



ZONING DETERMINATION APPEAL

6801 Collins Avenue
Miami Beach, FL

Z Capital Florida Resort, LLC

File No.: ZBA16-0020

BOARD OF ADJUSTMENT APPLICATION

November 4, 2016 Meeting

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing:
NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- | | |
|---|--|
| <input checked="" type="checkbox"/> BOARD OF ADJUSTMENT | <input type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input type="checkbox"/> DESIGN REVIEW BOARD | <input type="checkbox"/> PLANNING BOARD |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD | |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☒ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☐ DESIGN REVIEW APPROVAL
- d. ☐ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☐ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☐ OTHER: _____

3. NAME & ADDRESS OF PROPERTY: The Carillon Hotel, 6801 Collins Avenue, Miami Beach, Florida 33139

LEGAL DESCRIPTION: See attached Exhibit "A"

4. NAME OF APPLICANT Z Capital Florida Resort, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

Two Conway Park, 150 Field Drive, Suite 300

Lake Forest,

Illinois

60045

ADDRESS OF APPLICANT

CITY

STATE

ZIP

BUSINESS PHONE # (847) 235-8100

CELL PHONE # _____

E-mail address: mkane@zcapgroup.net

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") _____
SAME

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

ADDRESS OF PROPERTY OWNER _____ CITY _____ STATE _____ ZIP _____
BUSINESS PHONE # _____ CELL PHONE # _____
E-mail address: _____

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

N/A
NAME (please circle one of the above) _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____
BUSINESS PHONE # _____ CELL PHONE # _____
E-mail address: _____

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Robert L. Switkes, Esq., Robert L. Switkes & Associates, P.A., 407 Lincoln Road, PH-Se, Miami Beach, Florida 33140
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305) 534-4757 CELL PHONE # (305) 975-3630
E-mail address: RSWITKES@SWITKESLAW.COM

b. Ian G. Bacheikov, Esq., Law Office of Ian G. Bacheikov, P.A., 945 Pennsylvania Avenue, 1st Floor, Miami Beach, Florida 33139
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # (305) 249-8000 CELL PHONE # (305) 528-9395
E-mail address: IAN@BACHEIKOV.COM

c. Not Applicable
NAME ADDRESS CITY STATE ZIP
BUSINESS PHONE # Not Applicable CELL PHONE # Not Applicable
E-mail address: Not Applicable

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL: An appeal of the Planning Director's August 2, 2016 Zoning Interpretation Letter regarding 6801 Collins Avenue, Miami Beach, Florida 33140.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [X] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): Not Applicable SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) Not Applicable SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- *Public records notice:* all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk **prior** to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF NOT APPLICABLE

COUNTY OF NOT APPLICABLE

I, NOT APPLICABLE, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

NOT APPLICABLE
PRINT NAME

NOT APPLICABLE
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

NOT APPLICABLE
NOTARY PUBLIC

NOT APPLICABLE
PRINT NAME

My Commission Expires:

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP
(Circle one)

STATE OF Illinois
COUNTY OF Lake

I, Andrej Scrivens, being duly sworn, depose and say that I am the Manager of Z Capital Florida Resort, LLC, and as such, have been authorized by such entity to file this application, that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the Limited Liability Company is the owner of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

Andrej Scrivens
PRINT NAME

Ali S
SIGNATURE

Sworn to and subscribed before me this 1st day of September, 2016. The foregoing instrument was acknowledged before me by Andrej Scrivens, Manager of Z Capital Florida Resort, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

Judith L Horsch
Judith L Horsch
NOTARY PUBLIC
PRINT NAME

My Commission Expires: 10-28-2017



POWER OF ATTORNEY AFFIDAVIT

STATE OF Illinois

COUNTY OF Lake

I, Andrei Scrivens, being duly sworn and deposed say that I am the **Manager** of **Z Capital Florida Resort, LLC**, the owner or representative of the owner of the described real property, and that I am aware of the nature and effect of the request for an **Appeal from an Administrative Appeal** relative to the subject property, which request is hereby made by me OR I am hereby authorizing Ian G. Bacheikov, Esq., and Robert L. Switkes, Esq., to be my representatives before the **Board of Adjustment**. 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 and I take the responsibility of removing this notice after the date of hearing.

Andrei Scrivens, Manager

PRINT NAME (and Title, if applicable)

Andrei Scrivens

SIGNATURE

Sworn to and subscribed before me this 1st day of September, 2016. The foregoing instrument was acknowledged before me by Andrei Scrivens, Manager of Z Capital Florida Resort, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Judith Horsch
Judith L Horsch

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

10-28-2017

CONTRACT FOR PURCHASE

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses 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 or trusts, list all individuals and/or complete the appropriate disclosure clause above.*

Not Applicable

NAME

NAME, ADDRESS, AND OFFICE

Not Applicable

Not Applicable

DATE OF CONTRACT

% OF STOCK

Not Applicable

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Z CAPITAL FLORIDA RESORT, LLC
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See Attached.

See Attached.

Not Applicable

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

Not Applicable

Not Applicable

IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 8

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION**

DISCLOSURE OF INTEREST

2. TRUSTEE

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Not Applicable

TRUST NAME

NAME AND ADDRESS

% OF STOCK

Not Applicable

Not Applicable

3. PARTNERSHIP/LIMITED PARTNERSHIP

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

Not Applicable

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

Not Applicable

Not Applicable

NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. ROBERT L. SWITKES, ESQ.	407 LINCOLN ROAD, PH-SE, MIAMI BEACH, FLORIDA 33140	(305) 534-4757
b. IAN G. BACHEIKOV, ESQ.	945 PENNSYLVANIA AVENUE, 1 ST FLOOR, MIAMI BEACH, FLORIDA 33139	(305) 249-8000
c.		

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

* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

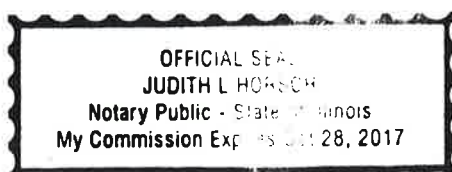
STATE OF Illinois
COUNTY OF LaSalle

I, Andrei Scrivens, Manager of Z Capital Florida Resort, LLC, being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Andrei Scrivens
SIGNATURE

Sworn to and subscribed before me this 1st day of September, 2014. The foregoing instrument was acknowledged before me by Andrei Scrivens, Manager of Z Capital Florida Resort, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 10-28-2017

Judith L. Horsch
NOTARY PUBLIC
Judith L. Horsch
PRINT NAME

Exhibit "A"

Legal Description

HOTEL PROPERTY:

Parcel 1:

Lots 1 through 6, inclusive, in Block B, CORRECTED PLAT OF ATLANTIC HEIGHTS, according to the Plat thereof, as recorded in Plat Book 9, at Page 14, of the Public records of Miami-Dade County, Florida.

Parcel 2:

A PARCEL OF LAND LYING East of the Water Line of the Atlantic Ocean as shown on said CORRECTED PLAT OF ATLANTIC HEIGHTS and lying West of the Erosion Control Line as shown on establishment of EROSION CONTROL LINE, according to the Plat thereof, as recorded in Plat Book 105, at Page 62, of said Public Records, and lying South of the Easterly extension of the North line of said Lot 1 in Block B and lying North of the Easterly extension of the South line of said Lot 6 in Block B of CORRECTED PLAT OF ATLANTIC HEIGHTS.

Parcel 3:

The North 25.00 feet of Lot 48, all Lots 49 through 53, inclusive, in Block 1 of AMENDED SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof, a subdivision recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

Parcel 4:

A parcel of land lying East of the High Water Line of the Atlantic Ocean as shown on said AMENDED SECOND OCEAN FRONT SUBDIVISION, and lying West of the Erosion Control Line as shown on establishment of EROSION CONTROL LINE, according to the plat thereof, as recorded in Plat Book 105 at Page 62 of said Public Records, and lying South of the Easterly extension of the North line of said Lot 53 in Block 1, and lying North of the Easterly extension of the South line of said North 25.00 feet of Lot 48 in Block 1 of AMENDED SECOND OCEAN FRONT SUBDIVISION.

LESS AND EXCEPT THE FOLLOWING FROM PARCELS 1 and 2 ABOVE:

North Carillon Beach, a Condominium, according to the Declaration of Condominium thereof ("Declaration"), recorded on August 27, 2008 in Official Records Book 26542, Pages 0015 through 158, of the Public Records of Miami-Dade County, Florida, and any and all amendments thereto; and

The Retail Lot, described as follows:

A portion of Lots 1, 2, 3, 4, 5 and 6, of Block B, CORRECTED PLAT OF ATLANTIC HEIGHTS, according to the plat thereof, as recorded in Plat Book 9 at Page 14 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 6; thence N 02°27'29" W along the West line of said Block B, also being the East right of way line of Collins Avenue (State Road A-1-A) for 28.07 feet; thence N 87°32'31" E at right angles to the previously described course for 15.62 feet to the Point of Beginning; thence N 88°18'36" E for 15.52 feet; thence N 01°41'24" W for 123.25 feet; thence N 88°20'18" E for 17.15 feet; thence N 01°41'24" W for 124.26 feet; thence S 88°18'38" W for 32.67 feet; thence S 01°41'24" E for 247.50 feet to the Point of Beginning.

The above described perimetrical boundary lies between elevation +8.1 feet and elevation +21.4 feet relative to the National Geodetic Vertical Datum of 1929.

LESS AND EXCEPT THE FOLLOWING FROM PARCELS 3 and 4 ABOVE:

Central Carillon Beach, a Condominium, according to the Declaration of Condominium thereof ("Declaration"), recorded in Official Records Book 26610, Pages 735 through 822, of the Public Records of Miami-Dade County, Florida, and any and all amendments thereto; and

South Carillon Beach, a Condominium, according to the Declaration of Condominium thereof ("Declaration"), recorded in Official Records Book 26080, Pages 4764 through 4904, of the Public Records of Miami-Dade County, Florida, and any and all amendments thereto.

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

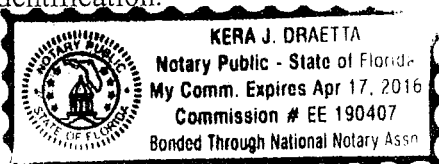
1. That I am the Manager of Z Capital Florida Resort, LLC ("Z Capital"), the applicant submitting the accompanying application for a public hearing before the City's Historic Preservation Board ("HPB") as required by the City of Miami Beach's ("City") Land Development Regulations for the Certificates of Appropriateness and Variances to be issued under HPB File No. 7624 affecting the real property located in the City described in the aforesaid application made a part hereof.
2. That Z Capital is a wholly owned subsidiary of Z Capital FR Holdings, LLC ("FR Holdings"), the ownership interests of which are held in limited partnerships managed by Affiant wherein no one natural person holds a total of Five Percent (5%) or more of the ownership interests in the applicant entity.
3. That the facts stated in this Affidavit, and represented in the application and documents submitted in conjunction with this Affidavit, are true and correct, to the best of the Affiant's knowledge, information and belief.

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney

Date _____

The foregoing instrument was sworn and subscribed before me this 18th day of February, 2016, by James J. Zenni, Jr., Manager of Z Capital Florida Resort, LLC, and Authorized Representative of Z Capital Group, who produced Florida Driver's License Z500-450-55-022-0 as identification.



Notary Public



LAW OFFICE OF IAN G. BACHEIKOV, P.A.

IAN G. BACHEIKOV, ESQ.
EMAIL: IAN@BACHEIKOV.COM

945 PENNSYLVANIA AVENUE, 1ST FLOOR
MIAMI BEACH, FLORIDA 33139
TELEPHONE: (305) 249-8000
FACSIMILE: (305) 249-9000
WWW.BACHEIKOV.COM

VIA CITIZEN ACCESS PORTAL AND HAND-DELIVERY

September 1, 2016

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

Re: Letter of Intent: Appeal from an Administrative Decision for
The Carillon Hotel, 6801 Collins Avenue, Miami Beach, Florida 33141

Dear Mr. Mooney:

This law firm represents Z Capital Florida Resort, LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with an appeal from an administrative decision.

Description of Property. The Property is located on the east side of Collins Avenue at 68 Street. Miami-Dade County's Property Appraiser references the Property through Folio No. 02-3211-007-0460.

The original Carillon Hotel opened in 1958 and was declared the Hotel of the Year. Its 620 rooms made it the largest hotel in Miami Beach at its opening. It was designed by Norman M. Giller & Associates. From its opening until the late 1980's, it was one of Miami Beach's major hotels (along with the Fontainebleau, Eden Roc, Deauville, Doral, and Seville).

In the late 1990's, major redevelopment plans were proposed for the property by Architectonica, an international renowned design firm led by Bernardo Fort-Brescia. In addition to renovations to the existing hotel tower, two additional towers were proposed for hotel rooms and condominium apartments. The expansion plans included the controversial demolition of the original grand lobby, night club, pool deck, and lower level shops. In 1998, a development order was approved by the City of Miami Beach for the massive new plan.

WSG Development completed the project in 2008 and brought in the well-known wellness and spa group, Canyon Ranch, to brand and manage the property. Thereafter, the property was re-named the Canyon Ranch Miami Beach. The property was converted from pure hotel to a condominium hotel. The owner/developer, WSG fell into bankruptcy soon thereafter and lost the property to the lender, which terminated the management agreement with Canyon Ranch.

In 2015, Z Capital Florida Resort LLC acquired the property and embarked upon plans to revive the iconic Carillon Miami Beach brand. The appeal is an integral part of that effort.

Description of Appeal. At this time, the Applicant is appealing the administrative decision of the Planning Director regarding his conclusion that “any accessory outdoor bar counter on the subject site may not be operated or utilized between 8:00 p.m. and 8:00 a.m.” Specifically, the Applicant is challenging the Planning Director’s determination that Section 142-244(4), Municipal Code of the City of Miami Beach, which specifically carves out an exception to the rule in City Code Section 142-244(3) for oceanfront hotels with at least 100 hotel rooms, does not apply to the Applicant for the reason stated in the enclosed appeal.

Conclusion. The Applicant seeks a determination that it is an oceanfront hotel with at least 100 hotel units within the context of City Code Section 142-244(4). If you have any questions or comments with regards to the application, please give me a call at (305) 249-8000.

Sincerely,



Ian G. Bacheikov

CC: Ms. Antoinette Stohl
Mr. Michael Belush
Mr. Jake Seiberling
Ms. Irina Villegas
Mr. Robert L. Switkes

IN THE BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE: ZONING INTERPRETATION
 DATED AUGUST 2, 2016
 6801 COLLINS AVENUE
 MIAMI BEACH, FL 33141

FILE NO:

Z CAPITAL FLORIDA RESORT, LLC,
a Florida limited liability company,

Petitioner.

_____ /

PETITION FOR APPEAL OF
ADMINISTRATIVE ZONING INTERPRETATION

Petitioner, Z CAPITAL FLORIDA RESORT, LLC, a Delaware limited liability company, through undersigned counsel, files this, its Petition for Appeal of Administrative Zoning Interpretation to review the City of Miami Beach Planning Director's administrative zoning interpretation of the City of Miami Beach Municipal Code (the "City Code") Sections 142-244(3) and (4) as they apply to Petitioner's hotel located at 6801 Collins Avenue, Miami Beach, Florida 33141, and would show:

JURISDICTION

Jurisdiction lies in the City of Miami Beach Board of Adjustment to review the administrative determination of an administrative official in the enforcement of the City's land development regulations pursuant to Section 118-9(b)(1)(B)(i), Municipal Code of the City of Miami Beach.

FACTS

1. Petitioner is the owner of that certain oceanfront real property known as the Carillon Hotel and Spa, located at 6801 Collins Avenue, Miami Beach, Florida 33141 (the "Property"), which lies within the RM-3 zoning district, and which is the subject matter of this Appeal.
2. Petitioner operates a first class oceanfront hotel known as the Carillon Miami Beach (the "Carillon") on the Property consisting of One Hundred Thirty-Nine (139) hotel rooms, highly acclaimed spa facilities, and a premier Two Hundred Fifty-Five (255) seat restaurant. See attached City of Miami Beach Certificate of Use and Business Tax Receipt attached hereto as Exhibit "A", and incorporated herein by reference.
3. On July 12, 2016, Petitioner obtained approval from the City of Miami Beach Historic Preservation Board (the "HPB") for a Certificate of Appropriateness pursuant to application filed in HPB File No. 7624 (New File No. HPB0416-0001), to construct a

small outdoor bar counter in the rear yard of the Hotel to enhance service within an existing area of the Carillon's main restaurant serving area. A copy of the HPB's Order is attached hereto as Exhibit "B", and incorporated herein by reference.

4. The proposed location of the outdoor bar counter is well over twenty (20%) percent of the lot width (in excess of 120 feet) from the Carillon's South Tower.
5. In order to allay any concerns regarding disruption to South Tower residents, the Carillon commissioned a sound study by an independent sound engineer, which found that at this distance with the operational restrictions imposed by the HPB, that normal activities at the outdoor bar *would not be audible* to the adjacent residential building. A copy of the sound study is attached hereto as Exhibit "C", and incorporated herein by reference.
6. On July 14, 2016, Kent Harrison Robbins, Esquire, attorney for South Carillon Beach Condominium Association, Inc., filed a request for a zoning interpretation concerning the hours of operation of the outdoor bar counter. A copy of the request for zoning interpretation is attached hereto as Exhibit "D", and incorporated herein by reference.
7. On August 2, 2016, in response to Mr. Robbins' request, Thomas R. Mooney, AICP, City of Miami Beach Planning Director (the "Planning Director"), issued a formal zoning interpretation concluding that "any accessory outdoor bar counter on the subject site may not be operated or utilized between 8:00 p.m. and 8:00 a.m." A copy of the zoning interpretation letter is attached hereto as Exhibit "E", and incorporated herein by reference.
8. The gravamen of the pending action involves the City Planning Director's determination that Section 142-244(4), Municipal Code of the City of Miami Beach, which specifically carves out an exception for oceanfront hotels to the rule in City Code Section 142-244(3), does not apply to all oceanfront hotels that meet the requirements of the section. It is this administrative determination that is the subject of this Petition.

ARGUMENT

The Carillon is an oceanfront hotel with at least 100 hotel units for the purposes of the City Code Section 142-244(4), and as such is allowed to operate an outdoor bar counter between the hours of 8:00 p.m. and midnight.

The Planning Director has misinterpreted the City Code and further improperly classified the Carillon as an Apartment hotel and thus the Petitioner has been unlawfully precluded from operating its proposed outdoor bar counter.

The Planning Director's determination should be reversed for the following two reasons:

- I. The Carillon is an "oceanfront hotel with at least 100 hotel units" within the context of Code Section 142-244(4), and the existence of residential condominium units

within the structure does not preclude it from being an oceanfront hotel with at least 100 hotel units; and,

II. The Carillon cannot be classified as an “apartment-hotel,” because it is at the very least a “condominium-hotel,” in which every unit could potentially be utilized for transient hotel rentals.

I. The Carillon is an “oceanfront hotel with at least 100 hotel units” within the context of Code Section 142-244(4).

Section 142-244(4) of the City Code provides the following specific requirements for permitted accessory outdoor bar counters in the RM-3 district:

(4) Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the above restriction on the hours of operation, provided the accessory outdoor bar counter is (i) located in the rear yard, and (ii) set back 20 percent of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.

