:

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

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

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- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 939 WASHINGTON AVE

Code 012065 btrapp	Certificate of Use/Occupation MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE
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CERTIFICATE OF USE	300
SQUARE FOOTAGE	1100
RETAIL INVENTORY	\$ 6000
C_U # OF UNITS	1100

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

SHIMON PERETZ
 939 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: SFIZIO, LLC
 IN CARE OF: CLAUDIA BRUSCHINI
 ADDRESS: 1418 COLLINS AVE
 MIAMI BEACH, FL 33139-4104

RECEIPT NUMBER: RL-10007003
 Beginning: 10/01/2013
 Expires: 09/30/2014
 Parcel No: 0232340081400

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 941 WASHINGTON AVE

Code 016400 btrapp	Certificate of Use/Occupation RESTAURANT / BARS BUSINESS TAX RECEIPT APPLICATION FEE
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CERTIFICATE OF USE	900
SQUARE FOOTAGE	1200
RETAIL INVENTORY	\$ 0
# OF SEATS	30
C_U # OF UNITS	30
FOOD INVENTORY	\$ 0

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

SFIZIO, LLC
 941 WASHINGTON AVE
 MIAMI BEACH, FL 33139-5015



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LEGIT INC
IN CARE OF: TROVEL WILLIAMS
ADDRESS: 20080 NW 2ND ST
PEMBROKE PINES, FL 33029

RECEIPT NUMBER: RL-10008705
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340081400

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 943 WASHINGTON AVE

Code	Certificate of Use/Occupation
012065 btrapp	MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1200
RETAIL INVENTORY	\$ 10000
C_U # OF UNITS	1200

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

MICHELE WILLIAMS
20080 NW 2ND ST
PEMBROKE PINES, FL 33029



**CITY OF MIAMI BEACH
BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: AMERICAN WAVE LLC
IN CARE OF:
ADDRESS: 947 Washington Ave
MIAMI BEACH, FL 33139-5015

LICENSE NUMBER: RL-10008297
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340081410

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

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

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 947 Washington Ave

Code	Business Type
95012065	MERCHANTS SALES

General Merchant Retail: Sales	\$20000
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FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

AMERICAN WAVE LLC
947 Washington Ave
MIAMI BEACH, FL 33139-5015

3313950150

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 955 WASHINGTON HOLDING LLC DBA LEE ANN DRUGS
IN CARE OF: MICHAEL CORBIN
ADDRESS: 6595 WAVERLY LN
LAKE WORTH, FL 33467-7359

RECEIPT NUMBER: RL-10007540
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340081420

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 955 WASHINGTON AVE

Code	Certificate of Use/Occupation
004850	PHARMACY
007700	FOOD SALES
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 69000
FOOD INVENTORY	\$ 1000
Pharmacy FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

NICOLE TIERNEY
2459 S CONGRESS AVE, STE 204
PALM SPRINGS, FL 33406-7616





zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

June 15, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 913-925 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1400

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOTS 10 TO 13 INC BLK 31

SUBJECT: 947 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1410

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOT 14 BLK 31

SUBJECT: 955 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1420

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOT 15 BLK 31

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,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **146 total, including 1 international**