A plain reading of this section reveals that there is no basis, nor was it the legislature’s intent when passing Ordinance No. 96-3050 (which codified Section 142-244(4) of the City Code), to limit its applicability to structures which are composed of exclusively hotel units. In Commission Memorandum No. 445-96 (which analyzes Ordinance No. 96-3050), the legislature explained that the limitations being imposed on accessory outdoor bar counter operating hours are for the purpose of “keeping with the residential character of the surrounding residential neighborhoods which could be negatively effected by said outdoor uses.” This explanation demonstrates that the purpose of the minimum requirement of “100 hotel units” was not to limit the exception to structures made up exclusively of hotel units, but rather to make sure limitations would not be unnecessarily imposed on outdoor bar counters that would otherwise not have a negative effect on the surrounding residential neighborhoods. In focusing on the “residential character” the legislature intended to protect, there is no rational basis to distinguish between a building made up exclusively of hotel units and a mixed use development such as a condominium hotel with more than 100 hotel units. A condo hotel with more than 100 hotel units is undeniably not purely “residential” in character, as demonstrated here by the fact that the proposed outdoor counter is to be added in an existing service area. The legislature’s stated purpose is simply not advanced by the Planning Director’s interpretation of the City Code, and this interpretation’s application to the facts here is thus arbitrary and capricious.

Section 142-244(4) unambiguously provides an exception to the operating hour restrictions in the preceding Section 142-244(3), for *any* hotel use which meets the specified size (at least 100 hotel units) and location requirements (oceanfront). The intent of this exception is to provide oceanfront hotels of sufficient size and scale the ability to operate an accessory outdoor bar counter within the same hours imposed on the remaining accessory uses such a venue provides.

Imposing such an exclusivity requirement, as the Planning Director has done here, renders the words “with at least 100 *hotel* units” superfluous. If the legislature intended to limit the exception to hotel-only developments, the reference to “hotel units” (rather than merely “units”) would not only be unnecessary, but in fact would create ambiguity. Any construction of the law that renders language chosen by the legislature superfluous or creates ambiguity is improper on its face.

In the proper context of operational use, as opposed to structural composition, there is no language rendered superfluous, no ambiguity created, and no doubt that the Carillon, as an oceanfront hotel with at least 100 hotel units, falls within the exception created by City Code Section 142-244(4).

Additionally, the Planning Director’s interpretation of the term “Oceanfront hotels” is gratuitous. The legislature intentionally created a distinction in the City Code between “Hotels” and “Oceanfront hotels.” City Code Section 114-1 defines a “Hotel” as:

“a building occupied or intended to be occupied by transient residents, with all residents occupying hotel units and where ingress or egress may or may not be through a common lobby or office that is supervised by a person in charge at all times.”¹

Had the legislative intent been to limit applicability of section 142-244(4) to structures composed exclusively of hotel units, the drafters would have utilized the existing defined term at their disposal, i.e., “hotel.” There would have been no need to modify the term “hotel” and create the distinct new term “Oceanfront hotel” and qualify it with a specific number of hotel rooms. If the legislature intended to limit the exception as the Planning Director has done here, it would have limited the exception to, for example, “a Hotel located on the oceanfront.” Again, any interpretation of the City Code that in contrary to the stated intent and also renders the specific words chosen by the legislature superfluous is, on its face, improper. There is therefore no basis in the Code for the Planning Director’s interpretation that “Oceanfront hotel” as used in Section 142-244(4) applies solely to structures containing only hotel units.

II. The Carillon cannot be classified as an “apartment-hotel,” because it is at the very least a “condominium-hotel,” in which every unit could potentially be utilized for transient hotel rentals.

In his Zoning Interpretation Letter, the Planning Director classifies the Carillon as an Apartment hotel based on his finding that “the site does not contain a structure that would be classified as a stand-alone hotel.” However, to classify the Carillon as an “apartment hotel” merely because the Miami Beach City Code does not provide another option, is improper.

¹ This is the definition provided by the City’s Land Development Regulations. However, in the City’s General Ordinances, Code Section 58-180 defines a Hotel as “a building occupied or intended to be occupied generally by transient residents, with all residents occupying *sleeping units* and with ingress and egress to and from all rooms made through an inside lobby or office supervised by a person in charge at all times.”

While Section 114-1 of the City Code defines and creates a distinction between the terms “Apartment Hotel” and “Hotel”, these terms “shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.” (Miami Beach, FL, Municipal Code §114-1). Furthermore, City Code Section 114-2 goes on to state that “Words and terms not defined in Section 114-1 shall be interpreted in accord with their normal dictionary meaning and customary usage.”

Florida law created the legal construct of condominiums, which are intentionally distinguished from apartments. Florida Statute §718.103 and City Code Section 58-180 define “condominium” as a form of ownership of real property created pursuant to this chapter, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements.” Thus, applying the construction rules set forth in the Code, an “Apartment” is simply not the same as a “condominium.”

In a condominium hotel such as the Carillon, it is the hotel component that is the primary function, with non-transient residents as an accessory thereto. When a unit is purchased in a condominium hotel, the purchaser knows that what they are really buying is a unit in a hotel, complete with all of the amenities customarily associated with a hotel (i.e. spa, concierge, receptionist, valet, restaurant, pool service, and beachfront concessions). They expect to be subject to the conditions imposed by the condominium association which operates the hotel, and they further understand and expect that the hotel will not be subject to operational restrictions merely because of the presence of non-transient residents. The non-transient residents enter into their ownership and tenancy in the property understanding that they are going to be treated the same as the transient hotel guests.

This is in contrast to an Apartment hotel, in which the hotel component is generally accessory to the non-transient apartment rentals. An Apartment hotel is generally a structure that is entirely owned by a single individual or entity, and has a clear distinction and physical separation between the hotel units and the non-transient apartment units. Unlike a condominium hotel, the business is primarily that of non-transient rentals, and the focus is on appeasing the non-transient residents.

A unit owner in a condominium hotel who decides to reside in his unit on a non-transient basis is akin to the hotel guest who decides to reside in his transient hotel room long term. Just because a few transient hotel guests elect to reside in their hotel rooms for extended non-transient periods of time does not cause the entire structure to be classified as an apartment hotel. For the Planning Director to determine otherwise risks inconsistent application of Code Section 142-244(4) as between similarly situated oceanfront hotels. As the units in the Carillon which are not currently operated as hotel units are individually owned by parties other than the Petitioner and have the ability to be rented on a transient basis, the Carillon should be classified as condominium-hotel rather than an apartment hotel. Accordingly, even if the legislature intended to restrict the exception found to Section 142-244(4) to exclusively hotel developments (which it did not), the Carillon would qualify for the exception as all units in the Carillon could be considered hotel rooms, and are intended to be treated as hotel rooms, regardless of whether or not all unit owners are currently opting to rent their units out on a transient basis.

CONCLUSION

Petitioner therefore prays the City of Miami Beach Board of Adjustment quash the August 2, 2016, administrative determination of the Planning Director and determine Section 142-244(4), City of Miami Beach Municipal Code, applies to the Carillon.

RESPECTFULLY SUBMITTED,

LAW OFFICE OF IAN G. BACHEIKOV, P.A.

945 Pennsylvania Avenue, 1st Floor

Miami Beach, Florida 33139

Telephone: (305) 249-8000

Facsimile: (305) 249-9000

E-mail: ian@bacheikov.com

By: 

IAN G. BACHEIKOV

FBN: 91305

CERTIFICATE OF SERVICE

1st I HEREBY CERTIFY that a true and correct copy of the foregoing has been filed this day of September, 2016, and mailed to: Office of the City Attorney of Miami Beach, 1700 Convention Center Drive, 4th Floor, Miami Beach, Florida 33139.



Ian G. Bacheikov

EXHIBIT “A”

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: Z CAPITAL FLORIDA RESORT LLC D/B/A CARILLON HOTEL AND : RECEIPT NUMBER: RL-10007723
IN CARE OF: THOMAS WICKY Beginning: 10/01/2015
ADDRESS: 150 N FIELD DR, STE 300 Expires: 09/30/2016
LAKE FOREST, FL 60045-2587 Parcel No: 0232110920001

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

TRADE ADDRESS: 6801 COLLINS AVE

Code	Certificate of Use/Occupation
007701	LIQUOR SALES
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES
016400	RESTAURANT / BARS

Storage Locations

CERTIFICATE OF USE	200
SQUARE FOOTAGE	139
RETAIL INVENTORY	\$ 42000
# OF SEATS	225
C_U # OF UNITS	139
# OF HOTEL ROOMS	139
LIQUOR INVENTORY	\$ 5000

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

Thomas Pierre Wicky
6801 COLLINS AVE
MIAMI BEACH, FL 33141-3243



EXHIBIT “B”

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

MEETING DATE: July 12, 2016

FILE NO: HPB0416-0001

PROPERTY: 6801 Collins Avenue

APPLICANT: Z Capital Florida Resort, LLC.

LEGAL: The north 25' of Lot 48, all of Lots 49 through 53, inclusive, Block 1 of Amended Second Ocean Front Subdivision, according to the plat thereof recorded in Plat Book 28, Page 28 of the public records of Miami Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for a Certificate of Appropriateness for renovation of the existing building and site, including design modifications to the hotel lobby, drop off area and rear yard, including variances to reduce the required front setback for a detached monument sign and to reduce the required rear setback for accessory structures within the Oceanfront Overlay District.

ORDER

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

I. Certificate of Appropriateness

- A. The subject site is located within the North Beach Resort Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is not consistent with Certificate of Appropriateness Criteria 'g' in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.




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HPB0416-0001
Meeting Date: July 12, 2016

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevations, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. A physical separation, in a manner to be reviewed and approved by staff, shall be provided between the outdoor restaurant venue and the adjacent hotel deck, in order to clearly denote the outdoor areas that are part of the restaurant venue as shown on the plans submitted as part of this application, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The outdoor bar counter and trellis structure shall be moved westward to the comply with minimum required rear setback for the Oceanfront Overlay, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final design and details of the outdoor bar counter, trellis structure, window wall, retractable glass railings and new lobby door shall be provided, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The proposed monument sign shall be modified to a maximum height of 6'-0", as measured from grade. The 'Carillon' sign shall be individually mounted below the top of the wall in a manner to be approved by staff.
2. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.

a. OUTDOOR CONDITIONS

- i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
- ii. Exterior speakers, except those required to address Building and Life Safety Codes, shall not be attached to the exterior of any building or structure on the property. A distributed sound system may be permitted for ambient, background music, which does not interfere with normal conversation, unless a Conditional Use Permit is approved by the Planning Board. An acoustic



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plan certified by an acoustic engineer for the proposed distributed sound system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

b. NOISE CONDITIONS

- i. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners and/or operators back before the HPB at the expense of the owners and/or operators, to impose and/or modify any operating conditions if necessary. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
- ii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, as determined by Code Compliance shall be deemed a violation of this Order and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

II. **Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
 1. A variance to reduce by 3'-0" the minimum required setback of 10'-0" for a detached sign located within the front yard in order to construct a monument sign at 7'-0" from the front property line.
 2. A variance to reduce by 5'-3" the minimum required rear setback of 10'-0" within the Oceanfront Overlay District in order to construct an open trellis structure, bar counter and glass railing at a minimum of 4'-9" from the Bulkhead Line.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

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

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

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

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

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

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

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

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

- C. The Board hereby **grants** the requested variance to reduce by 3'-0" the minimum required setback of 10'-0" for a detached sign located within the front yard in order to construct a monument sign at 7'-0" from the front property line.
- D. The Board hereby **grants in part** the requested variance to reduce by 5'-3" the minimum required rear setback of 10'-0" within the Oceanfront Overlay District in order to construct a glass railing at a minimum of 4'-9" from the Bulkhead Line. The application for a variance to construct an open trellis structure and bar counter at a minimum of 4'-9" from the Bulkhead Line was withdrawn by the Applicant.
- E. The Board hereby imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:
 - 1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.



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

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

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- C. 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.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. 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.
- F. 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.~~
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. 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



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matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Carillon Hotel Alterations" as prepared by Giller & Giller, Inc., dated May 5, 2016, and as approved by the Historic Preservation 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 set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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

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

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

Dated this 2nd day of August, 2016.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

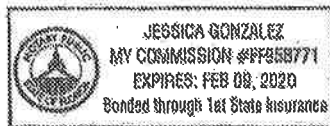
BY 
 DEBORAH TACKETT
 PRESERVATION AND DESIGN MANAGER
 FOR THE CHAIR



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

The foregoing instrument was acknowledged before me this 2nd day of August 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Jessica Gonzalez
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 2-9-20

Approved As To Form: Nick Exallergis (8/2/2016)
City Attorney's Office:

Filed with the Clerk of the Historic Preservation Board on Jessica Gonzalez (8-2-16)

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EXHIBIT “C”

THE AUDIO BUG, INC.

3800 HILLCREST DRIVE, # 102 • HOLLYWOOD, FL 33021-7937 • PHONE: 954-983-2788 • FAX: 954-983-2789 • audiobug1@aol.com

July 12, 2016

Giller & Giller, Inc.
Architects Construction Managers
975 Arthur Godfrey Rd. #600
Miami Beach, FL 33140
Phone: (305) 538-6324, Fax: (305) 538-5921
E-mail: ira@gillerandgiller.com

Reference: Carillon Hotel Trellis Bar
6801 Collins Avenue
Miami Beach, FL 33140

Attention: Mr. Ira Giller

Dear Mr. Giller,

At your request, we have performed a sound study on the above-mentioned property to assess the potential for noise impact on the condominium (south) tower at the Carillon Hotel in preparation for an application before the City of Miami Beach Historic Preservation Board. This report contains our findings on this matter.

A site survey was conducted on Wednesday, July 6, 2016, to gather the necessary data on which to base our analysis. Sound level measurements were taken around the east end of the Central Plaza located between the north (hotel use) and south tower (condominium use) structures to determine ambient noise levels in the area. Photographs and video were shot to document existing conditions and provide perspective for our report.

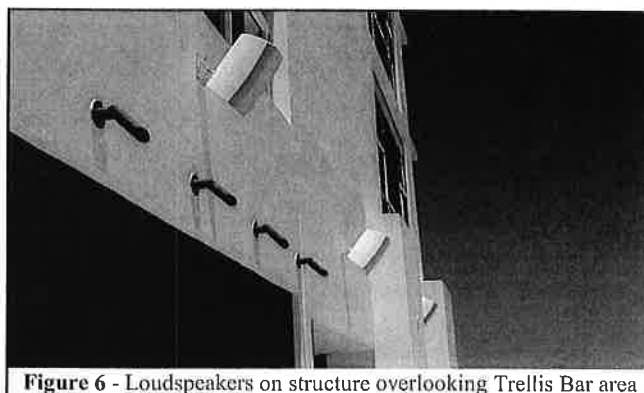
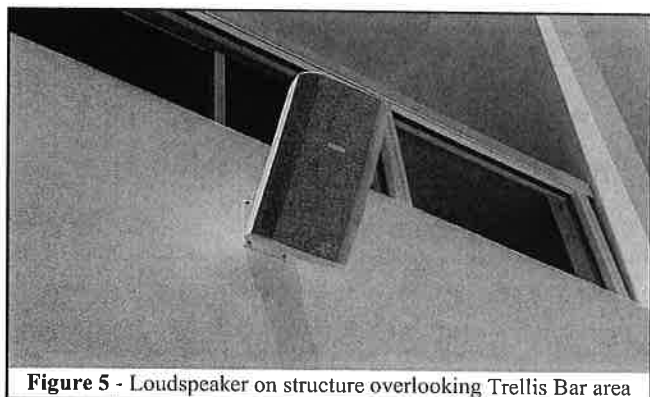
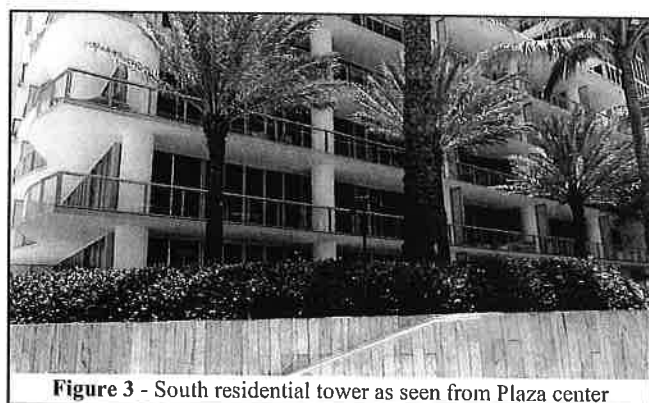
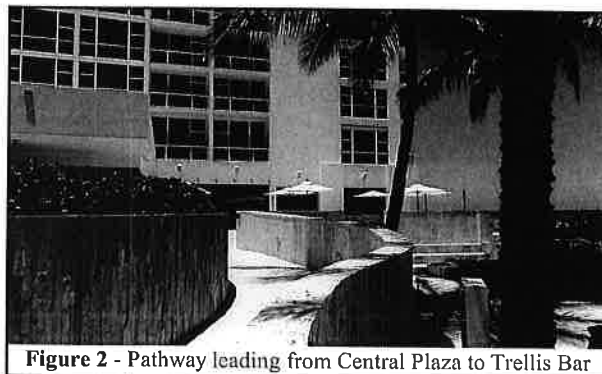
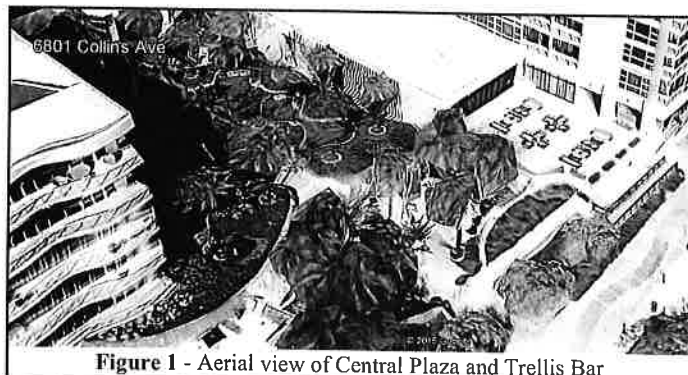
According to documents provided to us, the proposed Trellis Bar is intended as a low intensity area with seating for up to 35 patrons. Background music is to be provided for ambience. An aluminum trellis will cover a portion of the bar area but will provide no acoustical barrier properties to block sound from escaping the bar area vertically.

The proposed bar area is located approximately 120 feet north of the southern residential tower. This distance represents an acoustical attenuation factor of approximately 22 decibels (dB), meaning that sounds generated in the bar area would be attenuated by 22 dB before reaching the south tower's north façade. This change represents a perceived loudness roughly one quarter that perceived at the bar. For example, 75 dBA measured at the bar would result in a sound level of 53 dBA at the north façade of the residential tower. This is 4 dB lower than the ambient noise level measured during our site visit, $L_{90} = 57$ dBA. The glazing system provides approximately 25 dB additional sound attenuation to the interior of the building. Under these conditions, normal activities at the proposed Trellis Bar would be inaudible to residents inside.

Based on the proposed use of the Trellis Bar, we would stipulate that the background music system be adjusted so that its maximum sound level be restricted to 60 dBA as measured in the center of the bar area. This will ensure that music from the bar will be inaudible at the far side of the Central Plaza. It will also discourage loud, elevated speech levels from patrons, as it will be unnecessary to raise their voices in order to be heard over the music.