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

SARAH BELL
89 RIDGEHILL DR TORONTO ONTARIO
M6C 2J7
CANADA

1005 PENN LLC
16885 DALLAS PARKWAY
ADDISON, TX 75001

1023 PENNSYLVANIA AVE LLC
750 OCEAN DR
MIAMI BEACH, FL 33139-4985

1035 GROUP LLC
1330 COLLINS AVE 1
MIAMI BEACH, FL 33139

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

2K ESSEX LLC
1001 COLLINS AVE
MIAMI, FL 33139-5011

826 COLLINS AVENUE LLC C/O SHIRE
REALTY CORP
191 POST ROAD WEST
WESTPORT, CT 06880

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

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

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

929 COLLINS INVESTMENT GROUP LLC
1000 BRICKELL AVE STE 102
MIAMI, FL 33131

952 COLLINS AVENUE LLC
100 WILSHIRE BLVD STE#1750
SANTA MONICA, CA 90401

955 WASHINGTON OWNER LLC
955 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

ADRIANA P MANARI ROBERT MANARI
245 18 ST #605
MIAMI BEACH, FL 33139

ANN PERIM
5702 BALSAM GROVE CT
N BETHESDA, MD 20852-5551

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

ANNA FUCHS & ELIANA KHASHKES
333 WASHINGTON ST #603
BOSTON, MA 02108

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

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

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

BABEL REAL ESTATE LLC
1500 BAY RD STE 1512 S
MIAMI BEACH, FL 33139

BENNO & FRANK ROESCH & ELISA SHAN
1186 GLEN AVE
BERKELEY, CA 94708

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

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

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

BOURGOIN FOREIGN INVEST LLC
701 BRICKELL AVE STE #1650
MIAMI, FL 33131

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

CAROLINA GONZALEZ
1444 NW 82 AVE
MIAMI, FL 33126

CELESTE HERNANDEZ TRS
3335 85 ST
JACKSON HEIGHTS, NY 11372

CG FAIRWINDS LLC C/O OREN LIEBER ESQ
2915 BISCAYNE BLVD #300
MIAMI, FL 33137

CHESTERFIELD HOTEL P LEON STE LLC
CHERSTERFIELD HOTEL & SUITES LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH ECONOMIC
DEVELOPMENT
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139-1819

CLUB INVEST GRP LLC
1335 S VENETIAN WAY
MIAMI BEACH, FL 33139

COLLINS ACQUISITION LLC
3050 BISCAYNE BLVD STE 301
MIAMI, FL 33137

CRP/TWG WASHINGTON AVENUE LLC C/O
THE WITKOFF GROUP LLC
130 E 59 ST 15TH FLOOR
NEW YORK, NY 10022

DAVID NISSAN
865 COLLINS AVE #301
MIAMI BEACH, FL 33139

DHB COLLINS HOSPITALITY LLC
138-140 EAST 31 ST C-1
NEW YORK, NY 10016

DIAMANTE MIAMI LLC
130 3 ST 105
MIAMI BEACH, FL 33139

DONALD M KREKE &W ANNE M
9845 SW 125 TERR
MIAMI, FL 33176-4943

DONOVAN GRAY &W FRANCES
865 COLLINS AVE #201
MIAMI BEACH, FL 33139-5820

E D Y INC
4100 N 28 TERR
HOLLYWOOD, FL 33021

EDDIE GUILBEAUX JR &W AHSAKI
865 COLLINS AVE #304
MIAMI BEACH, FL 33139-5820

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

ELEVATOR PARTNERS ALAN LIEBERMAN
1680 MERIDIAN AVE STE #102
MIAMI BEACH, FL 33139-2704

EMANUEL SOLOMON
201 W 70 ST #17C
NEWYORK, NY 10023

ENRICO VENTURA FRANCO BARBAZZA
865 COLLINS AVE #208
MIAMI BEACH, FL 33139-5820

ESTIS LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

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

FARID FORCE
444 WHITE OAK SHADE RD
NEW CANAAN, CT 06840

FAY P NAGER
2809 LYMAN LN
MADISON, WI 53711

FOUNDATION ENTERP HOLDINGS I LLC
11200 SW 8 ST PC 511
MIAMI, FL 33199

GARRET E KEEFE
1220 NE 96TH ST
MIAMI SHORES, FL 33138-2554

GATOR EDWARDS PARTNERS LLLP
1595 NE 163 ST
N MIAMI BEACH, FL 33162-4717

GHAHS LLC
865 COLLINS AVE #309
MIAMI BEACH, FL 33139

GRAND TRINE LIMITED PARTNERSHIP C/O
STREAMLINE MANAGEMENT CORP
1125 WASHINGTON AVE
MIAMI BEACH, FL 33139-4611

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

GUILLAUME BORIONE
865 COLLINS AVE # 207
MIAMI BEACH, FL 33139

HHLP BLUE MOON ASSOCIATES LLC C/O
HERSHA HOSPITALITY TRUST
510 WALNUT ST 9 FLOOR
PHILADELPHIA, PA 19106

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

HOTEL SHELLY ASSOCIATES ALAN
LIEBERMAN
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

JADEMIRE PROPERTIES INC
832 COLLINS AVE
MIAMI BCH, FL 33139-5808

JANICE S ZIMMERMAN & TRS MANLY A
ZIMMERMAN TRS
2501 GIRARD AVE S # 1
MINNEAPOLIS, MN 55465

JARED S PICKERING & W VICTORIA L
PICKERING
1027 PENNSYLVANIA AVE #105
MIAMI BEACH, FL 33139-4920

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

JASON DARROW KATHIA DARROW
865 COLLINS AVE 310
MIAMI BEACH, FL 33139

JB&D 1027 PENN LLC
1060 BRICKELL AVE # 2513
MIAMI, FL 33131

JINDRISKA MARTINEZ
10504 SW 131st Ct
Miami, FL 33186-3438

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

JOHN P RAYGOZA MARIA RAYGOZA
1411 LAVETA TER
LOS ANGELES, CA 90026

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

JOYCE BROWN
901 COLLINS AVE UNIT 212
MIAMI BEACH, FL 33139-5024

JULIANNY A JIMENEZ & JOSEPH J
GUANLAO (JTRS)
104 THORNE ST
JERSEY CITY, NJ 07307

LAURIE PALLOT APPIGNANI
1643 BRICKELL AVE 3805
MIAMI BEACH, FL 33125

LIPT COLLINS AVE LLC C/O LASALLE
INVESTMENTS MANAGMENT
100 EAST PRATT ST
BALTIMORE, MD 21202

LUIZ GONZAGA M DA SILVA NETO
1027 PENNSYLVANIA AVE UNIT #205
MIAMI BEACH, FL 33139

MARIUS ROSENBERG & EYAL ANAVIM
1602 ALTON RD
MIAMI BEACH, FL 33139

MATTHEW KINKELAAR
3120 ST PAUL ST TERR
BALTIMORE, MD 21218

MAX & ANN PERIM
5702 BALSAM GROVE CT
N BETHESDA, MD 20852-5551

MAX & MICHELLE E PERIM (TRS)
5702-BALSAM GROVE CT
N BETHESDA, MD 20852-5551

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

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

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

MIA 2015 LLC
2500 NE 135 ST #205 222
NORTH MIAMI BEACH, FL 33181

MIA STRINGFIELD
507 12 ST #14
MIAMI BEACH, FL 33139-4500

MIAMI VIEW LLC C/O ALFREDO D XIQUES
1550 BRICKELL AVE #512A
MIAMI, FL 33133

MICHAEL BLEKHT & W RIMA
2410 E 24 ST
BROOKLYN, NY 11235

MIKEL IRASTORVA
1027 PENNSYLVANIA AVENUE #303
MIAMI BEACH, FL 33139

MITCHELL & MARLENE NOVICK
901 COLLINS AVE UNIT 207
MIAMI BEACH, FL 33139-5061

MITCHELL S NOVICK
901 COLLINS AVE UNIT 102
MIAMI BEACH, FL 33139-5023

MITCHELL SCOTT INVEST GROUP INC
901 COLLINS AVE UNIT 205
MIAMI BEACH, FL 33139

MITCHELL SCOTT INVEST GROUP INC
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT INVEST GROUP INC C/O
MITCH NOVICK
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT INVESTMENT GRP INC
901 COLLINS AVE UNIT 104
MIAMI BEACH, FL 33139

MITCHELL SCOTT NOVICK
901 COLLINS AVE #107
MIAMI BEACH, FL 33139-5023

MITCHELL SCOTT NOVICK
901 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-5024

MITCHELL SCOTT NOVICK
901 COLLINS AVE #208
MIAMI BEACH, FL 33139-5024

MITCHELL SCOTT NOVICK
901 COLLINS AVE
MIAMI BEACH, FL 33139-5058

MITCHELL SCOTT NOVICK
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT NOVICK
901 COLLINS AVE #308
MIAMI BEACH, FL 33139-5062