Carillon Hotel Proposed Trellis Bar Site Photographs



THE AUDIO BUG, INC.

3800 HILLCREST DRIVE, # 102 • HOLLYWOOD, FL 33021-7937 • PHONE: 954-983-2788 • FAX: 954-983-2789 • audiobug1@aol.com

The sound system shall be adjusted to conform to this specification prior to opening for business. A complete system performance specification is attached to this report.

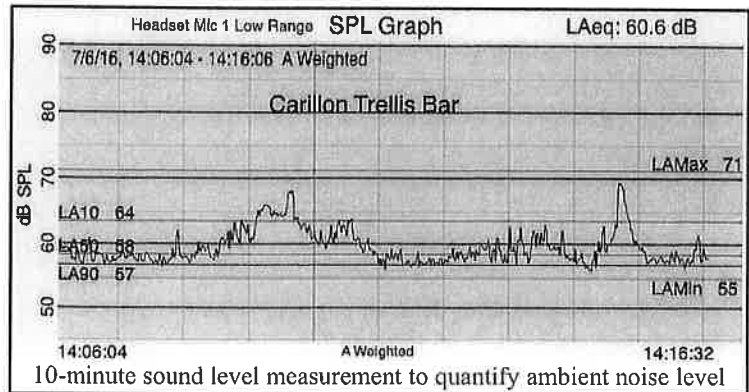
In summary, by controlling sound levels generated by the loudspeaker system, and indirectly patron conversation, the impact of the Trellis Bar on the condominium tower can be substantially eliminated.

I welcome any questions from interested parties and would be happy to assist in supervising process of calibrating the sound system and the final adjustment of the sound system to ensure conformance with the specification and the City of Miami Beach's Noise Ordinance.

Respectfully submitted,



Donald J. Washburn
President



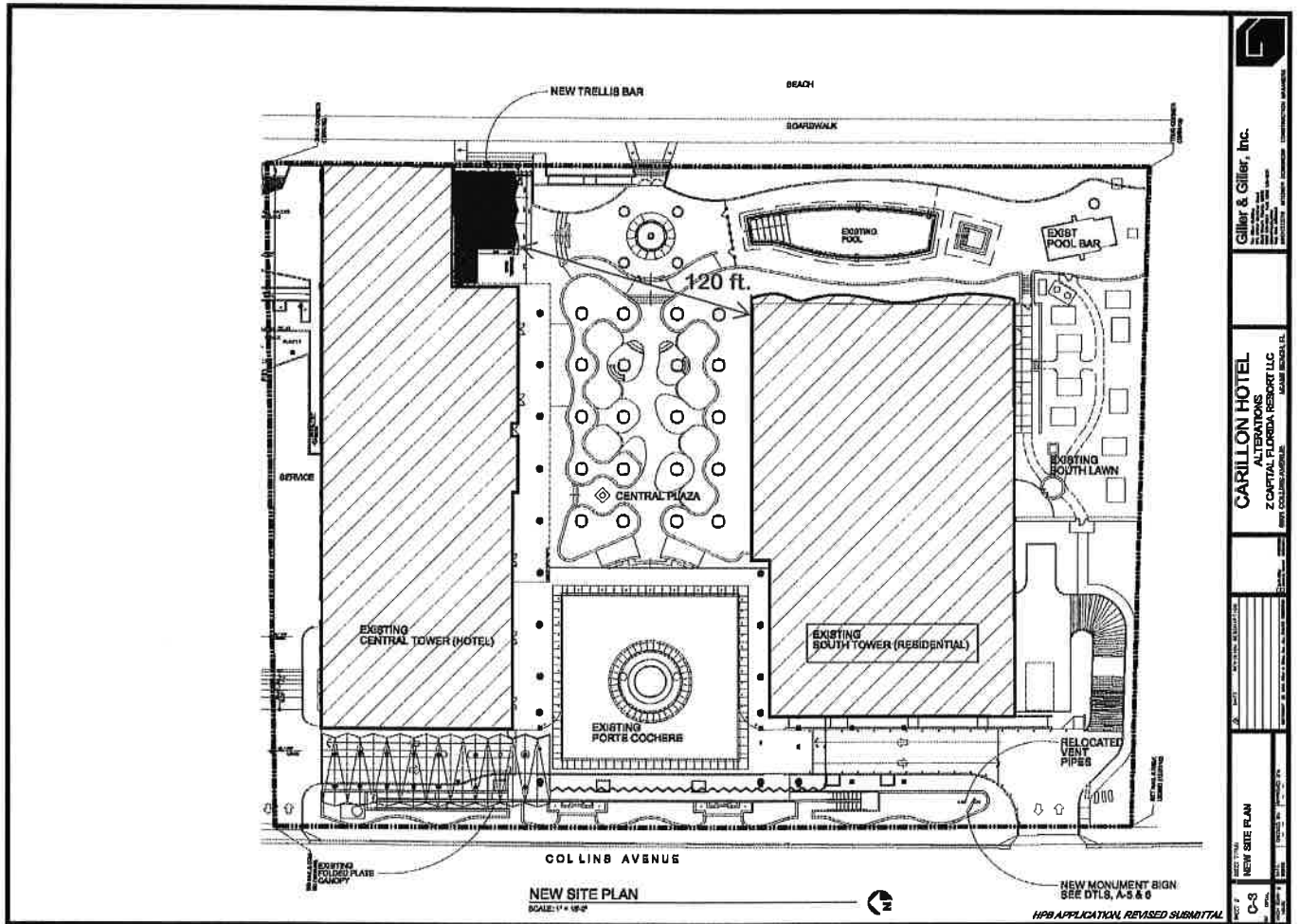
Carillon Hotel Trellis Bar Sound System Specification

Outdoor Sound System: Shall be designed to fully comply with local noise ordinances, employing several special techniques to accomplish this goal. These techniques include:

- A. Deployment of multiple small, closely spaced speakers driven at low individual volumes. The system design is intended to physically distribute sound uniformly within the listening area in such a manner as not to interfere with normal conversational level of the clientele. Maximum long-term system levels will be limited to 60 dBA SPL with user access restricted to the selection of program material and manual reduction only of system levels. No increase above maximum design sound levels will be possible.
- B. Size of outdoor speakers shall be limited to small woofers (not to exceed 8" nominal) incapable of producing appreciable levels of low frequency energy, as lower frequencies (longer wavelengths) can travel greater distances than higher frequencies (shorter wavelengths). The lowest frequencies, which are essential to the reproduction of musical styles such as hip-hop and rap, are to be significantly attenuated by electronic means.
- C. A BSS "Soundweb™ London" Digital Signal Processing System (or approved equal), a centralized computer control and digital signal processor, shall form the heart of the system. With this device, the system is equipped with the following functions:
 - 1. All controls under lock and key, with limited access via password security.
 - 2. The system will provide for preset maximum level and equalization.
 - 3. Local control will consist only of source selection and the ability to turn the system down.
 - 4. A leveling program which will minimize the inevitable disparities between source and selection volumes, further ensuring consistent playback levels.
- D. All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards adjacent properties. Wall-mounted speaker systems shall be permitted. Only the system installers and programmers shall have access to the full complement of controls and adjustments, ensuring compliance with the stated standard. Volume levels will be automated so as not to exceed the specified maximum, predetermined level. Once final adjustments have been made to the system, all controls are to be locked to prevent intentional or inadvertent adjustments.

The system, once completely installed, shall be tested and adjusted under the supervision of Don Washburn of the Audio Bug, Inc., or another acoustical consultant approved by the City of Miami Beach, to ensure that all aspects of the system's performance comply with the design intent, City Ordinance and good technical practices.





NOISE LEVEL ANALYSIS TERMS

Sound Pressure Level (SPL) = The RMS sound pressure expressed in dB re 20 microPa, the lowest threshold of hearing for 1 kHz for a healthy auditory system. [As points of reference, 0 dB-SPL equals the threshold of hearing, while 140 dB-SPL equals irreparable hearing damage.] See: **inverse square law** below. 1 Pascal = 94 dB SPL. Average face-to-face conversation equals approximately 65 dB SPL.

Decibel (dB) = means of expressing power ratios, i.e. the difference between two sound levels, or an absolute sound level expressed in Sound Pressure Level (SPL) referenced to a standard pressure, i.e. 94 dB SPL = 1 Pascal.

dBA = "A" weighted sound pressure level. Please refer to the attached discussion of weighting filters and their applications.

SLM = Sound Level Meter. Device used to measure sound pressure levels.

L_{min} = Lowest, or softest, Sound Pressure Level measured during the test period.

L_{max} = Highest, or loudest, Sound Pressure Level measured during the test period.

L_{eq} = Equivalent continuous sound level. The steady level which would produce the same sound energy over the test period as the specified time-varying sound. This figure is useful for studying long-term trends in environmental noise. A single L_{eq} number is often used to define an entire measurement period.

L₁₀ = Sound level exceeded 10% of the measurement period. Highest of the L_n figures.

L₅₀ = Sound level exceeded 50% of the measurement period. Median of the L_n figures.

L₉₀ = Sound level exceeded 90% of the measurement period. Lowest of the L_n figures. This figure is most commonly used in estimating true ambient noise level.

L_{mean} = Mathematically averaged Sound Pressure Level.

NC = Noise Criteria, a standardized method of characterizing noise loudness. Extensively used in the analysis of noise and vibration.

Sone = a subjective unit of loudness for an average listener equal to the loudness of a 1 kHz. sound that has an intensity 40 decibels above the listener's own threshold of hearing.

Phon = the unit of loudness on a scale beginning at zero for the faintest audible sound (0.00002 Pascals) and corresponding to the decibel scale of sound intensity with the number of phons of a given sound being equal to the decibels of a pure 1 kHz tone judged by the average listener to be equal in loudness to the given sound.

The Audio Bug, Inc.

3800 Hillcrest Drive, # 102 • Hollywood, FL 33021-7937
Phone: 954-983-2788 • Fax: 954-983-2789
E-mail: audiobug1@aol.com

Inverse Square Law = inverse square law Sound Pressure Level. Sound propagates in all directions to form a spherical field, thus sound energy is inversely proportional to the square of the distance, i.e., doubling the distance quarters the sound energy (the inverse square law), so SPL is attenuated 6 dB for each doubling of distance from the source.

Noise Reduction Coefficient (NRC) = The average of the individual sound absorption coefficients at 250, 500, 1000 and 2000 Hz, to the nearest .05.

Impact Insulation Class (IIC) = Single-number rating that indicates the amount of impact noise isolation provided by a floor/ceiling assembly. The higher the number, the better the floor/ceiling assembly.

Sound Transmission Class (STC) = A single-number rating that indicates the sound transmission loss of a partition or ceiling system between adjacent closed rooms. STC Ratings are:

- 25 Normal speech can be understood quite clearly
- 30 Loud speech can be understood fairly well
- 35 Loud speech is audible but not intelligible
- 42 Loud speech is audible as a murmur
- 45 Must strain to hear loud speech
- 48 Some loud speech is barely audible
- 50 Loud speech is not audible

Definitions

- 1) **sonic**: utilizing, produced by, or relating to sound waves; broadly: of or involving sound: having a frequency within the audibility range of the human ear: of, relating to, or being the speed of sound in air or about 761 miles per hour (1224 kilometers per hour) at sea level at 59°F (15°C)
- 2) **subsonic**: of, relating to, or being a speed less than that of sound in air
- 3) **supersonic**: of, being, or relating to speeds from one to five times the speed of sound in air
- 4) **hypersonic**: of or relating to speed five or more times that of sound in air
- 5) **audio**: of or relating to acoustic, mechanical, or electrical frequencies corresponding to normally audible sound waves which are of frequencies approximately from 20 to 20,000 hertz
- 6) **infrasonic**: having or relating to a frequency below the audibility range of the human ear (< 20 Hz)
- 7) **ultrasonic**: having a frequency above the human ear's audibility limit of about 20,000 hertz
- 8) **audible**: heard or capable of being heard
- 9) **intelligible**: capable of being understood or comprehended
- 10) **aural**: heard or perceived with the ear

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- 11) **auditory:** of, relating to, or experienced through the sense of hearing
- 12) **acoustic:** of or relating to the sense or organs of hearing, to sound, or to the science of sounds
- 13) **vibration:** a periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium when that equilibrium has been disturbed (as when a stretched cord produces musical tones or particles of air transmit sounds to the ear)
- 14) **noise:**
 - 1 loud, confused, or senseless shouting or outcry
 - 2 **a:** SOUND; *esp.* : one that lacks agreeable musical quality or is noticeably unpleasant
 - b:** any sound that is undesired or interferes with one's hearing of something
 - c:** an unwanted signal or a disturbance (as static or a variation of voltage) in an electronic device or instrument (as radio or television); *broadly* : a disturbance interfering with the operation of a usu. mechanical device or system
 - d:** electromagnetic radiation (as light or radio waves) that is composed of several frequencies and that involves random changes in frequency or amplitude
 - e:** irrelevant or meaningless data or output occurring along with desired information

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Sound Level Meter Weighting Networks

The following brief description of how the various weighting networks are used is intended to provide the reader an understanding of the purposes for and applications of standard weighting networks found in professional sound level meters. The information is an extract from "The New Audio Cyclopedia, Handbook for Sound Engineers", edited by Glen Ballou. It can be found on page 21 of that reference publication.

1.16 Weighting Networks

Sound level meters come with one or more weighting networks built in. The question confronting the user is, "Which one should I use?" The frequency responses of the three standard networks (A, B and C) are shown in figure 1-16. In the simplest terms, these different curves are designed to give readings of sound pressure level that will correspond, at least roughly, with human response to the sound. As we shall see in Chapter 2 "Psycho Acoustics," the Fletcher-Munson curves show that the human ear is less sensitive at lower frequencies than at a frequency of 1 kHz. This effect is greater for lower-level sounds than for louder sounds. Therefore, it makes sense to reduce the sensitivity of the sound level meter (chiefly in the lower frequencies) so that its readings follow the characteristics of the ear more closely.

The A-weighted curve of Fig. 1-16 is based on the 40 phon Fletcher-Munson equal-loudness contour and is to be preferred for measuring lower-level sounds such as background noise. The B-weighted curve is based on the 70-phon equal-loudness contour and is suitable for measuring sounds of intermediate level. Measurements taken with the A and B weighting are called *weighted sound levels*. The C weighting is essentially flat and is used for very loud sounds. It is also used when *sound pressure levels* are to be measured and generally when the sound level meter feeds a signal to other instruments for analysis.

Table 1-4. Use of Weighting Networks

Sound Level Range, in dB	Recommended Weighting Network
20 - 55	A
55 - 85	B
85 - 140	C

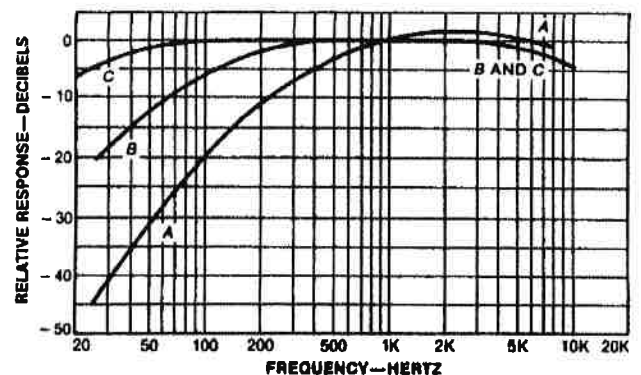
Table 1-4 gives general suggestions as to which weighting to use for different sound level ranges.

When comparing different sound levels, such as in Table 1-5, it may be expedient to use the A-weighting for the entire range rather than to shift weighting in the midst of a series of measurements to be directly compared.

Table 1-5. Typical A-Weighted Sound Levels

Sound Source	Sound Pressure Level, Decibels, (A-Weighted)
Jet airplane taking off (200 ft.)	120
Subway train (20 ft.)	90
Freight Train (100 ft.)	70
Speech (1 ft.)	70
Shopping Mall	60
Average residence with TV	50
Quiet residential area at night	40
Soft whisper	30
Recording studio background noise	30
Threshold of hearing	20

Figure 1.16 - Weighting Networks



Frequency Response Characteristics in the American National Standard Specification for Sound Level Meters, ANSI-31.4-1971.

Typical Sound Levels

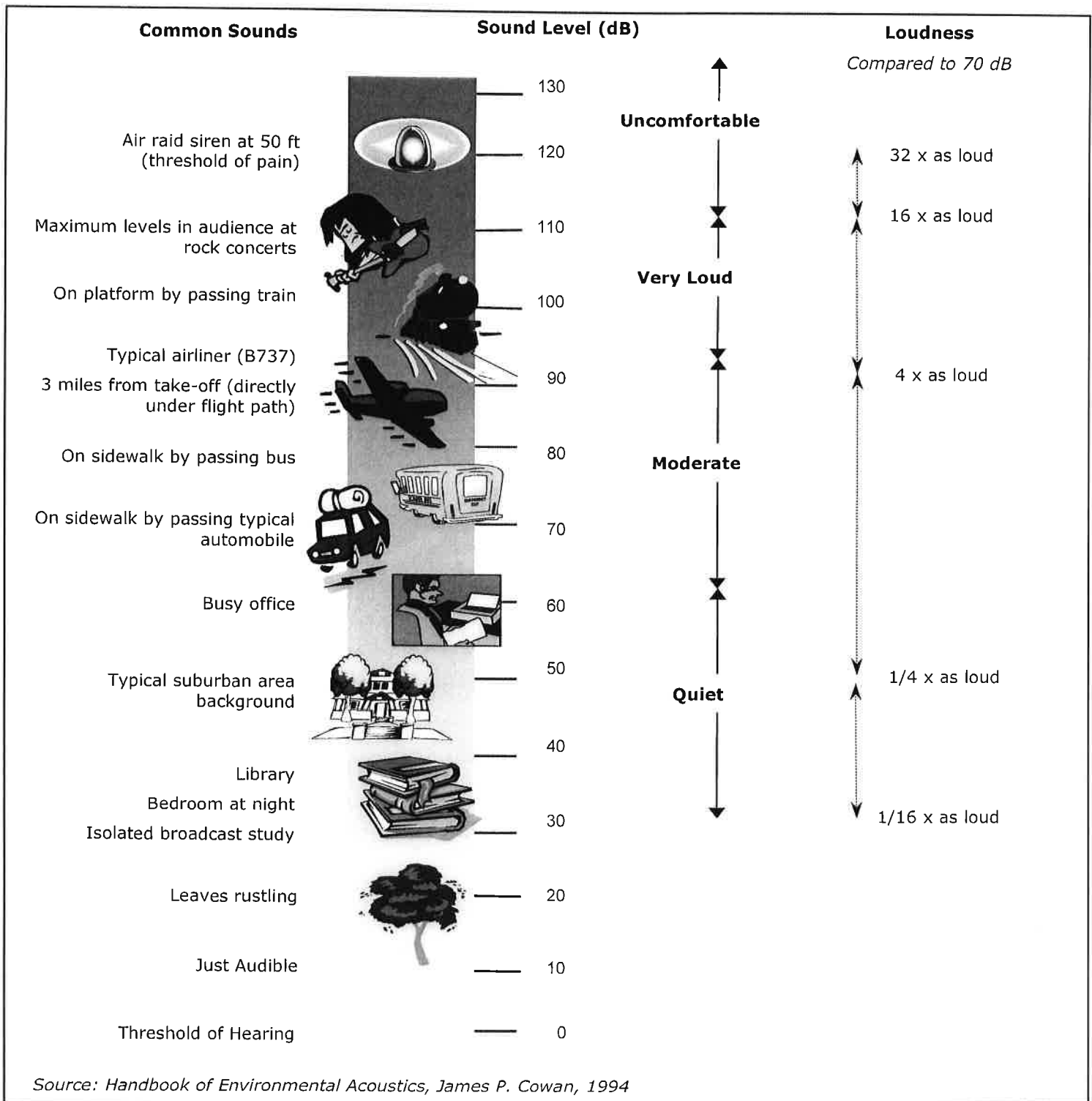


EXHIBIT “D”



The Law Offices of Kent Harrison Robbins

July 14, 2016

By Email to ThomasMooney@miamibeachfl.gov

By Email to SWilliams2@miamibeachfl.gov

Mr. Thomas Mooney
Planning and Zoning Director
Miami Beach Planning Department
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Zoning Determination Letter
Concerning Accessory Outdoor Bar Counter at 6801 Collins Avenue.

Dear Mr. Mooney:

I represent the South Carillon Beach Condominium Association, Inc. and its President Rasi Boaz. The condominium is within 375 feet of the property that is the subject of this request.

This is a request for a zoning determination letter concerning the hours of operation of a proposed outdoor bar counter (described in HPB File No. 7624) at the center tower of the Carillon Hotel located at 6801 Collins Avenue, Miami Beach, FL.

On July 12, 2016, at the Historic Preservation Board hearing on HPB File No. 7624, the Planning and Zoning Manager opined that the operating hours of the proposed outdoor bar counter would be limited to 8:00 am to 8:00 pm.

Further, given that the Central Carillon Tower, where the proposed accessory outdoor bar counter would be located, is a building with a mix of hotel and apartment uses with not all of its units being occupied by transient residents and, therefore, does not meet the definition of a "hotel" and that the outdoor bar counter is adjacent to a property with apartment units, §142-144 of the Miami Beach Code provides that the accessory outdoor bar counter shall not be operated between 8:00 pm and 8:00 am.

My office is enclosing the required filing fee of \$250.00 pursuant to §118-7 (1) (2) Zoning verification letter.

Sincerely,

Kent Harrison Robbins
Attorney for South Carillon Beach Condominium Association, Inc.

Enclosure

cc: Raul Agulla, City Attorney by email to RaulAgulla@miamibeachfl.gov

242 Northeast 27th Street, Miami, FL 33137
Office: 305 532 0500 Cell: 305 632 1770
KHR@khrlawoffices.com khrlawoffices.com
Offices: Miami, FL | Miami Beach, FL

EXHIBIT “E”

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139
Tel: (305) 673-7550, Fax: (305) 673-7559

August 2, 2016

Kent Harrison Robbins
242 NE 27th Street
Miami, FL 33137

Subject: Request for Zoning Interpretation
6801 Collins Avenue
Miami Beach, FL 33140

Dear Mr. Robbins:

This letter is in response to your July 14, 2016 request (attached) for a zoning determination letter concerning the hours of operation of a proposed outdoor bar counter (described in HPB File No. 7624) at the center tower of the Carillon located at 6801 Collins Avenue, Miami Beach, FL. The subject property is currently zoned **RM-3, Residential Multifamily, High Intensity**. The main permitted uses in the RM-3 residential multifamily, high intensity district are single-family detached dwelling; townhomes; apartments; apartment-hotels; and hotels.

Based upon City records, 6801 Collins Avenue contains three primary towers; a 35-story north tower with 105 residential apartment units (BCO09009), the 16-story restored original Carillon central tower with 150 hotel units and 80 residential apartment units (BCO09026), and the 21-story south tower with 143 residential apartment units (BCO11185). The central tower and south tower are connected with a lower multistory pedestal base, and the north tower is physically separated from the central and south towers. In total, the site contains 328 apartment units (69% of the total 478 units) and 150 hotel units (31% of the total 478 units). All are part of one unified development site, and no single building has a certificate of occupancy solely for a hotel. The central tower is the only portion of the property which contains hotel units, in addition to residential apartment units.

The subject site contains stand-alone residential apartment buildings (the north and south towers) and an apartment-hotel (the central tower). Notwithstanding the shared pedestal between the central and south tower, the central tower would still be classified as an apartment-hotel. The site does not contain a structure that would be classified as a stand-alone hotel. As per Section 114-1 of the City Code, Apartment building, Apartment hotel, and Hotel are defined below:

Apartment building means a building with or without resident supervision occupied or intended to be occupied by more than two families living separately with separate

cooking facilities in each unit.

Apartment hotel means a building containing both apartment units and hotel units, under resident supervision, and having an inner lobby through which all tenants must pass to gain access.

Hotel means a building occupied or intended to be occupied by transient residents, with all residents occupying hotel units and where ingress or egress may or may not be through a common lobby or office that is supervised by a person in charge at all times.

Per Section 142-1109 of the City Code, outdoor bar counters are allowed as an accessory use only. Included in the above referenced application (HPB File No. 7624), is an outdoor café with an accessory outdoor bar counter. Section 142-144(3) and (4) of the City Code provides the following specific requirements for permitted accessory outdoor bar counters in the RM-3 district:

(3) Accessory outdoor bar counters, pursuant to the regulations set forth in Chapter 6, provided that the accessory outdoor bar counter is not operated or utilized between midnight and 8:00 a.m.; however, for an accessory outdoor bar counter which is adjacent to a property with an apartment unit, the accessory outdoor bar counter may not be operated or utilized between 8:00 p.m. and 8:00 a.m.

(4) Oceanfront hotels with at least 100 hotel units may operate and utilize an accessory outdoor bar counter, notwithstanding the above restriction on the hours of operation, provided the accessory outdoor bar counter is (i) located in the rear yard, and (ii) set back 20 percent of the lot width (50 feet minimum) from any property line adjacent to a property with an apartment unit thereon.

Based upon the foregoing, any accessory outdoor bar counter on the subject site may not be operated or utilized between 8:00 p.m. and 8:00 a.m.

If we may be of any further assistance, please do not hesitate to contact this department again.

Sincerely,


Thomas R. Mooney, AICP
Planning Director

Carlos J. Maradiaga

Georgina Cabrera

Property Owners Data Research

3802 SW 79th Avenue, #117

Miami, Florida 33155

Phone: (305) 262-8965 Fax: (305) 269-3801

E-mail: DataResearchAssociates@gmail.com

Date: August 26, 2016

Number of Owners: 1,550 including Subject)

COVER LETTER & CERTIFICATION

To: CITY OF MIAMI BEACH
Department Of Building.
Planning & Zoning.
1700 Convention Center Drive
Miami Beach, FL 33139

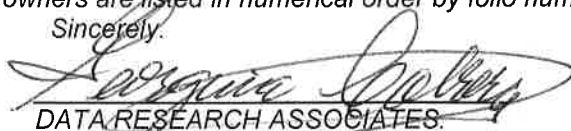
RE: Property Owners within a 375' Foot Radius OF:
6799—6801 Collins Ave Miami Beach, FL 33139

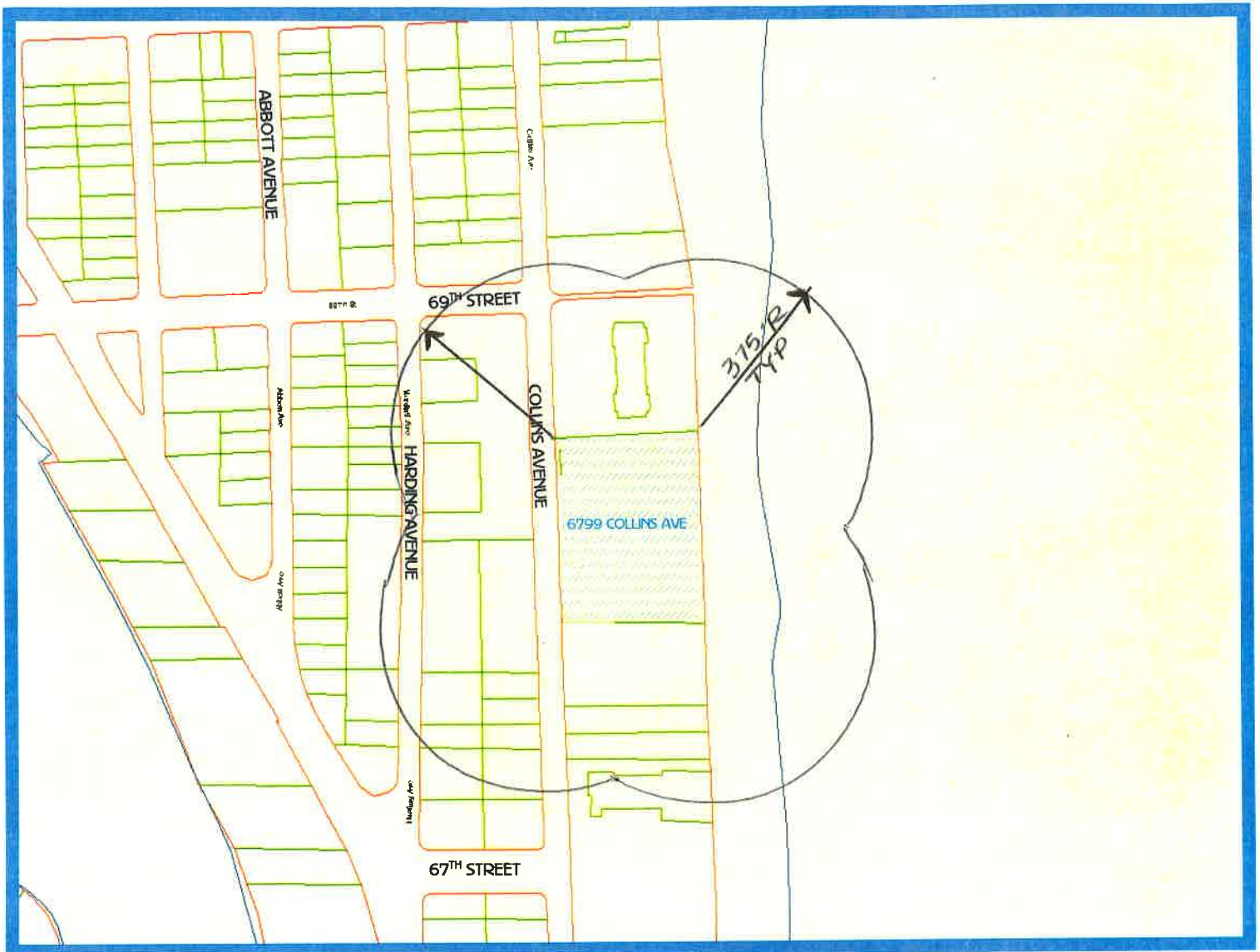
Legal Description: As described in Exhibit "A"
2ND OCEAN FRONT AMD
PB 28-28
N25FT LOT 48 & ALL LOTS 49 THRU
53 BLK 1 LESS PORT DESC IN
CONDO DECL OR 26080-4764 NAU

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all real estate property and property owners live (or own) real estate property within abutting **375'FOOT RADIUS** of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

NOTE: Unless otherwise specified, all property owners are listed in numerical order by folio number.

Sincerely,


DATA RESEARCH ASSOCIATES



375' FOOT RADIUS MAP

APPROXIMATE SCALE = 1" = 375'

PROPERTY ADDRESS:

6799 / 6801 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33141

LEGAL DESCRIPTION(S):

2ND OCEAN FRONT AMD PB 28-28 N25FT LOT 48 &
ALL LOTS 49 THRU53 BLK 1 LESS PORT DESC IN
CONDO DECL OR 26080-4764 NAU 02 3211 090 0001
K/A SOUTH CARILLON BEACH CONDO & LESS
PORT DESC IN CONDO DECL OR 26610-0735 NAU
02 3211 092 K/A CENTRAL CARILLON BEACH
CONDO LOT SIZE 108630 SQ FT





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Property Information	
Folio:	02-3211-007-0460
Property Address:	6799 COLLINS AVE Miami Beach, FL 33141-0000
Owner	Z CAPITAL FLORIDA RESORT LLC
Mailing Address	150 FIELD DR STE 300 LAKE FOREST, IL 60045 USA
Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	1117 STORE : COMMERCIAL - TOTAL VALUE
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	69,632 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2008

Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$4,135,600	\$4,135,600	\$4,135,600
Assessed Value	\$4,135,600	\$4,135,600	\$4,135,600

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
2ND OCEAN FRONT AMD	
PB 28-28	
N25FT LOT 48 & ALL LOTS 49 THRU	
53 BLK 1 LESS PORT DESC IN	
CONDO DECL OR 26080-4764 NAU	



Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,135,600	\$4,135,600	\$4,135,600
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,135,600	\$4,135,600	\$4,135,600
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,135,600	\$4,135,600	\$4,135,600
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,135,600	\$4,135,600	\$4,135,600

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/14/2015	\$9,420,000	29469-3174	Trustees in bankruptcy, executors or guardians
10/08/2009	\$5,021,111	27090-3493	Qual by exam of deed
07/01/2002	\$17,000,000	20534-2436	Other disqualified
03/01/1992	\$0	15449-1023	Sales which are disqualified as a result of examination of the deed

"EXHIBIT A"