MITCHELL SCOTT NOVICK
901 COLLINS AVE #312
MIAMI BEACH, FL 33139-5062

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

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

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

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

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

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

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

PETER SZABO
949 PENNSYLVANIA AVE 208
MIAMI BEACH, FL 33139

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

PMJ HOLDINGS CO LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

PRINCE KIRK LLC
5944 CORAL RIDGE DR # 147
CORAL SPRINGS, FL 33067

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

RAUL FERNANDO ESLAVA &W MARIA
EMILIA ESLAVA
1027 PENNSYLVANIA AVE #106
MIAMI BEACH, FL 33139-4920

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

RICHMOND LLC
440 14 ST 2
MIAMI BEACH, FL 33139

ROBERT MANARI ADRIANA P MANARI
245 18 ST #605
MIAMI BEACH, FL 33139

ROBERT NOVICK
901 COLLINS AVE APT 305
MIAMI BEACH, FL 33139-5062

ROBERT SPERBER & SHARON B SPERBER
41 MARGUETTE DR
SMITH TOWN, NY 11787

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

ROBERTA HOPE WALLER
10175 COLLINS AVE APT 1503
BAL HARBOUR, FL 33154-1642

ROBINSON ODONG
865 COLLINS AVE #203
MIAMI BEACH, FL 33139-5820

ROSHTOV 909 LLC
2875 NE 191 ST STE 801
AVENTURA, FL 33180

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

S & S PROPERTIES
12501 COASTAL HIGHWAY
OCEAN CITY, MD 21842

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

SCOTT A BARNER
12740 SILVIA LOOP
WOODBIDGE, VA 22192

SHLOMO BLOCH & W RUTH SHLOMO
865 COLLINS AVE #311
MIAMI BEACH, FL 33139-5820

SK PROPERTIES HOLDING CORP
4425 ALTON RD
MIAMI BEACH, FL 33140

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

STEPHEN B LOURIE JTRS ALFONSO G
RIMOLA JTRS
949 PENNSYLVANIA AVE UNIT 402
MIAMI BEACH, FL 33139

STEWART PERIM & W MARIA PEREZ-MERA
612 INDIAN LANE
SALISBURY, MD 21801

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

TRS I I FUND
3900 COMMONWEALTH BLVD
MAIL STATION 115 TALLAHASSEE, FL
32399

UNITED BOX INC
350 FIFTH AVE
NEW YORK, NY 10118

VALENTINA LUISA LLC
2000 BISCAYNE BLVD
MIAMI, FL 33137

VISCAY LLC
960 COLLINS AVE
MIAMI BEACH, FL 33139

VITTORIA CIULLA
1027 PENNSYLVANIA AVE #201
MIAMI BEACH, FL 33139

WASABI REAL ESTATE HOLDINGS LLC
200 S BISCAYNE BLVD STE 3600
MIAMI, FL 33131

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

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

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

WILLIAM HOWELL
10610 PARLIAMENT PL
JACKSONVILLE, FL 32257

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

XAVIER BAILLY
1027 PENNSYLVANIA AVE #301
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
SARAH BELL	89 RIDGEHILL DR TORONTO ONTARIO	M6C 2J7			CANADA