ANGELA SAMAKOVLIS
PO BOX 479
SUBIACO, WA 6904

LODEWIJK DE LAERE
PEERDEKOUTER STREET #2
WORTEGEM, 9790

PEDRO RIVERO MERCADO &W ROSA J
CASILLA 2144
SANTA CRUZ,

PEDRO L. CORREA
RUA CORONEL QUIRINO 1343 APT 132
CAMPINAS, SAO PAULO 13025-002

PSCB LLC
RUA ALMEIDA GARRET 86
SAO PAULO, SP 05459

RSJ HOLDINGS
PO BOX 2416
ROAD TOWN TORTOLA, TORTOLA
99999

6747 COLLINS DEVELOPMENT CORP
369 RIMROCK ROAD
TORONTO, ONTARIO M3J3G2

ANNA SKREBUNAS LE
14 ROBALDON RD ISLINGTON
ONTARIO, M9A5A7

JAMES MICHAEL DEAN JR
62 OVERBANK CRESCENT
TORONTO, ONTARIO M3A 1W2

MARIA MANCA LIVING TRUST
6890 LEMAY
MONTREAL, QUEBEC H1T219

SERGE MONETTE
32 CHEMIN DU ALOUETTES
VAL DES MONTS, QUEBEC J8N 6K6

VINCENZO DI VITO
78 CAPTAINS WAY
WINNIPEG, MB R3X2J1

DENIS BESNER
4338 RUE DE CHAMBLY
MONTREAL, QUEBEC H1X3K9

ELIAHU SWIRSKY
4950 YONGE STREET UNIT #1010
ONTARIO, M2N6K1

RICHARD PEDDIE
113 SCOLLARD ST
TORONTO, ONTARIO M5R 1G4

JEFFREY SEDEROFF
10 SUNSET AVENUE
MONTREAL, QUEBEC H9X1S5

COREY POLLACK TRS
611 WOBURN AVENUE
ON M5M 1M2, NORTH NY

PAUL MORASSUTTI
1 BENVENUTO PL #201
TORONTO, ONTARIO M4V 2L1

MIGUEL SINGER
369 RIMROCK RD
TORONTO, ONTARIO M3J 3G2

DAVID JOHN EVERETT
402-5213 61 STREET
RED DEER, ALBERTA T4N6N5

HOWARD SOKOLOWSKI TRS
4300 YONGE STREET SUITE 807
TORONTO, ONTARIO M4P1E4

ALEXANDER PILARSKI TRS
14 DONCREST DRIVE
THORNHILL, ONTARIO L3T2T1

PAMELA TAYLOR
1099 MINERAL SPRING RD
DUNDAS, ONTARIO L9H 5E3

VINCENZO VESSELLA
4140 JEAN B. MEILEUR
MONTREAL, H4R22A

STEVEN STANLEY LEVY
113 DUPOINT STREET UNIT 301
TORONTO, M5R1V4

LINDA SIGAL
155 BEAUBIEN ST WEST
MONTREAL, QUEBEC H2V 165

IGM BATYAM LLC
77 MCMURRICH STREET
TORONTO, ONTARIO M5R3V3

JEFFREY GRAY
84 VENTURA WAY
ONTARIO, L4J7T4

PAUL DELKUS
562 E HUNGRY BAY RD RR#1 PORT SEV
ONTARIO, L0K1S0

JAMES C. IRVING
PO BOX 2350
SAINT JOHN, NB E2L 3V8

JEAN LOUIS SERVVRANCKX
1 QUAI AUX FLEURS
PARIS, 75004

CEDRIC VANSTEENKISTE
2 BIS SQUARE DE L AVENUE
DU BOIS INTERNATIONAL, PARIS 75116

ANGELA STRACHOTTA
IM DEICHKAMP #4
BREMEN, 28359

FABRIZIO COLETTI & W MONICA
PICCIONI
STRADA MASSERANO CALARIA 184 BIS
13900 BIELLA,

GIANCARLO RIGAMONTI
VIA IV NOVEMBRE 2
DOLZAGO, 23843 LC

OTELLO SORATO
VICOLO 20 SETTEMBRE 14 BASSANO
DEL
PEROTE, 36061

CINE GROUP CORP S A
AVE BALBOA PLAZA BALBOA 5 PISO
OFC 522
PANAMA CITY,

6747 COLLINS DEVELOPMENT CORP
369 RIMROCK RD
TORONTO, ON M3J3G2

CLIVE JONES
10 BOURDON ST BERKLEY SQUARE
LONDON, W1K 3PF

ALEJANDRO ABASCAL & W MARIA A
FINAL CALLE C5 CONJ CRURIMERE
CARACAS,

ALEJANDRO ABASCAL
CONJ CUARIMARE
CARACAS,

SMGW GOLDEN SANDS LLC
3180 STIRLING ROAD
HOLLYWOOD, FL 33021

COLLINS AVENUE LLC & JOHN RIGGS
300 DELAWARE AVE #900
WILMINGTON, DE 19801

FLA POWER & LIGHT CO
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

FLORIDA LAKES PROPERTIES LLC
1304 SW 160 AVENUE
SUNRISE, FL 33326

JESUS CAMARAZA
PO BOX 970591
MIAMI, FL 33197

VENERADO BORREGO SR
6868 HARDING AVENUE
MIAMI BEACH, FL 33141

VENERADO BORREGO
6880 HARDING AVENUE
MIAMI BEACH, FL 33141

HARDING 6882 INC
5805 BLUE LAGOON DRIVE #200
MIAMI, FL 33126

DEAUVILLE HOTEL PROPERTY LLC
5101 COLLINS AVENUE
MIAMI BEACH, FL 33140

BEE JAY INC
15921 DORNOCH ROUND
MIAMI LAKES, FL 33014

REAL ESTATE FUNDING COMPANY
6565 COLLINS AVENUE
MIAMI BEACH, FL 33141

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

HURLING CORP
6039 COLLINS AVENUE #530
MIAMI BEACH, FL 33140

MIAMI EXECUTIVE CONDOS LLC
1304 SW 160 AVENUE
SUNRISE, FL 33326

GREENBERG ASSOCIATES
121 S. ROCKINGHAM AVENUE
LOS ANGELES, CA 90049

6742 COLLINS AVENUE CORP.
555 NE 185 STREET #201
MIAMI, FL 33179

6752 COLLINS AVENUE CORP
6752 COLLINS AVENUE
MIAMI BEACH, FL 33141

INFINITY NORMANS LLC
1951 NE 149 STREET
NORTH MIAMI, FL 33181

HOCHMAN & GOLDBERG LLC
2305 NE 194 STREET
MIAMI, FL 33180

6742 COLLINS AVENUE CORP
6742 COLLINS AVENUE
MIAMI BEACH, FL 33141

BERTHA MILAGROS GONZALEZ
6725 HARDING AVENUE 201
MIAMI BEACH, FL 33141

STEFANO ARENA
1186 NE 210 TERRACE
NORTH MIAMI, FL 33179

ROGELIO BAEZ
6725 HARDING AVENUE 401
MIAMI BEACH, FL 33141

JUAN CARTAS
6725 HARDING AVENUE 501
MIAMI BEACH, FL 33141

ANTINOGENES SOCORRO &W BERTHA
6725 HARDING AVENUE 601
MIAMI BEACH, FL 33141

HECTOR FERREYRA &W FABIOLA
6725 HARDING AVENUE 202+C59
MIAMI BEACH, FL 33141

ALFREDO GONZALEZ
6725 HARDING AVENUE 302
MIAMI BEACH, FL 33141

ROSARIO ALONSO
8101 BYRON AVENUE #209
MIAMI BEACH, FL 33141

AGOSTINO DIPIETRO &W ADELINA
6725 HARDING AVENUE 502
MIAMI BEACH, FL 33141

DONNA T SKARR
6725 HARDING AVENUE 602
MIAMI BEACH, FL 33141

ANNA TATTA
6725 HARDING AVENUE 203
MIAMI BEACH, FL 33141

ROGELIO JUSTINIANI &W MARIA V
6725 HARDING AVENUE 303
MIAMI BEACH, FL 33141

ANDREW ZILINSKAS &W MARY
2120 S 50 AVENUE
CICERO, IL 60804

LOURDES BARCENA
6725 HARDING AVENUE 503
MIAMI BEACH, FL 33141

RENATO A. GUTIERREZ
6725 HARDING AVENUE 204
MIAMI BEACH, FL 33141

JOSE E. PERRONI &W ELENA M
6725 HARDING AVENUE 304
MIAMI BEACH, FL 33141

ISABEL ELGARRESTA
6725 HARDING AVENUE 404
MIAMI BEACH, FL 33141

MAURA C GOODMAN
535 N. MICHIGAN AVENUE #1911
CHICAGO, IL 60611

JESUS PENA &W FRANCYS
7870 SW 82 COURT
MIAMI, FL 33143

CELIA MARIA SANTOS
6725 HARDING AVENUE 305
MIAMI BEACH, FL 33141

URUBO GROUP LLC
2020 NE 163 STREET #300-D
NORTH MIAMI BEACH, FL 33162

ROZENILDES DE ALMEIDA PIMENTEL
6725 HARDING AVENUE 505
MIAMI BEACH, FL 33141

JOSE ALONSO & VIVIAN LLORENS
6725 HARDING AVENUE 206
MIAMI BEACH, FL 33141

FERNANDO MARTI
6725 HARDING AVENUE 306
MIAMI BEACH, FL 33141

CHRISTIAN IVENS
6725 HARDING AVENUE 406
MIAMI BEACH, FL 33141

DRAGISA TOMIC &W VESNA TOMIC
6725 HARDING AVENUE 506
MIAMI BEACH, FL 33141

LOUIS TATTA
6725 HARDING AVENUE 207
MIAMI BEACH, FL 33141

JESUS H MACHADO &W ADA M DURAN
6725 HARDING AVENUE 307
MIAMI BEACH, FL 33141

LUIS HERNANDEZ
4291 SW 6 STREET
CORAL GABLES, FL 33134

JACQUES STAUDER
PO BOX 600368
NORTH MIAMI BEACH, FL 33160

OCEAN PREMIUM RESORT CORP
5601 COLLINS AVENUE #1401
MIAMI BEACH, FL 33140

EIDER CASTRO
1017 NW 129 AVENUE
MIAMI, FL 33182

PEDRO J. CIRERA & ROSA E
13990 SW 20 STREET
MIAMI, FL 33175

DEAUVILLE ASSOCIATES LLC
5101 COLLINS AVENUE
MIAMI BEACH, FL 33140

BM COLLINS LLC
6701 COLLINS AVENUE 401
MIAMI BEACH, FL 33141

DEAUVILLE HOTEL HOLDINGS LLC
5101 COLLINS AVENUE
MIAMI BEACH, FL 33141

YOSLAXIX TOLEDO
7820 WEST 5 LANE
HIALEAH, FL 33014

FLORIDAMYM LLC
1220 NORTH MARKET ST #806
WILMINGTON, DE 19801

ROBERTO IBARRA & W MARIA
6701 COLLINS AVENUE 619
MIAMI BEACH, FL 33141

JUAN E. DIAZ
10930 SW 38 STREET
MIAMI, FL 33165

NORMAN ENGLANDER
6701 COLLINS AVENUE 414
MIAMI BEACH, FL 33141

ESTHER ESMAT
6701 COLLINS AVENUE 1014
MIAMI BEACH, FL 33141

GERTRUDE LEWIS TRUST
6701 COLLINS AVENUE 415
MIAMI BEACH, FL 33141

ROGELIO O. FERNANDEZ
7441 WAYNE AVENUE #PH A
MIAMI BEACH, FL 33141

MAGDA ROJAS
6701 COLLINS AVENUE #418
MIAMI BEACH, FL 33141

MARIA FLEITES
3812 SW 60 PLACE
MIAMI BEACH, FL 33155

JOSEPH RAPHAEL
150 SE 29 ROAD
MIAMI, FL 33129

EIDA A. ZALDIVAR
10215 SW 21 TERRACE
MIAMI, FL 33165

THOMAS S. BRUNO
107 CANNER STREET
NEW HAVEN, CT 06511

ALFONSO SALCINES
10300 SW 130 AVENUE
MIAMI, FL 33186

RAMONA GLADYS CARRENO
602 WEST 64 DRIVE
HIALEAH, FL 33012

REINA MARGARITA ROBLES
3943 58 STREET
WOODSIDE, NY 11377

DEAUVILLE HOTEL HOLDINGS LLC
6701 COLLINS AVENUE 622
MIAMI BEACH, FL 33141

COLLINS AVENUE HOTEL LTD
PARTNERS
5101 COLLINS AVENUE
MIAMI BEACH, FL 33141

CARMEN GALINDO
PO BOX 780212
MASPETH, NY 11378

CORAZON V. RICH
870 N. SHORE DRIVE
MIAMI, FL 33141

LLOWYE SEHOU INC
11645 BISCAYNE BLVD STE #305C
NORTH MIAMI, FL 33181

GERALDINE WALKER
12550 SW 249 TERRACE
PRINCETON, FL 33032

BENIGNO VALDES
1950 SW 29 AVENUE
MIAMI, FL 33145

LUIS GOMARA
12163 SW 102 STREET
MIAMI, FL 33186

JERROLD H. KASENETZ
17810 SAINT LUCIA ISLE DRIVE
TAMPA, FL 33647

ROLMAN VERGARA
1290 ABBOTT BLVD
FORT LEE, NJ 07024

LESLIE MARGUILES
6701 COLLINS AVENUE 1245-6
MIAMI BEACH, FL 33141

NAZIRA ABDO-DECOSTER
6767 COLLINS AVENUE 200
MIAMI BEACH, FL 33141

RHAHIME AARON BELL
6767 COLLINS AVENUE 2100
MIAMI BEACH, FL 33141

CARLOS L MIRAMONTES &W BARBARA
6767 COLLINS AVENUE 2200
MIAMI BEACH, FL 33141

PABLO A. LARREA &W TESSIE
6767 COLLINS AVENUE 301
MIAMI BEACH, FL 33141

SANDRA ECHEVERRI
6767 COLLINS AVENUE 401
MIAMI BEACH, FL 33141

FLORENE MCFARLAND TRUST
1058 BUTTONWOOD DRIVE EAST
SUGARLOAF KEY, FL 33042

FRANCISCO D CORDERO CORDOVEZ
6767 COLLINS AVENUE 601
MIAMI BEACH, FL 33141

GEORGINA ABICH
1024 EAST JERSEY STREET
ELIZABETH, NJ 07201

DOUGLAS J M DE SOUZA
6767 COLLINS AVENUE 801
MIAMI BEACH, FL 33141

JOSE A. PELAYO
6767 COLLINS AVENUE 1001
MIAMI BEACH, FL 33141

MARC KASPAR
6767 COLLINS AVENUE 1101
MIAMI BEACH, FL 33141

JERUSA MOURA
6767 COLLINS AVENUE 1201
MIAMI BEACH, FL 33141

SYLVIANE ROKAB TRUST
6767 COLLINS AVENUE 1401
MIAMI BEACH, FL 33141

ARC PROP CORP
2990 SW 18 STREET
MIAMI, FL 33145

ASSAPIMONWAIT SIRICHAJ TRUST
6767 COLLINS AVENUE 1601
MIAMI BEACH, FL 33141

MANUEL A BARBIERI
6767 COLLINS AVENUE 1701
MIAMI BEACH, FL 33141

TOMOKO N SUPAK TR
6767 COLLINS AVENUE 1901
MIAMI BEACH, FL 33141

MYRTA EL KASTAUI KAEGI TRS
6767 COLLINS AVENUE 2001
MIAMI BEACH, FL 33141

ANITA SAU FUN NG
6767 COLLINS AVENUE 302
MIAMI BEACH, FL 33141

SAUVIMAR LEDEZMA TURNER
6767 COLLINS AVENUE 402
MIAMI BEACH, FL 33141

CARIDAD LINERA
6767 COLLINS AVENUE 502
MIAMI BEACH, FL 33141

KAZIMIERZ SULKOWSKI &W ISABELL
6767 COLLINS AVENUE 602
MIAMI BEACH, FL 33141

JOHN CABANAS
6767 COLLINS AVENUE 702
MIAMI BEACH, FL 33141

GUILLERMO T SEGREDO TRS
5582 CAPE AQUA DRIVE
SARASOTA, FL 34242

EDGARDO ROMANO
6767 COLLINS AVENUE 902
MIAMI BEACH, FL 33141

ANTONIO RIZZI
6767 COLLINS AVENUE 1102
MIAMI BEACH, FL 33141

JOSEPH M & MANNELIA CARAM &
MARIA C SABA
6767 COLLINS AVENUE 1202
MIAMI BEACH, FL 33141

ALCR INVEST II LLC
21711 FRONTENAC COURT
BOCA RATON, FL 33433

MICHAEL P. WATTERS
6767 COLLINS AVENUE 1502
MIAMI BEACH, FL 33141

ROUGER BARREAL &W ROSALINA
1660 S. TREASURE DRIVE
NORTH BAY VILLAGE, FL 33141

CASTANEDA FAMILY LTD PARTNERSHIP
8135 SUNSET DRIVE
MIAMI, FL 33143

PAUL D. CLIFFORD
6815 BISCAYNE BLVD #103-22
MIAMI, FL 33138

LUIS COURET &W LOURDES
6767 COLLINS AVENUE 1902
MIAMI BEACH, FL 33141

JESUS SANCHEZ TRUST
7575 SW 60 STREET
MIAMI, FL 33143

ARMANDO PEREZ &W SILVIA
6767 COLLINS AVENUE 203
MIAMI BEACH, FL 33141

6767 COLLINS AVENUEE LLC
6767 COLLINS AVENUE 303
MIAMI BEACH, FL 33141

JORGE L ESCALA &W SILVIA M
2450 SW 102 PLACE
MIAMI, FL 33165

ZUGEILYS PORRUA
6767 COLLINS AVENUE 503
MIAMI BEACH, FL 33141

CHARLES A MACIAS &W VIVIAN
8355 NW 158 TERRACE
HIALEAH, FL 33016

JOSE S JACOBO &W ALMA P
6767 COLLINS AVENUE 703
MIAMI BEACH, FL 33141

SIRA VECIANA-MUINO
6767 COLLINS AVENUE 803
MIAMI BEACH, FL 33141

MADELINE MAZAIRA
7717 NW 116 AVENUE
MEDLEY, FL 33178

CARMEN VILALLONGA
6767 COLLINS AVENUE 1003
MIAMI BEACH, FL 33141

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PO BOX 830443
MIAMI, FL 33283

NICK SCOPELITIS
6767 COLLINS AVENUE 1203
MIAMI BEACH, FL 33141

TERESITA L. LOPEZ
1320 SW 76 AVENUE
MIAMI, FL 33144

DEUTSCHE BANK NATL TR
1525 S. BELT LINE ROAD
COPPELL, TX 75019

CHRISITAN WILLIAM HANSEN
6767 COLLINS AVENUE 1703
MIAMI BEACH, FL 33141

TLF LAND INC
16 KENNEDY DRIVE
MARLBORO, NJ 07746

MIRALLES INC
1390 BRICKELL AVENUE #200
MIAMI, FL 33131

GLORIA A AGUILAR LIVING TRUST
7200 NW 1 AVENUE
MIAMI, FL 33150

WILFREDO FALCON TRS
251 SW 26 ROAD
MIAMI, FL 33129

FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW #1099A
WASHINGTON, DC 20016

MARINA B. SILVEIRA DE MAGALHAES
6767 COLLINS AVENUE 504
MIAMI BEACH, FL 33141

ALCIDES CASTAGNA
25 SE 2 AVENUE #435
MIAMI, FL 33131

STAR ONE HOMES LTD
26 PALERMO AVENUE
CORAL GABLES, FL 33134

NYLLANDX CORPORATION
2221 NE 164 STREET #371
NORTH MIAMI BEACH, FL 33160

CARLOS JOSE MANGABEIRA
6767 COLLINS AVENUE 1004
MIAMI BEACH, FL 33141

GIUSEPPINA LUCIANO
6767 COLLINS AVENUE 1104
MIAMI BEACH, FL 33141

MARIO L. GUERRIER
6767 COLLINS AVENUE 1204
MIAMI BEACH, FL 33141

PATRICK R. BRAGGER
6767 COLLINS AVENUE 1404
MIAMI BEACH, FL 33141

GILBERTO ANTONIO GONZALEZ
418 FLUVIA AVENUE
CORAL GABLES, FL 33134

GEMMA MARIA GARCIA
6767 COLLINS AVENUE 1604
MIAMI BEACH, FL 33141

WILLIAM BABICK
6 MOLSBURY LANE
CLARKSBURG, NJ 08510

GAMSA ANSTALT
6767 COLLINS AVENUE 1804
MIAMI BEACH, FL 33141

EDGARDO ROMANO
6767 COLLINS AVENUE 1904
MIAMI BEACH, FL 33141

NINOSKA VEGA
13241 SW 25 STREET
MIAMI, FL 33175

GIULIA RIZZI
6767 COLLINS AVENUE 2104
MIAMI BEACH, FL 33141

FRANK LOZANO &W LISETTE
6767 COLLINS AVENUE 2204
MIAMI BEACH, FL 33141

ALBERTO A FERNANDEZ
6767 COLLINS AVENUE 205
MIAMI BEACH, FL 33141

BORISLAV TODOROVIC
6767 COLLINS AVENUE 305
MIAMI BEACH, FL 33141

PORFIRIO ROSALES TRS
6767 COLLINS AVENUE 405
MIAMI BEACH, FL 33141

NORMAN MCKOY
6767 COLLINS AVENUE 505
MIAMI BEACH, FL 33141

ALFRA INVERSIONES LLC
546 COOVER ROAD
ANNAPOLIS, MD 21401

LUIS & GUILLERMO & MARIA M ROJAS
9813 SW 133 TERRACE
MIAMI, FL 33176

FRANCISCO GONZALEZ &W MARIA
6767 COLLINS AVENUE 805
MIAMI BEACH, FL 33141

YAMILA ALI
6767 COLLINS AVENUE 905
MIAMI BEACH, FL 33141

MARIO S. GONCALVES
6767 COLLINS AVENUE 1005
MIAMI BEACH, FL 33141

VARGA ROBERTO
6767 COLLINS AVENUE 1105
MIAMI BEACH, FL 33141

VIMI BHATIA
7 PARK AVENUE #7F
NEW YORK, NY 10016

RAFAEL BURGOS SR JTRS
6767 COLLINS AVENUE 1505
MIAMI BEACH, FL 33141

RUBEN RODRIGUEZ
62 KENSINGTON DRIVE
FORT LEE, NJ 07024

THOUKIDIDI MARTHA STAVRIS
16 REEDS LANE
WOODCLIFF LAKE, NJ 07677

MARIA R TARTAGLIA TRS
6767 COLLINS AVENUE 1805
MIAMI BEACH, FL 33141

HAL KATZEN
305 EAST 40 STREET #7S
NEW YORK, NY 10016

KETTYJOE LLC
6767 COLLINS AVENUE 2005
MIAMI BEACH, FL 33141

LOURDES & GASPAR HERRERA
19700 SW 180 STREET
MIAMI, FL 33187

JOSEPH VICTOR BEHAR
6767 COLLINS AVENUE 2205
MIAMI BEACH, FL 33141

MARTIN J. GAVITO
64 WESSKUM WOOD ROAD
RIVERSIDE, CT 06878

FRANCISCO J SINIBALDI BALLEZA
6767 COLLINS AVENUE 306
MIAMI BEACH, FL 33141

RAFAEL ABUGATTAS
6767 COLLINS AVENUE 406
MIAMI BEACH, FL 33141

LUIS C PINHO & TATIANA CASANOV
6767 COLLINS AVENUE 506
MIAMI BEACH, FL 33141

ROSA LARUE & MERCEDES SOSA
6767 COLLINS AVENUE 606
MIAMI BEACH, FL 33141

ANTONIO LEON
10421 SW 142 AVENUE
MIAMI, FL 33186

ROBERT A. MASTRAPA
9350 SW 108 STREET
MIAMI, FL 33176

GEORGE IRSAY & W LILLY IRSAY
6767 COLLINS AVENUE 906
MIAMI BEACH, FL 33141

ASCOT MIAMI LLC
6767 COLLINS AVENUE 1006
MIAMI BEACH, FL 33141

LUIS ORTIZ & W IRIS
6767 COLLINS AVENUE 1106
MIAMI BEACH, FL 33141

GERI LYNN MANKOFF
6767 COLLINS AVENUE 1206
MIAMI BEACH, FL 33141

SARA R. & SAM CORRADO
6767 COLLINS AVENUE 1406
MIAMI BEACH, FL 33141

REMIGIO GARCIA
6767 COLLINS AVENUE 1606
MIAMI BEACH, FL 33141

ORLANDO E. SUERO & W ANA
6767 COLLINS AVENUE 1706
MIAMI BEACH, FL 33141

LOURDES Z MENESES JTRS
105 SW 96 COURT
MIAMI, FL 33174

DMITRY MELNIKOV
6767 COLLINS AVENUE 1906
MIAMI BEACH, FL 33141

BENIGNO RODRIGUEZ PEREZ
10063 SW 156 AVENUE
MIAMI, FL 33196

JASEN WALKER & W ESTHER W.
22 COOL VALLEY ROAD
MALVERN, PA 19355

FRANK E LOZANO
6767 COLLINS AVENUE 2206
MIAMI BEACH, FL 33141

(EST OF) MANUEL SOTOMAYOR
6767 COLLINS AVENUE 307
MIAMI BEACH, FL 33141

JORGE AMENABAR & RICHARD
GONZALEZ
320 FLAGAMI BLVD
MIAMI, FL 33144

MESIROKALA LLC
6767 COLLINS AVENUE 507
MIAMI BEACH, FL 33141

ALMENARES & MARIA C. EBENEZER
6767 COLLINS AVENUE 607
MIAMI BEACH, FL 33141

TEREZINHA WANDERLEY CHRYSAKIS
4515 WILLARD AVENUE #604
CHECY CHASE, MD 20815

LUIS & CARLOTA DE LERMA TRS
6767 COLLINS AVENUE 807
MIAMI BEACH, FL 33141

OSCAR D LOPEZ & W TERESITA
6767 COLLINS AVENUE 907
MIAMI BEACH, FL 33141

THOMAS ANDREW LANDMEIER
6767 COLLINS AVENUE 1007
MIAMI BEACH, FL 33141

HORACIO VALDES & W MARGARITA D
6767 COLLINS AVENUE 1107
MIAMI BEACH, FL 33141

SURETY TECH CORP
1210 WREN AVENUE
MIAMI SPRINGS, FL 33166

JOHN BARTOLONE
160 BALMFORTH STREET
BRIDGEPORT, CT 06605

TROVATELLO MIAMI BEACH LLC
310 WEST 41 STREET
MIAMI BEACH, FL 33140

FRANCISCO CUELLO &W LILIANA M
CUELLO
1130 SEVILLA AVENUE
CORAL GABLES, FL 33134

LUIS LLC
2328 NW 7 STREET
MIAMI, FL 33125

CARMEN LUZ DE LERMA
6767 COLLINS AVENUE 1807
MIAMI BEACH, FL 33141

CRISTINA E. MARIA
9331 SW 163 PLACE
MIAMI, FL 33196

LUIS A DIAZ-SECADES &W ESTHER
10455 SW 56 STREET
MIAMI, FL 33165

IARA M GASPAR
6767 COLLINS AVENUE 2107
MIAMI BEACH, FL 33141

MODESTO LEON
6767 COLLINS AVENUE 308
MIAMI BEACH, FL 33141

ROSE SAYRE
6767 COLLINS AVENUE 408
MIAMI BEACH, FL 33141

MARCO A. NUNEZ SA
6767 COLLINS AVENUE 508
MIAMI BEACH, FL 33141

JOSE PARRA
6767 COLLINS AVENUE 608
MIAMI BEACH, FL 33141

JOSE ABOUAF
19351 SW 14 STREET
PEMBROKE PINES, FL 33029

SENEN MAZAIRA
PO BOX 414068
MIAMI BEACH, FL 33141

ALEXIS MANTECON
6767 COLLINS AVENUE 1008
MIAMI BEACH, FL 33141

MICHAEL A. STEIN & ISABEL C
6767 COLLINS AVENUE 1108
MIAMI BEACH, FL 33141

EDDY J AZCUY &W MIRIAM
6767 COLLINS AVENUE 1208
MIAMI BEACH, FL 33141

VIDASIL HOLDINGS LTD
6767 COLLINS AVENUE 1408
MIAMI BEACH, FL 33141

VICTOR A. PADRON
6767 COLLINS AVENUE 1508
MIAMI BEACH, FL 33141

FOTERO ETXEA LLC
11744 NW 47 DRIVE
CORAL SPRINGS, FL 33076

JOHN MARSHALL
49 KENT DRIVE
CORTLANDT MANOR, NY 10567

PEDRO A. GOICOURIA &W BERTA G.
6767 COLLINS AVENUE 1808
MIAMI BEACH, FL 33141

ARMANDO & MARITZA GUTIERREZ
604 MAJORCA AVENUE
CORAL GABLES, FL 33134

CBM REAL EST CORP
6767 COLLINS AVENUE 2008
MIAMI BEACH, FL 33141

MARIO J. VERDEJA SR
2122 NW 7 AVENUE
MIAMI, FL 33127

LUCRECIA A & AMY L GONZALEZ
12995 NW 2 STREET
MIAMI, FL 33182

ANTONIO E LEON TRUST
6767 COLLINS AVENUE 509
MIAMI BEACH, FL 33141

JAMES E TALAMAS
6767 COLLINS AVENUE 609
MIAMI BEACH, FL 33141

PETER E. PADRON TRS
6767 COLLINS AVENUE 709
MIAMI BEACH, FL 33141

JUAN VALDES
6767 COLLINS AVENUE 809
MIAMI BEACH, FL 33141

OFELIA D ALVAREZ
6767 COLLINS AVENUE 909
MIAMI BEACH, FL 33141

JORGE A & IVIA ORTEGA (TRS)
345 PIONEER DRIVE UNIT #1604W
GLENDALE, CA 91203

BLACKHAWK MANAGEMENT LTD
6767 COLLINS AVENUE 1109
MIAMI BEACH, FL 33141

INGRID MACHADO
6463 SUNSET DRIVE
CORAL GABLES, FL 33143

AMPARO LAGE LE
6767 COLLINS AVENUE 1409
MIAMI BEACH, FL 33141

MICHAEL A ROBBINS
6767 COLLINS AVENUE 1509
MIAMI BEACH, FL 33141

JORGE GUERRA &W MARTHA B
8440 SW 58 STREET
MIAMI, FL 33143

ALEJANDRO HADAD
10357 NW 45 LANE
DORAL, FL 33178

METZ & MAIOR LLC
6767 COLLINS AVENUE 1809
MIAMI BEACH, FL 33141

ANTHONY STISO
6767 COLLINS AVENUE 1909
MIAMI BEACH, FL 33141

VAYU PRIVATE LLC
7258 SW 120 COURT
MIAMI, FL 33183

MIGUEL A. NUNEZ &W JEANNETTE
11000 SW 74 COURT
MIAMI, FL 33156

SUSAN CULLIGAN
6767 COLLINS AVENUE 2209
MIAMI BEACH, FL 33141

NEY R K LESSA &W ELIANE S
6767 COLLINS AVENUE 410
MIAMI BEACH, FL 33141

CARLOS A NUNEZ &W DENISE
6767 COLLINS AVENUE 510
MIAMI BEACH, FL 33141

JUAN A RODRIGUEZ &W MIRTA C
3295 WEST 4 AVENUE
HIALEAH, FL 33012

MARGARITA I MUINA TRUSTEE
6767 COLLINS AVENUE 710
MIAMI BEACH, FL 33141

JACINTO J & NEREYDA RESTOY
6767 COLLINS AVENUE 910
MIAMI BEACH, FL 33141

BENEDICTO F. ALVAREZ
6767 COLLINS AVENUE 1010
MIAMI BEACH, FL 33141

DAVID KWILECKI
6767 COLLINS AVENUE 1110
MIAMI BEACH, FL 33141

ROGER CRUZ &W CLARIVEL
6767 COLLINS AVENUE 1210
MIAMI BEACH, FL 33141

NELSON P MENDES
6767 COLLINS AVENUE 1410
MIAMI BEACH, FL 33141

GABRIEL A FALLA TRS
6767 COLLINS AVENUE 1510
MIAMI BEACH, FL 33141

PAULETTE ANNE ASSOULINE HENRY
6767 COLLINS AVENUE 1610
MIAMI BEACH, FL 33141

BASHEBA RESEARCH CORP
6767 COLLINS AVENUE 1710
MIAMI BEACH, FL 33141

VIKTOR WAGNER
6767 COLLINS AVENUE 1810
MIAMI BEACH, FL 33141

KENNETH M WERNER
PO BOX 5820
MIAMI BEACH, FL 33141

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ELIZABETH, NJ 07201

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NERIDA & FAUSTO GONZALEZ
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MIAMI BEACH, FL 33141

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MIAMI, FL 33132

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FERNANDO L RIVEIRO TRS
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HIALEAH, FL 33014

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6917 COLLINS AVENUE 501
MIAMI BEACH, FL 33141

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32 CHARLOTTE LANE
SCARSDALE, NY 10583

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10700 SW 69 AVENUE
PINECREST, FL 33156

UNIT 801 6917 COLLINS LLC
6917 COLLINS AVENUE 801
MIAMI BEACH, FL 33141

SALOMON RIVERA
698 WEST 204 STREET
NEW YORK, NY 10034

JEAN LUC CHAPELLE
3060 HOLIDAY SPRINGS BLVD #208
MARGATE, FL 33063

MICHAEL L. ELIZONDO
134 DELA PARK ROAD
WESTWOOD, MA 02090

ANDREW ROBERTSON
6917 COLLINS AVENUE 1401
MIAMI BEACH, FL 33141

CONCORD INVEST & SERVICES INC
801 BRICKELL KEY BLVD #1411
MIAMI, FL 33131

PORTANT PROP INC
6917 COLLINS AVENUE 1601
MIAMI BEACH, FL 33141

ALICIA J NOY
11060 GIRASOL AVENUE
CORAL GABLES, FL 33156

MAC ADVISORS LLC
4801 SW 86 TERRACE
MIAMI, FL 33143

KERIM SAATEI &W SUSAN
6917 COLLINS AVENUE 502
MIAMI BEACH, FL 33141

COLLINS AVE UNIT 602 L 6917
6138 FRANKLIN AVENUE
HOLLYWOOD, CA 90028

EDUARDO REYES
6917 COLLINS AVENUE 702
MIAMI BEACH, FL 33141

CAPITAL HOMES LENDING LLC
2137 N. COMMERCE PARKWAY
WESTON, FL 33326

VICTORIA M. GONZALEZ
70 BUSH AVENUE
GREENWICH, CT 06830

MANUEL BLANCO
6917 COLLINS AVENUE 1002
MIAMI BEACH, FL 33141

ROSLANE PICHES
6917 COLLINS AVENUE 1102
MIAMI BEACH, FL 33141

LEON KUCHEROVSKY
502 9 AVENUE #10B
NEW YORK, NY 10018

FRANK & JEANNE PIERCE
6917 COLLINS AVENUE 1502
MIAMI BEACH, FL 33141

CAROLINE D JULIANNA DREYFUS JT
6917 COLLINS AVENUE 1602
MIAMI BEACH, FL 33141

RAMON JAVIER
15704 82 STREET
HOWARD BEACH, NY 11414

RICK POSTIGLIONE &W DARLENE
3272 CHURCHILL DRIVE
TOMS RIVER, NJ 08753

ROBERTO DE INOCENCIO
6917 COLLINS AVENUE 503
MIAMI BEACH, FL 33141

N & M INVEST OF SOUTH FLORIDA
6917 COLLINS AVENUE 603
MIAMI BEACH, FL 33141

HECTOR ALVAREZ &W RITA
43 RANDOLPH DRIVE
HUNTINGTON STATION, NY 11746

ROBERT DOVAL
6917 COLLINS AVENUE 803
MIAMI BEACH, FL 33141

MARIA ISOLDA LARGAESPADA
9783 SW 57 STREET
MIAMI, FL 33173

DAVID JACOB
6917 COLLINS AVENUE 1003
MIAMI BEACH, FL 33141

CAFELIP LLC
6917 COLLINS AVENUE 1103
MIAMI BEACH, FL 33141

RAMSEY RIFAI
12066 E. CORTEZ DRIVE
SCOTTSDALE, AZ 85259

CHRISTINA ROMERO
6917 COLLINS AVENUE 1403
MIAMI BEACH, FL 33141

ALFEU PINTO
6917 COLLINS AVENUE 1503
MIAMI BEACH, FL 33141

HORATIO REAL ESTATE HOLDINGS L
6917 COLLINS AVENUE PH03
MIAMI BEACH, FL 33141

JOSE A. VALDES
6100 NW 40 TERRACE
VIRGINIA GARDENS, FL 33166

RODOLFO R GARCIA
720 SW 164 AVENUE
PEMBROKE PINES, FL 33027

YAMILET HOYO
231 SW 68 AVENUE
MIAMI, FL 33144

COLLINS CONDO ASSN INC
1900 COMMERCE PKWY
WESTON, FL 33326

ORTOPEDIA CUBANA
5840 W. FLAGLER STREET
MIAMI, FL 33144

SBD MIAMI LLC
6917 COLLINS AVENUE 1004
MIAMI BEACH, FL 33141

JAVIER RODRIGUEZ
510 CADIMA AVENUE
CORAL GABLES, FL 33134

ANTONIO PENATE
7411 SW 56 COURT
MIAMI, FL 33143

RITA M. CLARO
6917 COLLINS AVENUE 1404
MIAMI BEACH, FL 33141

WADER JUEZ
6115 97 STREET #4B
REGO PARK, NY 11374

MARIO J. PEREZ
5071 SW 173 AVENUE
MIRAMAR, FL 33029

DOMINGO JIMENEZ &W DORA I
12869 SW 24 STREET
MIRAMAR, FL 33027

VICENTE A SOTOLONGO &W MARITZA
6917 COLLINS AVENUE 405
MIAMI BEACH, FL 33141

PETER TESTEN
6917 COLLINS AVENUE 505
MIAMI BEACH, FL 33141

RUBEN ALVAREZ
8416 NW 201 STREET
HIALEAH, FL 33015

VIVIANA G ULLOA FAMILY TRUST
2030 S. DOUGLAS ROAD #501
CORAL GABLES, FL 33134

MIGUEL CRESPO &W MILAGROS
CRESPO
6917 COLLINS AVENUE 805
MIAMI BEACH, FL 33141

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232 POND VIEW DRIVE
PORT WASHINGTON, NY 11050

COLLINS CONDO ASSN INC
3650 N. FEDERAL HWY #202
LIGHTHOUSE POINT, FL 33064

KATHI K CHANG
6917 COLLINS AVENUE 1105
MIAMI BEACH, FL 33141

SUHEYL HERNANDEZ PILOTO
6917 COLLINS AVENUE 1205
MIAMI BEACH, FL 33141

OCTAVIO ALEXIS BRAVO
7705 SW 47 PLACE
MIAMI, FL 33155

ANA L. SCHULZE
6917 COLLINS AVENUE 1605
MIAMI BEACH, FL 33141

SOLOMON CHADOWITZ
288 PLAINFOELD ROAD
EDISON, NJ 08820

MANUEL E COSTA
6917 COLLINS AVENUE 406
MIAMI BEACH, FL 33141

RAFAEL MANDULEY
6917 COLLINS AVENUE 506
MIAMI BEACH, FL 33141

PEDRO LEON
13160 NW 7 TERRACE
MIAMI, FL 33182

MATILDE PERLA BERG
6917 COLLINS AVENUE 706
MIAMI BEACH, FL 33141

JOSE L GARCIA TRS
6917 COLLINS AVENUE 806
MIAMI BEACH, FL 33141

PETER SUDASASSI
6917 COLLINS AVENUE 906
MIAMI BEACH, FL 33141

TENSEA INC
235 SE 1 STREET
MIAMI, FL 33131

HATNIA LLC
350 S. MIAMI AVENUE #2801
MIAMI, FL 33130

TIFFANYBLUE OCEAN LLC
9055 SW 73 COURT #303
MIAMI, FL 33156

FAROKH BAGHA
6328 RIVER OAKS DRIVE
MC LEAN, VA 22101

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5055 COLLINS AVENUE #21
MIAMI BEACH, FL 33140

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7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

JOSE MIRANDA
6917 COLLINS AVENUE PH06
MIAMI BEACH, FL 33141

WILLIAM G MCCULLOUGH
7390 SW 132 STREET
PINECREST, FL 33156

JUAN REYES
48 SW 136 PLACE
MIAMI, FL 33184

JUANA LORENZO
2711 SW 15 STREET
MIAMI, FL 33145

OSCAR FERREIRA
6917 COLLINS AVENUE 707
MIAMI BEACH, FL 33141

LMP ACQUISITION LLC
8251 SW 52 AVENUE
MIAMI, FL 33143

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6917 COLLINS AVENUE 907
MIAMI BEACH, FL 33141

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GARDEN CITY, NY 11530

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MIAMI, FL 33176

ELIZABETH ROBAYNA
490 SW 123 AVENUE
MIAMI, FL 33184

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HIRSCHFIELD
144 WEST 75 STREET, #2B
NEW YORK, NY 10023

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6325 SW 82 AVENUE
MIAMI, FL 33143

BEACH CHA LLC
6917 COLLINS AVENUE 408
MIAMI BEACH, FL 33141

FREDY PELAEZ
701 BRICKELL KEY BLVD #701
MIAMI, FL 33131

HARRY MEYNAREZ
10450 SW 56 TERRACE
MIAMI, FL 33173

JUAN C. NOVO
2871 SW 143 PLACE
MIAMI, FL 33175

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11805 SW 46 STREET
MIAMI, FL 33175

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3000 CORAL WAY, #521
CORAL GABLES, FL 33145

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6917 COLLINS AVENUE 1008
MIAMI BEACH, FL 33141

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14001 SW 92 AVENUE
MIAMI, FL 33176

ACHALA SA
6917 COLLINS AVENUE 1208
MIAMI BEACH, FL 33141

BEAUTES BRUNO & GUYLAINE J
6917 COLLINS AVENUE 1408
MIAMI BEACH, FL 33141

PAUL STEVENS &W CARMEN
6917 COLLINS AVENUE 1508
MIAMI BEACH, FL 33141

SUSANA IMBERLINA
6335 WALNUT STREET
MIAMI BEACH, FL 33141

BARRY D SULLIVAN
468 ARTHUR TERRACE
PARAMUS, NJ 07652

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6917 COLLINS AVENUE 409
MIAMI BEACH, FL 33141

GEORGE STUBBLEBINE &W REGINA
6917 COLLINS AVENUE 509
MIAMI BEACH, FL 33141

HECTOR M PLACERES
6917 COLLINS AVENUE 609
MIAMI BEACH, FL 33141

LAS BRISAS DE COLLINS LTD
11710 NW SOUTH RIVER DRIVE #216
MEDLEY, FL 33178

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6917 COLLINS AVENUE 809
MIAMI BEACH, FL 33141

LUIS SERPA &W MELYN I
6917 COLLINS AVENUE 909
MIAMI BEACH, FL 33141

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11248 NW 77 TERRACE
MEDLEY, FL 33178

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MIAMI BEACH, FL 33141

BISCAYA PALACE HOLDINGS LLC
444 BRICKELL AVENUE #417
MIAMI, FL 33131

GUBBI RANGANATH
6917 COLLINS AVENUE 1509
MIAMI BEACH, FL 33141

GARY HERMAN &W ESTHER
1719 SPARROW LANE
WESTON, FL 33327

BRUCE BOWEN
PO BOX 25580 #KIN 8766
MIAMI, FL 33102

JOSE E. HERNANDEZ
552 EAST 51 STREET
HIALEAH, FL 33013

COLLINS RIDGE LLC
8310 NW 156 TERRACE
MIAMI LAKES, FL 33016

FIVE PRS INC
1688 WEST AVENUE #901
MIAMI BEACH, FL 33139

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REDDING RIDGE, CT 06876

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12040 SW 29 TERRACE
MIAMI, FL 33175

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1148 SHERIDAN CT NE
ATLANTA, GA 30324

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6917 COLLINS AVENUE 1010
MIAMI BEACH, FL 33141