1005 PENN LLC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
1023 PENNSYLVANIA AVE LLC	750 OCEAN DR	MIAMI BEACH	FL	33139-4985	USA
1035 GROUP LLC	1330 COLLINS AVE 1	MIAMI BEACH	FL	33139	USA
1651 ASTOR LLC (LESSOR) ASTOR EB-5 LLC (LEASSEE)	21 SE 1 AVE #10 FLOOR	MIAMI	FL	33131	USA
2K ESSEX LLC	1001 COLLINS AVE	MIAMI	FL	33139-5011	USA
826 COLLINS AVENUE LLC C/O SHIRE REALTY CORP	191 POST ROAD WEST	WESTPORT	CT	06880	USA
843 WASHINGTON LLC	9601 COLLINS AVE #406	BAL HARBOUR	FL	33154	USA
849 WASHINGTON LLC	9601 COLLINS AVE #406	BAL HARBOUR	FL	33154	USA
852 COLLINS ACQUISTION LLC C/O RYAN LLC/PAOLA CASTILLO	2111 WILSON BLVD STE 300	ARLINGTON	VA	22201	USA
929 COLLINS INVESTMENT GROUP LLC	1000 BRICKELL AVE STE 102	MIAMI	FL	33131	USA
952 COLLINS AVENUE LLC	100 WILSHIRE BLVD STE#1750	SANTA MONICA	CA	90401	USA
955 WASHINGTON OWNER LLC	955 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
A D M E REAL ESTATE LLC	6865 N LINCOLN AVE	LINCOLNWOOD	IL	60712	USA
ADRIANA P MANARI ROBERT MANARI	245 18 ST #605	MIAMI BEACH	FL	33139	USA
ANN PERIM	5702 BALSAM GROVE CT	N BETHESDA	MD	20852-5551	USA
ANNA DUDZIK	949 PENNSYLVANIA AVE #304	MIAMI BEACH	FL	33139-5472	USA
ANNA FUCHS & ELIANA KHASHKES	333 WASHINGTON ST #603	BOSTON	MA	02108	USA
APOLEO USA LLC	1011 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
APOLONIA INVESTMENTS INC	290 FILLMORE ST STE D	DENVER	CO	80206	USA
ARGELIO CRUZ &W LUCIA CRUZ	423 SW 89 PL	MIAMI	FL	33174	USA
BABEL REAL ESTATE LLC	1500 BAY RD STE 1512 S	MIAMI BEACH	FL	33139	USA
BENNO & FRANK ROESCH & ELISA SHAN	1186 GLEN AVE	BERKELEY	CA	94708	USA
BLACKSTONE ASSOCIATES LTD	10877 WILSHIRE BLVD #1105	LOS ANGELES	CA	90024	USA
BLACKSTONE EQUITIES LLC	1051 COLLINS AVE STE 28	MIAMI BEACH	FL	33139-5063	USA
BOLAGO ENTERPRISES INC	2939 INDIAN CREEK DR #405	MIAMI BEACH	FL	33140-4142	USA
BOURGOIN FOREIGN INVEST LLC	701 BRICKELL AVE STE #1650	MIAMI	FL	33131	USA
C & A 900 COLLINS LLC C/O GRAY ROBINSON P A	1407 BROADWAY 41 FLOOR	NEW YORK	NY	10018	USA
CAROLINA GONZALEZ	1444 NW 82 AVE	MIAMI	FL	33126	USA
CELESTE HERNANDEZ TRS	3335 85 ST	JACKSON HEIGHTS	NY	11372	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	2915 BISCAYNE BLVD #300	MIAMI	FL	33137	USA
CHESTERFIELD HOTEL P LEON STE LLC CHERSTERFIELD HOTEL & SUITES LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CLUB INVEST GRP LLC	1335 S VENETIAN WAY	MIAMI BEACH	FL	33139	USA
COLLINS ACQUISITION LLC	3050 BISCAYNE BLVD STE 301	MIAMI	FL	33137	USA
CRP/TWG WASHINGTON AVENUE LLC C/O THE WITKOFF GROUP LLC	130 E 59 ST 15TH FLOOR	NEW YORK	NY	10022	USA
DAVID NISSAN	865 COLLINS AVE #301	MIAMI BEACH	FL	33139	USA
DHB COLLINS HOSPITALITY LLC	138-140 EAST 31 ST C-1	NEW YORK	NY	10016	USA
DIAMANTE MIAMI LLC	130 3 ST 105	MIAMI BEACH	FL	33139	USA
DONALD M KREKE &W ANNE M	9845 SW 125 TERR	MIAMI	FL	33176-4943	USA
DONOVAN GRAY &W FRANCES	865 COLLINS AVE #201	MIAMI BEACH	FL	33139-5820	USA