ADALBERTO RAFULS
6917 COLLINS AVENUE 1110
MIAMI BEACH, FL 33141

YAZMINA RAMIREZ
15011 SW 136 PLACE
MIAMI, FL 33186

RICHARD LLANES
6917 COLLINS AVENUE 1410
MIAMI BEACH, FL 33141

KLEM INVESTMENT LLC
12260 SW 10 TERRACE
MIAMI, FL 33184

OCEAN BANK
7601 E. TREASURE DR. #622
NORTH BAY VILLAGE, FL 33141

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9 ISLAND AVENUE #1708
MIAMI BEACH, FL 33139

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6917 COLLINS AVENUE 411
MIAMI BEACH, FL 33141

ANAYDA MOUSSA
5736 SW 49 STREET
MIAMI, FL 33155

BRUCE LAMPARELLO
6917 COLLINS AVENUE 611
MIAMI BEACH, FL 33141

OCEAN 69 LLC
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WESTON, FL 33331

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HOLLYWOOD, FL 33141

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5110 SW 72 AVENUE
MIAMI, FL 33155

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1300 N. LAKE SHORE DR. #10C
CHICAGO, IL 60610

ALAN COLLINS LLC
6917 COLLINS AVENUE 1111
MIAMI BEACH, FL 33141

TC 1211 INC
6917 COLLINS AVENUE 1211
MIAMI BEACH, FL 33141

MANTEL & COLLINS LLC
457 FDR DR APT. #A1807
NEW YORK, NY 10002

BARRY SULLIVAN
486 ARTHUR TERRACE
PARAMUS, NJ 07652

INVERSAFE LLC
6917 COLLINS AVENUE 1611
MIAMI BEACH, FL 33141

NELSON RODRIGUEZ &W MARIA
15953 SW 63 TERRACE
MIAMI, FL 33193

MAVIBER GROUP LLC
900 BAY DRIVE #415
MIAMI BEACH, FL 33141

ALFREDO ZACCA
6917 COLLINS AVENUE 512
MIAMI BEACH, FL 33141

FRANCISCO M. FUENTES JR.
6917 COLLINS AVENUE 612
MIAMI BEACH, FL 33141

GEOMETRIA CORP.
3135 NE 184 STREET #2104
NORTH MIAMI BEACH, FL 33160

RENE GARCIA & VERONICA GARCIA
6917 COLLINS AVENUE 812
MIAMI BEACH, FL 33141

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WASHINGTON, DC 20016

SHAZZIA KHAN & SAQIB HUSSAIN
152 BURNS STREET
FOREST HILLS, NY 11375

ALEXANDER & BETH SHVARTS JTRS
6917 COLLINS AVENUE 1212
MIAMI BEACH, FL 33141

MARIANNA L. NEWLIN
6917 COLLINS AVENUE 1412
MIAMI BEACH, FL 33141

LEONID SORKIN
16485 COLLINS AVENUE #2736
SUNNY ISLES BEACH, FL 33141

JULIO PRADO
104 SW 180 AVENUE
PEMBROKE PINES, FL 33029

KEILA MESQUITA
6917 COLLINS AVENUE PH12
MIAMI BEACH, FL 33141

CHANTEE WEST & TERRY DENNIS
6917 COLLINS AVENUE 414
MIAMI BEACH, FL 33141

OMAR MEJIA
6917 COLLINS AVENUE 614
MIAMI BEACH, FL 33141

AB MORGADO INC
6917 COLLINS AVENUE 714
MIAMI BEACH, FL 33141

KEMBALL LLC
100 BISCAYNE BLVD. #2904
MIAMI, FL 33132

RAYDEL LEIVA
6917 COLLINS AVENUE 914
MIAMI BEACH, FL 33141

OSCAR L. QUINTERO
6917 COLLINS AVENUE 1014
MIAMI BEACH, FL 33141

NELSON G. GUTIERREZ
6917 COLLINS AVENUE 1114
MIAMI BEACH, FL 33141

INNA TOMIN TRS
18201 COLLINS AVENUE #2001
SUNNY ISLES BEACH, FL 33160

JEAN J. PELLETIER
6917 COLLINS AVENUE 1414
MIAMI BEACH, FL 33141

MILVIA WOOLF
6917 COLLINS AVENUE 1514
MIAMI BEACH, FL 33141

SUSANNA AVESANI
6917 COLLINS AVENUE 801
MIAMI BEACH, FL 33141

ORLANDO B. LORENZO
6917 COLLINS AVENUE PH14
MIAMI BEACH, FL 33141

ARNALDO FERNANDEZ
11710 NW SOUTH RIVER DRIVE #216
MEDLEY, FL 33178

VIVA RLTY LLC
168 AVENUE FD
SAN JUAN, PR 00918

HORATIO R/E HOLDINGS
6917 COLLINS AVENUE 615
MIAMI BEACH, FL 33141

CARLOS H. PADILLA
6917 COLLINS AVENUE 715
MIAMI BEACH, FL 33141

GENE L. STUDT
1666 MARINA LANE
EAGAN, MN 55122

JONATHAN DAVID CUTLER
PO BOX 1930
CHAMPLAIN, NY 12919

SILVIO PINTO
6917 COLLINS AVENUE 1015
MIAMI BEACH, FL 33141

JORGE MEDINA
6917 COLLINS AVENUE 1115
MIAMI BEACH, FL 33141

DIPAK PATEL & W KALPNA PATEL
6917 COLLINS AVENUE 1215
MIAMI BEACH, FL 33141

ANTONIO VILARINO
6917 COLLINS AVENUE 1415
MIAMI BEACH, FL 33141

SCOTT R MINCHEW REV. TRUST
6917 COLLINS AVENUE 1515
MIAMI BEACH, FL 33141

MARIA E PENA
3005 SW 115 AVENUE
MIAMI, FL 33165

ALBERT WILK
1607 UNION AVENUE
HEWLETT, NY 11557

SHIAM GUPTA
3366 KENWOOD DRIVE
ROCHESTER HILLS, MI 48309

FRANCISCO J. DEL CAMPILLO
1550 SW 16 AVENUE
MIAMI, FL 33145

DOUGLAS WAYNE BUSH
5833 44 AVENUE, FL 1
FLUSHING, NY 11377

WAIMAR LLC
6917 COLLINS AVENUE 820
MIAMI BEACH, FL 33141

GERARDO USALLAN JR.
7265 POINCIANA COURT
MIAMI LAKES, FL 33014

SIBYLLE KLAEBISCH
15334 SW 16 TERRACE
MIAMI, FL 33185

JOSE F. ROSADO
6811 SW 159 PLACE
MIAMI, FL 33193

CESAR M. ALFONZO
6917 COLLINS AVENUE 1420
MIAMI BEACH, FL 33141

ADOLFO RODRICIO
6917 COLLINS AVENUE 1520
MIAMI BEACH, FL 33141

ANDRES GONZALEZ JR.
6917 COLLINS AVENUE 1620
MIAMI BEACH, FL 33141

RUTH KLEIN
166 BANK STREET
NEW YORK, NY 10014

COLLINS CONDO ASSN INC
6917 COLLINS AVENUE 422
MIAMI BEACH, FL 33141

HUMBERTO M. LOPEZ
6917 COLLINS AVENUE 522
MIAMI BEACH, FL 33141

STANLEY R. MILES
1627 TREVILIAN WAY
LOUISVILLE, KY 40205

LAS 3 M LLC
2875 NE 191 STREET STE. #801
AVENTURA, FL 33180

JULIO ALVARADO
6917 COLLINS AVENUE 822
MIAMI BEACH, FL 33141

CARLOS PEREZ
9261 SW 85 STREET
MIAMI, FL 33173

ALBERTO JAVIER VALLE
1408 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

COLLINS 1122 LLC
62 W. HOMESTEAD AVENUE
PALISADES PARK, NJ 07650

SAINT ROSE INC
1695 NE 123 STREET
NORTH MIAMI, FL 33181

MASS COMMODITIES LLC
200 BISCAYNE BLVD WAY #52
MIAMI, FL 33131

TINKIEL REALTY LLC
7011 LOCH NESS DRIVE
HIALEAH, FL 33014

MORIAHROSE INC
6917 COLLINS AVENUE 1622
MIAMI BEACH, FL 33141

VALENCIA 218 LLC
5335 NW 106 COURT
DORAL, FL 33178

SARMIENTO MIAMI LLC
8700 W. FLAGLER STREET #160
MIAMI, FL 33174

DIANA V. MARIN
431 NE 52 TERRACE
MIAMI, FL 33137

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TACOMA, WA 98402

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MIAMI BEACH, FL 33141

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CORAL GABLES, FL 33134

LANA CALLEN
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MIAMI BEACH, FL 33141

MARIA F. CASTELLON TRUST
9400 SW 100 STREET
MIAMI, FL 33176

DOMINGO MONZON &W ROSARIO
13744 SW 34 STREET
MIAMI, FL 33175

REMBERTO A. UZCATEGUI DE LA
CABADA
6917 COLLINS AVENUE 1524
MIAMI BEACH, FL 33141

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MIAMI, FL 33180

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WILMINGTON, DE 19801

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MIAMI BEACH, FL 33141

PATRICIA ELIZEE
1110 BRICKELL AVENUE #315
MIAMI, FL 33131

VAMA PROP LDC
6917 COLLINS AVENUE 1026
MIAMI BEACH, FL 33141

MICHAEL STUKALIN
6917 COLLINS AVENUE 1126
MIAMI BEACH, FL 33141

TRAVIS GOAD
6917 COLLINS AVENUE 1226
MIAMI BEACH, FL 33141

NABIL AZAR &W KATIA AZAR
8429 BELLS RIDGE TERRACE
POTOMAC, MD 20854

FREDERIC FAUCHER &W EVA LJUNG
5148 NW 106 AVENUE
DORAL, FL 33178

YALE EPSTEIN &W FEBORAH R
20 WILEY LANE
WOODSTOCK, NY 12498

MAYRA ALVAREZ
12962 SW 27 STREET
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COLLINS CONDO ASSN INC
6917 COLLINS AVENUE CU-1
MIAMI BEACH, FL 33141

JULIE WALSH
114 MADISON STREET #1
HOBOKEN, NJ 07030

ARMANDO L. VALDES
1530 SW 90 AVENUE
MIAMI, FL 33174

LISE MENDEZ &H EDUARDO
425 SHORE DRIVE
MIAMI BEACH, FL 33141

DARRIN K MCMURRAY
17720 NW 73 AVENUE #205
HIALEAH, FL 33015

LOURDES DE LA VEGA
11160 SW 93 AVENUE
MIAMI, FL 33176

YSEULT JEAN
11710 SW 178 TERRACE
MIAMI, FL 33177

SANTIAGO GROSSY
6885 BYRON AV 204
MIAMI BEACH, FL 33141

GLADYS & ROBERT DALMAU JTRS
2901 SUNRISE LAKES DR. E #101
SUNRISE, FL 33322

VESTITI GROUP LLC
1743 BAY ROAD
MIAMI BEACH, FL 33139

HUMBERTO JAY GARCIA
6895 BYRON AV 106
MIAMI BEACH, FL 33141

CARMEN M DE LA CRUZ
8230 SW 25 STREET
MIAMI, FL 33155

ARLYNS DE LA RIVA
19025 E. SAINT ANDREWS DR.
MIAMI GARDENS, FL 33015

OSMANY LEON & YOEL CORDERO
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MIAMI BEACH, FL 33141

ASHRAF SOLTAN
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MIAMI BEACH, FL 33139

MIMO ON THE BCH II CONDO ASSN
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WESTON, FL 33326

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MIAMI, FL 33180

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MIAMI BEACH, FL 33141

MARTHA PECINA
6895 BYRON AV 210
MIAMI BEACH, FL 33141

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BRENTWOOD, TN 37027

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6799 COLLINS AVENUE 201
MIAMI BEACH, FL 33141

GEORGE PINO
6799 COLLINS AVENUE 301
MIAMI BEACH, FL 33141

NHM CONSULTING LLC
530 E 76 STREET APT. #7K
NEW YORK, NY 10021

PETER C. SMITH
4528 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

NOMAD USA LLC
6799 COLLINS AVENUE 601
MIAMI BEACH, FL 33141

TDG HOUSING LLC
2800 BISCAYNE BLVD #1010
MIAMI, FL 33137

BLAIRE BIASE
6799 COLLINS AVENUE 801
MIAMI BEACH, FL 33141

MSJI INVESTMENTS LLC
1741 NW 127 WAY
CORAL SPRINGS, FL 33071

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4118 13 AVENUE
BROOKLYN, NY 11219

DARYL K BOFFARD
6799 COLLINS AVENUE 1201
MIAMI BEACH, FL 33141

HUGH FLOOD
6799 COLLINS AVENUE 1401
MIAMI BEACH, FL 33141

SEAHORSE RESOURCES LTD
6799 COLLINS AVENUE 1501
MIAMI BEACH, FL 33141

ROMO VINACUR INC
1200 BRICKELL AVENUE #860
MIAMI, FL 33131

659 DEVELOPMENT LLC
6799 COLLINS AVENUE 1701
MIAMI BEACH, FL 33141

SUSAN MALINOWSKI
363 CATALPA DRIVE
BIRMINGHAM, MI 33141

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200 CHAMBERS STREET #7S
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MOORESTOWN, NJ 08057

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MIAMI, FL 33133

STEVEN SELVIN
36 MCGRATH DRIVE
CRESSKILL, NJ 07626

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1326 PRESIDENT STREET
BROOKLYN, NY 11213

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ASPEN, CO 81611

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136 MAIN STREET, SUITE 201
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BRIGHT STARS LLC
3135 ELLICOTT ST NW
WASHINGTON, DC 20008