E D Y INC	4100 N 28 TERR	HOLLYWOOD	FL	33021	USA
EDDIE GUILBEAUX JR &W AHSAKI	865 COLLINS AVE #304	MIAMI BEACH	FL	33139-5820	USA
EDILIO FERREIRA &W ALEIDA	70 33 OLCOTT ST	FOREST HILLS	NY	11375	USA
ELEVATOR PARTNERS ALAN LIEBERMAN	1680 MERIDIAN AVE STE #102	MIAMI BEACH	FL	33139-2704	USA
EMANUEL SOLOMON	201 W 70 ST #17C	NEWYORK	NY	10023	USA
ENRICO VENTURA FRANCO BARBAZZA	865 COLLINS AVE #208	MIAMI BEACH	FL	33139-5820	USA
ESTIS LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
FABRIZIO BOVINO &W BRUNA M BELLANTUONO	949 PENNSYLVANIA AVE #203	MIAMI BEACH	FL	33139-5422	USA
FARID FORCE	444 WHITE OAK SHADE RD	NEW CANAAN	CT	06840	USA
FAY P NAGER	2809 LYMAN LN	MADISON	WI	53711	USA
FOUNDATION ENTERP HOLDINGS I LLC	11200 SW 8 ST PC 511	MIAMI	FL	33199	USA
GARRET E KEEFE	1220 NE 96TH ST	MIAMI SHORES	FL	33138-2554	USA
GATOR EDWARDS PARTNERS LLLP	1595 NE 163 ST	N MIAMI BEACH	FL	33162-4717	USA
GHAHS LLC	865 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
GRAND TRINE LIMITED PARTNERSHIP C/O STREAMLINE MANAGEMENT CORP	1125 WASHINGTON AVE	MIAMI BEACH	FL	33139-4611	USA
GRAZYNA RACZKOWSKI TRS	950 EUCLID AVE #302	MIAMI BEACH	FL	33139	USA
GUILLAUME BORIONE	865 COLLINS AVE # 207	MIAMI BEACH	FL	33139	USA
HHP BLUE MOON ASSOCIATES LLC C/O HERSHA HOSPITALITY TRUST	510 WALNUT ST 9 FLOOR	PHILADELPHIA	PA	19106	USA
HILDA MESTER TRUSTEE JOHN MESTER FAMILY TRUST	682 ARGYLE RD	BROOKLYN	NY	11230	USA
HOTEL SHELLY ASSOCIATES ALAN LIEBERMAN	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
JADEMIRE PROPERTIES INC	832 COLLINS AVE	MIAMI BCH	FL	33139-5808	USA
JANICE S ZIMMERMAN & TRS MANLY A ZIMMERMAN TRS	2501 GIRARD AVE S # 1	MINNEAPOLIS	MN	55465	USA
JARED S PICKERING &W VICTORIA L PICKERING	1027 PENNSYLVANIA AVE #105	MIAMI BEACH	FL	33139-4920	USA
JAS 863 LLC	605 LINCLON RD #240	MIAMI BEACH	FL	33139-2918	USA
JASON DARROW KATHIA DARROW	865 COLLINS AVE 310	MIAMI BEACH	FL	33139	USA
JB&D 1027 PENN LLC	1060 BRICKELL AVE # 2513	MIAMI	FL	33131	USA
JINDRISKA MARTINEZ	10504 SW 131st Ct	Miami	FL	33186-3438	USA
JOHN KREIDICH	949 PENNSYLVANIA AVE # 201	MIAMI BEACH	FL	33139	USA
JOHN P RAYGOZA MARIA RAYGOZA	1411 LAVETA TER	LOS ANGELES	CA	90026	USA
JORGE M DE LA NUEZ	949 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139-5472	USA
JOYCE BROWN	901 COLLINS AVE UNIT 212	MIAMI BEACH	FL	33139-5024	USA
JULIANNY A JIMENEZ & JOSEPH J GUANLAO (JTRS)	104 THORNE ST	JERSEY CITY	NJ	07307	USA
LAURIE PALLOT APPIGNANI	1643 BRICKELL AVE 3805	MIAMI BEACH	FL	33125	USA
LIPT COLLINS AVE LLC C/O LASALLE INVESTMENTS MANAGMENT	100 EAST PRATT ST	BALTIMORE	MD	21202	USA
LUIZ GONZAGA M DA SILVA NETO	1027 PENNSYLVANIA AVE UNIT #205	MIAMI BEACH	FL	33139	USA
MARIUS ROSENBERG & EYAL ANAVIM	1602 ALTON RD	MIAMI BEACH	FL	33139	USA
MATTHEW KINKELAAR	3120 ST PAUL ST TERR	BALTIMORE	MD	21218	USA
MAX & ANN PERIM	5702 BALSAM GROVE CT	N BETHESDA	MD	20852-5551	USA
MAX & MICHELLE E PERIM (TRS)	5702-BALSAM GROVE CT	N BETHESDA	MD	20852-5551	USA
MBCDC/SEYMOUR HOTEL INC	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
MBCDC: FERNWOOD APARTMENTS INC	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
MERCEDES MARTINEZ	4720 SW 112 AVE	MIAMI	FL	33165-6145	USA
MIA 2015 LLC	2500 NE 135 ST #205 222	NORTH MIAMI BEACH	FL	33181	USA

MIA STRINGFIELD	507 12 ST #14	MIAMI BEACH	FL	33139-4500	USA
MIAMI VIEW LLC C/O ALFREDO D XIQUES	1550 BRICKELL AVE #512A	MIAMI	FL	33133	USA
MICHAEL BLEKHT & W RIMA	2410 E 24 ST	BROOKLYN	NY	11235	USA
MIKEL IRASTORVA	1027 PENNSYLVANIA AVENUE #303	MIAMI BEACH	FL	33139	USA
MITCHELL & MARLENE NOVICK	901 COLLINS AVE UNIT 207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL S NOVICK	901 COLLINS AVE UNIT 102	MIAMI BEACH	FL	33139-5023	USA
MITCHELL SCOTT INVEST GROUP INC	901 COLLINS AVE UNIT 205	MIAMI BEACH	FL	33139	USA
MITCHELL SCOTT INVEST GROUP INC	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT INVEST GROUP INC C/O MITCH NOVICK	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT INVESTMENT GRP INC	901 COLLINS AVE UNIT 104	MIAMI BEACH	FL	33139	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #107	MIAMI BEACH	FL	33139-5023	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE APT 304	MIAMI BEACH	FL	33139-5024	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #208	MIAMI BEACH	FL	33139-5024	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE	MIAMI BEACH	FL	33139-5058	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #308	MIAMI BEACH	FL	33139-5062	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #312	MIAMI BEACH	FL	33139-5062	USA
NANCY MAXWELL	949 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-5435	USA
NELSON G VILLAFANE	949 PENNSYLVANIA AVE UNIT # 406	MIAMI BEACH	FL	33139-5435	USA
PALMAS CORP C/O ALBERTO AMOROS	9130 S DADELAND BLVD #1607	MIAMI	FL	33156-7851	USA
PAUL R JACOBBER	949 PENNSYLVANIA AVE #407	MIAMI BEACH	FL	33139-5435	USA
PEDRO GUILLEN (JR)	35851 SW 218 AVE	HOMESTEAD	FL	33034	USA
PEDRO J HERNANDEZ	949 PENNSYLVANIA AVE #211	MIAMI BEACH	FL	33139-5467	USA
PETER SZABO	949 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139	USA
PETER SZABO	949 PENNSYLVANIA AVE 208	MIAMI BEACH	FL	33139	USA
PETER SZABO	4925 COLLINS AVE 9H	MIAMI BEACH	FL	33140	USA
PMJ HOLDINGS CO LLC	2025 TYLER ST	HOLLYWOOD	FL	33020	USA
PRINCE KIRK LLC	5944 CORAL RIDGE DR # 147	CORAL SPRINGS	FL	33067	USA
RACHIDA H CHAOUI	8101 BRIGHT MEADOWS LN	DUNN LORING	VA	22027	USA
RAUL FERNANDO ESLAVA & W MARIA EMILIA ESLAVA	1027 PENNSYLVANIA AVE #106	MIAMI BEACH	FL	33139-4920	USA
RENATO M TICHAUER	949 PENNSYLVANIA AVE #405	MIAMI BEACH	FL	33139-5435	USA
RICHMOND LLC	440 14 ST 2	MIAMI BEACH	FL	33139	USA
ROBERT MANARI ADRIANA P MANARI	245 18 ST #605	MIAMI BEACH	FL	33139	USA
ROBERT NOVICK	901 COLLINS AVE APT 305	MIAMI BEACH	FL	33139-5062	USA
ROBERT SPERBER & SHARON B SPERBER	41 MARGUETTE DR	SMITH TOWN	NY	11787	USA
ROBERT TORRES	1619 R ST NW #204	WASHINGTON	DC	20009	USA
ROBERTA HOPE WALLER	10175 COLLINS AVE APT 1503	BAL HARBOUR	FL	33154-1642	USA
ROBINSON ODONG	865 COLLINS AVE #203	MIAMI BEACH	FL	33139-5820	USA
ROSHTOV 909 LLC	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA
RUBEN GONZALEZ & ROBERTO MORALES	949 PENNSYLVANIA AVE APT 410	MIAMI BEACH	FL	33139-5477	USA
S & S PROPERTIES	12501 COASTAL HIGHWAY	OCEAN CITY	MD	21842	USA
SABELU LLC	820 EUCLID AVE #101	MIAMI BEACH	FL	33139	USA
SCOTT A BARNER	12740 SILVIA LOOP	WOODBIDGE	VA	22192	USA

SHLOMO BLOCH &W RUTH SHLOMO	865 COLLINS AVE #311	MIAMI BEACH	FL	33139-5820	USA
SK PROPERTIES HOLDING CORP	4425 ALTON RD	MIAMI BEACH	FL	33140	USA
SM THINK CLINTON LLC STELLAR CLINTON HOTEL LLC	309 23 ST #310	MIAMI BEACH	FL	33139	USA
STEPHEN B LOURIE JTRS ALFONSO G RIMOLA JTRS	949 PENNSYLVANIA AVE UNIT 402	MIAMI BEACH	FL	33139	USA
STEWART PERIM &W MARIA PEREZ-MERA	612 INDIAN LANE	SALISBURY	MD	21801	USA
THEODORE DOUKIDES	949 PENNSYLVANIA AVE #307	MIAMI BEACH	FL	33139-5472	USA
TRS I I FUND	3900 COMMONWEALTH BLVD	MAIL STATION 115 TALLAHASSEE	FL	32399	USA
UNITED BOX INC	350 FIFTH AVE	NEW YORK	NY	10118	USA
VALENTINA LUISA LLC	2000 BISCAYNE BLVD	MIAMI	FL	33137	USA
VISCAY LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
VITTORIA CIULLA	1027 PENNSYLVANIA AVE #201	MIAMI BEACH	FL	33139	USA
WASABI REAL ESTATE HOLDINGS LLC	200 S BISCAYNE BLVD STE 3600	MIAMI	FL	33131	USA
WASHINGTON PROPERTIES LLC C/O MAINTENANCE PROFESSIONALS	1370 WASHINGTON AVE #306	MIAMI BEACH	FL	33139	USA
WHIT TALL SHON 901 LLC	2150 NW MIAMI COURT	MIAMI	FL	33127	USA
WHITELAW HOTEL S BEACH LLC	1680 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
WILLIAM HOWELL	10610 PARLIAMENT PL	JACKSONVILLE	FL	32257	USA
WILLIE LEE HAWKINS & RONALD K MUSSELMAN	949 PENNSYLVANIA AVE #306	MIAMI BEACH	FL	33139-5472	USA
XAVIER BAILLY	1027 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139	USA

375' RADIUS MAP



SUBJECT: 913-925 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1400

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOTS 10 TO 13 INC BLK 31

SUBJECT: 947 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1410

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOT 14 BLK 31

SUBJECT: 955 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-1420

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 2 PB 2-56 LOT 15 BLK 31