MIAMI 1002 CORP
9130 S. DADELAND BLVD. #1600
MIAMI, FL 33156

ANNAEL JOSEPHINE FLEISCHER
6799 COLLINS AVENUE 1102
MIAMI BEACH, FL 33141

BRIAN BALDINGER
21 S. ELMWOOD ROAD #5
MARLTON, NJ 08053

HEADINGTON REALTY
2711 N. HASKELL AVENUE #2800
DALLAS, TX 75204

SEAHORSE RESOURCES LIMITED
505 PARK AVENUE 8TH FLR
NEW YORK, NY 10022

PIPELINE 40 LLC
6799 COLLINS AVENUE 1602
MIAMI BEACH, FL 33141

RASIKARAN G. BOAZ
7 KAISER 67 STREET
NEW YORK, NY 10065

ANTONIO C. ALVAREZ
21677 SHEFFIELD DRIVE
FARMINGTON HILLS, MI 48335

MARTIN J. GRANOFF
6799 COLLINS AVENUE CPH02
MIAMI BEACH, FL 33141

THOMAS A. FUNK TRUST
6801 COLLINS AVENUE PH02
MIAMI BEACH, FL 33141

ROBERT COLLETTI
6799 COLLINS AVENUE 103
MIAMI BEACH, FL 33141

ENGIN YESIL
1001 NW 163 DRIVE
MIAMI, FL 33169

ROBERT POLISHOOK
1408 N. KINGS HIGHWAY BLVD #300
SAINT LOUIS, MO 63113

BEAMAR ENTERPRISES LLC
270 VELEROS COURT
CORAL GABLES, FL 33143

ROSLYN NESIS
140 WEST 86 STREET #4A
NEW YORK, NY 10024

ZAHOUL INC
800 BRICKELL AVENUE #701
MIAMI, FL 33131

RONALD A KRISS
6799 COLLINS AVENUE 803
MIAMI BEACH, FL 33141

ABHAY K. BISARYA
14720 MISSION ROAD
LEAWOOD, KS 66224

MARGARITA WEINBAUM TRS
2505 E. LAS OLAS BLVD
FT. LAUDERDALE, FL 33301

HOWARD SMITH
6799 COLLINS AVENUE 1203
MIAMI BEACH, FL 33141

DAVID PENSKY
3299 K STREET NW
WASHINGTON, DC 20007

BRUCE HORNSBY
1200 S. ENGLAND CIRCLE
WILLIAMSBURG, VA 23185

JUNE SCHECHTER CANE TRS
16341 VIA VENETIA E
DELRAY BEACH, FL 33141

ALAN FORTIER
1 OAK TRAIL ROAD
ENGLEWOOD, NJ 07631

CAROL FEINBERG
257 W 86 STREET #7A
NEW YORK, NY 10024

WILLIAM E. RACOLIN TRUST
6799 COLLINS AVENUE 204
MIAMI BEACH, FL 33141

EVA RITVO
6799 COLLINS AVENUE 304
MIAMI BEACH, FL 33141

RICHARD S. GOLDEN
19800 W 8 MILE ROAD
SOUTHFIELD, MI 48075

CANYON RANCH S504 LLC
6000 INDIAN CREEK DR. PH 25
MIAMI BEACH, FL 33140

FRENEN INVESTMENTS CORPORATION
6799 COLLINS AVENUE 604
MIAMI BEACH, FL 33141

LARRY WADELL
1600 CENTER AVENUE
FORT LEE, NJ 07024

HOWARD G. GREENBERG
8 PALLISER ROAD
IRVINGTON, NY 10533

CM RANCH PROPERTIES CORP
6892 NW 113 COURT
DORAL, FL 33178

RONALD GREENBERG
6799 COLLINS AVENUE 1104
MIAMI BEACH, FL 33141

CARLOS JAVIER VELARDE
6799 COLLINS AVENUE 1204
MIAMI BEACH, FL 33141

PIPELINE 40 LLC
755 PARK AVENUE UNIT 10-B
NEW YORK, NY 10021

AMFRAN ESTATES INC
415 GENDRON ROAD
PLAINFIELD, CT 06374

JOANNE D. FOURNIER
10 ICEHOUSE ROAD
NORTH ADOVER, MA 01845

HEIDI RODALE
1800 MINESITE ROAD
ALLENTOWN, PA 18103

NICOLE Z. BODOR TRUST
6799 COLLINS AVENUE LPH04
MIAMI BEACH, FL 33141

NASSEM HAFFAR
300 EAST 74 STREET
NEW YORK, NY 10021

RICHARD C. STOKER JR.
6899 COLLINS AVENUE 606
MIAMI BEACH, FL 33141

DAVID PRUSSKY
6799 COLLINS AVENUE 205
MIAMI BEACH, FL 33141

CHARLES SANTORO
3 ALDEN TERRACE
GREENWICH, CT 06831

MARK NITZBERG
6799 COLLINS AVENUE 505
MIAMI BEACH, FL 33141

MSN LLC
7509 BUCCANEER AVENUE
NORTH BAY VILLAGE, FL 33141

CIRILO C. PADRON
4779 COLLINS AVENUE #1501
MIAMI BEACH, FL 33140

LEIGH LASKY
10 E. DELAWARE PLACE #17B
CHICAGO, IL 60611

ASHKAN VAHMAN
6799 COLLINS AVENUE 905
MIAMI BEACH, FL 33141

ALEXANDER POPOV
6799 COLLINS AVENUE 1005
MIAMI BEACH, FL 33141

CAROLE C. LAMSON SCHULMAN TRS
6799 COLLINS AVENUE 1205
MIAMI BEACH, FL 33141

THOMAS BLAIGE
100 EAST HURON STREET #3802
CHICAGO, IL 60611

EVELYN LEONE
6799 COLLINS AVENUE 1505
MIAMI BEACH, FL 33141

JEROME SILBER TRS
290 CLUB ROAD
STAMFORD, CT 06905

CYNTHIA LEWIN
6425 SW 110 STREET
PINECREST, FL 33156

STUART GOLDBERG
200 RIVERSIDE BLVD #11F
NEW YORK, NY 10069

MARY K. SLESSINGER RICH TRUST
6799 COLLINS AVENUE CPH05
MIAMI BEACH, FL 33141

JCJ 1 LLC
6799 COLLINS AVENUE LPH05
MIAMI BEACH, FL 33141

TODD LIPPMAN TRS
1043 BLUFF ROAD
GLENCOE, IL 60022

ELINOR WHITELY BLY
51 GLEN BYRON AVENUE
NYACK, NY 10960

PETER & VALARIE FRANKEL
317 71 STREET
MIAMI BEACH, FL 33141

DE VACA HOLDINGS LLC
PO BOX 385
GILSUM, NH 03448

7887922 CANADA INC
6799 COLLINS AVENUE 606
MIAMI BEACH, FL 33141

IRWINS S SABLOSKY
6799 COLLINS AVENUE 706
MIAMI BEACH, FL 33141

WILLIAM HIRSHBERG
6799 COLLINS AVENUE 806
MIAMI BEACH, FL 33141

6799 COLLINS AVENUE LLC
170 EAST 87 STREET
NEW YORK, NY 10128

CAMJORD REALTY LLC
286 ELM ROAD
BRIARCLIFF MANOR, NY 10510

HARVEY SANDS
6799 COLLINS AVENUE 1106S
MIAMI BEACH, FL 33141

ISAAC NAHON
14050 SW 84 STREET #103
MIAMI, FL 33183

KATAPRI LLC
25 EAST 2 AVENUE #1235
MIAMI, FL 33131

DOMINIQUE S. CHERIQUI
7330 OCEAN TERRACE #802
MIAMI BEACH, FL 33141

SANTA TEREZA REAL ESTATE INV.
1925 BRICKELL AVENUE #D206
MIAMI, FL 33129

MIGUEL E. RODRIGUEZ
6799 COLLINS AVENUE 1706
MIAMI BEACH, FL 33141

RAVI BHOLA
700 WEST E STREET UNIT 1006
SAN DIEGO, CA 92101

JVOLPE LLC
6799 COLLINS AVENUE CPH06
MIAMI BEACH, FL 33141

KAREN OLSON
6799 COLLINS AVENUE LPH06
MIAMI BEACH, FL 33141

DAVID GILBERT
6799 COLLINS AVENUE PH06
MIAMI BEACH, FL 33141

JESSICA ELIZABETH BENHAMOU TRS
606 S. OLIVE STREET, STE. 2150
LOS ANGELES, CA 90014

6799 COLLINS 207 LLC
6799 COLLINS AVENUE 207
MIAMI BEACH, FL 33141

STEPHEN JACKSON HARAWAY
1023 NICHOLSON STREET
HOUSTON, TX 77008

FRANK BARTKUS
6799 COLLINS AVENUE 407
MIAMI BEACH, FL 33141

ROBERT M. SIEGLE
6799 COLLINS AVENUE 507
MIAMI BEACH, FL 33141

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1177 22 STREET NW UNIT #4J
WASHINGTON, DC 20037

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6799 COLLINS AVENUE 308
MIAMI BEACH, FL 33141

LANCE RADER
1205 SEAGULL TERRACE
HOLLYWOOD, FL 33019

MARK ALEXANDER BRILL
6799 COLLINS AVENUE 508
MIAMI BEACH, FL 33141

FL 6801 COLLINS SOUTH LLC
1271 AVENUE OF THE AMERICAS 46TH
FLR
NEW YORK, NY 10020

CHRISTOPHER DEAGAZIO
238 HIGH STREET
WINCHESTER, MA 01890

JUSTIN FUHRMANN & SILVIAN MARK
9655 E. BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

CINDY DUNHILL CORRIE
6630 VILLA SONRISA DRIVE #714
BOCA RATON, FL 33433

PEROS INVESTMENTS LC
PO BOX 3638
WILLIAMSBURG, VA 23187

SHAHRAM ZARNIGHIAN
46 KINGS POINT ROAD
GREAT NECK, NY 11024

PABLO R. RAMIREZ
1421 SW 107 AVENUE #151
MIAMI, FL 33174

LUIS GONZALEZ
3740 DE GARMO LANE
COCONUT GROVE, FL 33133

WILLIAM E. SCHMID
1160 WASHINGTON ROAD
PITTSBURGH, PA 15228

ILEANA CONTRERAS
6799 COLLINS AVENUE 311
MIAMI BEACH, FL 33141

NANCY W. BATCHELOR JTRS
6899 COLLINS AVENUE 2204
MIAMI BEACH, FL 33141

GLORIA KISCH
12 WHITEBROOK DRIVE
FLANDERS, NY 11901

ERIC BORUKHIN
245 N. COCONUT LANE
MIAMI BEACH, FL 33139

GEORGE C. SAKELLARIS JTRS
250 PRESIDENT STREET #411SCA
BALTIMORE, MD 21202

CARL WOLF
418 TURLINGTON COURT
LIVINGSTON, NJ 07039

ISSAC CORRE
163 EAST 80 STREET
NEW YORK, NY 10075

ROBERT L. ROSEN & DALE A.
67 PECKSLAND ROAD
GREENWICH, CT 06831

NAN LEVY
18 MAYFAIR LANE
GREENWICH, CT 06831

ALBATROSS CR ONE LLC
109 GRIFFEN AVENUE
SCARSDALE, NY 10583

FAWN S. RICH
16 APPLGREEN DRIVE
OLD WESTBURY, NY 11568

MICHAEL GELTZEILER
130 WEST 12 STREET #8A
NEW YORK, NY 10011

DINO TREVISANI
79 TACKORA TRAIL
RIDGEFIELD, CT 06877

JACQUELINE DUFOUR
118 PARK AVENUE
LARCHMONT, NY 10538

SUSANNE BIRBRAGHER
6899 COLLINS AVENUE 1401
MIAMI BEACH, FL 33141

JENN JEAN-HERVE
7 BEDFORD GARDENS
MIAMI BEACH, FL 33141

J WILLIAM UHRIG
37 WEST 20 STREET #908
NEW YORK, NY 10011

AKRAM RAFLA
60 BUCKSKIN DRIVE
WESTON, MA 02493

ANDREW & PAIGE CHARLES
7 CARRIAGE DRIVE
OLD WESTBURY, NY 11568

JOEL MANDELBAUM TRS
220 OAK RIDGE AVENUE
SUMMIT, NJ 07901

HENRY OPATUT
18 GREENLAND COURT
PRINCETON, NJ 08540

STARS RESIDENCE II LLC
11 BIRCHALL DRIVE
SCARSDALE, NY 10583

ROBERT & LUCY MASTRODDI PITARO
1 WITTMAN DRIVE
KATONAH, NY 10536

LINDA M. SWARTZ TRS
PO BOX 309
PALM BEACH, FL 33480

CAP REAL ESTATE INVS LLC
6801 COLLINS AVENUE #2401
MIAMI BEACH, FL 33141

BLUE HERON INVESTMENTS LLC
304 INDIAN TRCE #615
WESTON, FL 33326

BHENYOY DEMBLA
550 N. KINGSBURY ST #R02
CHICAGO, IL 60654

PAUL ANTONY BRETT JTRS
6899 COLLINS AVENUE 2801
MIAMI BEACH, FL 33141

EVELYN M. EL KHAWAJE
304 INDIAN TRCE #615
WESTON, FL 33326

LEO A DALY III
6899 COLLINS AVENUE 3001
MIAMI BEACH, FL 33141

GULAB BHATIA TRS
6899 COLLINS AVENUE 3101
MIAMI BEACH, FL 33141

GRAHAM GUND
5 LOWELL STREET
CAMBRIDGE, MA 02138

STANLEY J. WACHTENHEIM
41 BASSETT STREET
PROVIDENCE, RI 02903

LIZBETH KRUPP
7 WOODCHESTER DRIVE
CHESTNUT HILL, MA 02467

PAMELA LIEBMAN
9 STRATFORD CT
WARREN, NJ 07059

GRIMSUR LLC
6899 COLLINS AVENUE 904
MIAMI BEACH, FL 33141

DANIEL WALLEN TRS
101 PLEASANT RIDGE ROAD
HARRISON, NY 10528

RD2 MIAMI LLC
38 FRANKLIN ROAD
SCARSDALE, NY 10583

JUDITH YAVITZ TRUST
3 LARCH LANE
LARCHMONT, NY 10538

ELVEA CAPITAL SARL
116 JOHN STREET #1313
NEW YORK, NY 10038

ROGER ABBODD
10910 NW 92 TERRACE
MEDLEY, FL 33178

JOHN C. HEINMILLER
7317 AUTO CLUB ROAD
BLOOMINGTON, MN 55438

GREGORY SQUIRE HURST TRS
3 FERNWOOD COURT
EAST BRUNSWICK, NJ 08816

SUSAN BLANK
400 W. 12 STREET #10C
NEW YORK, NY 10014

SUSAN R GOLDSTEIN
1930 BROADWAY APT #27G
NEW YORK, NY 10023

GEQ INVESTMENTS LLC
6899 COLLINS AVENUE 1802
MIAMI BEACH, FL 33141

PETA 1902 LLC
6899 COLLINS AVENUE 1902
MIAMI BEACH, FL 33141

KAMRAN T. ELGHANAYAN
387 PARK AVENUE S. 7TH FLR
NEW YORK, NY 10016

GERALD BREGMAN
6899 COLLINS AVENUE 403
MIAMI BEACH, FL 33141

CAROLEE FRIEDLANDER TRS
19 EAST ELM STREET
GREENWICH, CT 06830

SLC PROPERTY CORP.
2000 PONCE DE LEON BLVD #617
CORAL GABLES, FL 33134

NEW ENG INTERNATIONAL LLC
1627 BRICKELL AVENUE #2803
MIAMI, FL 33129

GUY BENHAMOU
606 S. OLIVE STREET, STE. 2150
LOS ANGELES, CA 90014

LUDIX CORP.
1925 BRICKELL AVENUE #D205
MIAMI, FL 33129

THOMAS & LORRAINE SZABO
66 LEONARD STREET #8D
NEW YORK, NY 10013

TURIN GLOBAL INVESTMENTS LTD
90 ALMERIA AVENUE
CORAL GABLES, FL 33134

JUAN CARLOS MURILLO URIBE
6899 COLLINS AVENUE 1503
MIAMI BEACH, FL 33141

OUR BEACH 10 INC
1000 BRICKELL AVENUE #215
MIAMI, FL 33131

JAMES & DENISE GEORGE
3570 ERIE DRIVE
ORCHARD LAKE, MI 48324

ARMANDO RODRIGUEZ
965 MIDLAND AVENUE
YONKERS, NY 10704

REDCLIFF SQUARE LLC
6899 COLLINS AVENUE 1903
MIAMI BEACH, FL 33141

ELAINE SAMSON
41 TUDOR COURT
MARLTON, NJ 08053

RICHARD LIPSKY
6899 COLLINS AVENUE 2103
MIAMI BEACH, FL 33141

MIA 2203 LLC
6899 COLLINS AVENUE 2203
MIAMI BEACH, FL 33141

MEL IMMERGUT
6899 COLLINS AVENUE 2303
MIAMI BEACH, FL 33141

STUDIO CV INC.
6899 COLLINS AVENUE 2403
MIAMI BEACH, FL 33141

MNST LLC
734 W BROADWAY
WOODMERE, NY 11598

CR 2803 LLC
120 E. END AVENUE #17-B
NEW YORK, NY 10028

FL 6801 COLLINS NORTH LLC
1271 AVENUE OF THE AMERICAS 46TH
FLR
NEW YORK, NY 10020

MZ CAPITAL HOLDINGS LLC
333 GREENWICH STREET
NEW YORK, NY 10013

ENVIRENOV CANYON LLC
90 ALTON ROAD
MIAMI BEACH, FL 33139

MONICA GREIDINGER JTRS
6899 COLLINS AVENUE 1104
MIAMI BEACH, FL 33141

COLLINS 1204 LLC
12300 SOUTHSORE BLVD #200
WELLINGTON, FL 33414

JOHN C. SHEA TRUST
5233 MONUMENT AVENUE UNIT 3C
RICHMOND, VA 23226

REGINA BEHAR
1570 STILLWATER DRIVE
MIAMI BEACH, FL 33141

WILLIAM J. UHRIG
6899 COLLINS AVENUE 1604
MIAMI BEACH, FL 33141

RICHARD & VIRGINIA SCOZA
30 OAKLAWN DRIVE
COMMACK, NY 11725

TIFFANY M. FIELD TRS
2889 MACFARLANE RD UNIT 1902
MIAMI, FL 33133

KAVANAUGH-SAKS 2001 TRUST
6899 COLLINS AVENUE 2004
MIAMI BEACH, FL 33141

MASSUD LLC
11402 NW 41 STREET #202
DORAL, FL 33178

ELZBIETA PRUSZYNSKA
6899 COLLINS AVENUE 2204
MIAMI BEACH, FL 33141

MATTHEW LEEBOW
60 HAMLET COURT
CLEVELAND, OH 44108

KARL DANNENBAUM
6899 COLLINS AVENUE 2404
MIAMI BEACH, FL 33141

KARL J. WALL
700 1ST AVENUE S
TIERRA VERDE, FL 33715

ROBERT GRAIFMAN
6899 COLLINS AVENUE 2604
MIAMI BEACH, FL 33141

BART KAVANAUGH TRS
6899 COLLINS AVENUE 2704
MIAMI BEACH, FL 33141

HENRY OPATUT
6899 COLLINS AVENUE 2804
MIAMI BEACH, FL 33141

CR2904 HOLDINGS LLC
6899 COLLINS AVENUE 2904
MIAMI BEACH, FL 33141

ASK FLORIDA LLC
21 LAW DRIVE
FAIRFIELD, NJ 07004

DAVID & JENNIFER PURITZ
39 HARRISON STREET
NEW YORK, NY 10013

LUIS A OBERTO
255 E. 74 STREET #19A
NEW YORK, NY 10021

MARTA A. WITER TRS
89 EDISON AVENUE
MIAMI BEACH, FL 33141

SAMUEL MANDEL
6899 COLLINS AVENUE 3504
MIAMI BEACH, FL 33141

NORA E. DELGADO
6899 COLLINS AVENUE 405
MIAMI BEACH, FL 33141

J&B RANCHO MIAMI LLC
1600 S. OCEAN DRIVE #2D
HOLLYWOOD, FL 33019

BOTUCATU CORP
1110 BRICKELL AVENUE #310
MIAMI, FL 33131

RENE VALVERDE
460 LEUCADENDRA DRIVE
CORAL GABLES, FL 33156

CARILLON BEACH NORTH 1605 LLC
5451 PINE TREE DRIVE
MIAMI BEACH, FL 33140

FAREECHA I KHAN
10416 VAN PATTEN LANE
GREAT FALLS, VA 22066

MILAGROS CASTILLO
6899 COLLINS AVENUE 1805
MIAMI BEACH, FL 33141

CARMEN C. LAURIA TRS
6899 COLLINS AVENUE 1905
MIAMI BEACH, FL 33141

CANYON RANCH N2005 INC
6899 COLLINS AVENUE 2005
MIAMI BEACH, FL 33141

JANE COE STOKER TRS
6899 COLLINS AVENUE 606
MIAMI BEACH, FL 33141

706 CARILLON INVESTMENTS INC
2699 S. BAYSHORE DRIVE #300
MIAMI, FL 33133

MISTRAL AMERICAS LLC
225 CANNON COURT E
PONTE VEDRA BEACH, FL 32082

NERI CARILLON BEACH LLC
6899 COLLINS AVENUE 1006
MIAMI BEACH, FL 33141

GHAFFAN ABOUD
6100 SW 92 STREET
MIAMI, FL 33156

TIMOTHY M. HOGLE
720 NE 69 STREET #19N
MIAMI, FL 33138

BENEDICT SILVERMAN
6899 COLLINS AVENUE 1406
MIAMI BEACH, FL 33141

ADAMAR CORP
1060 BRICKELL AVENUE #1805
MIAMI, FL 33131

BRIAN PERKINS
160 WEST 66 STREET #57B
NEW YORK, NY 10023

HELENE FORTUNOFF
6899 COLLINS AVENUE 1706
MIAMI BEACH, FL 33141

ROTINA MIAMI INC
1401 BRICKELL AVENUE #520
MIAMI, FL 33131

RODOLFO JOSE REYES ROJAS
465 BRICKELL AVENUE #5605
MIAMI, FL 33131

ASHLEY PALM
6899 COLLINS AVENUE 2006
MIAMI BEACH, FL 33141

RAM METSER
PO BOX 147
WABAN, MA 02468

2206 CORP TRUST
6899 COLLINS AVENUE 2206
MIAMI BEACH, FL 33141

SEEMA RANI KHURANA
6899 COLLINS AVENUE 707
MIAMI BEACH, FL 33141

ALEXANDRE PEREZ
70 SHERWOOD AVENUE
GREENWICH, CT 06831

CANDACE MAHER-WALSH TRS
1330 WEST 29 STREET
MIAMI BEACH, FL 33140

ERNEST GAMBARO
5550 LAGORCE DRIVE
MIAMI BEACH, FL 33140

ISABELI BERGOSSI FONTANA
6899 COLLINS AVENUE 1107
MIAMI BEACH, FL 33141

EDUARDO FERRAZ
6899 COLLINS AVENUE 1207
MIAMI BEACH, FL 33141

LISA MARCUS JTRS
6899 COLLINS AVENUE 1707
MIAMI BEACH, FL 33141

OCEAN FANTASY DEVELOPMENT LTD
6899 COLLINS AVENUE 1807
MIAMI BEACH, FL 33141

MANBIR SINGH
480 PARK AVENUE #12C
NEW YORK, NY 10022

ASHLEY PALM
6899 COLLINS AVENUE 2007
MIAMI BEACH, FL 33141

SUN RESIDENCE LLC
PO BOX 147
WABAN, MA 02468

BENOIT R PIUSSAN
6899 COLLINS AVENUE 2307
MIAMI BEACH, FL 33141

JERALD SIEGEL
6899 COLLINS AVENUE 2407
MIAMI BEACH, FL 33141

ANTONIO C. ALVAREZ
200 CHESTNUT STREET
ENGLEWOOD, NJ 07631

ANN WEINER
5 CHARMERS LANDING
WESTPORT, CT 06880

LMT PROPERTIES LLC
2 GREENWICH OFFICE PARK STE. #2
GREENWICH, CT 06831

CR 2807 LLC
30 HOMEWOOD DRIVE
MORRISTOWN, NJ 07960

STEVEN ROTH
770 PARK AVENUE #7
NEW YORK, NY 10021

DIOS MANDA LLC
9520 HARDING AVENUE #2
SURFSIDE, FL 33154

MARIA AUGUSTA MIRANDA
6899 COLLINS AVENUE 808
MIAMI BEACH, FL 33141

AD ASTRA ENTERPRISES LLC
20801 BISCAYNE BLVD STE. 501
AVENTURA, FL 33180

JOSEPHINE PALLANTE
6 ALLARD ROAD
BAYVILLE, NJ 08721

MISKKA CORP.
2875 NE 191 STREET STE. #801
AVENTURA, FL 33180

BRUCE M. STACNENFELD
29 ROLLING HILL DRIVE
CHATHAM, NJ 07928

ALEXANDER POPOV
6899 COLLINS AVENUE 1508
MIAMI BEACH, FL 33141

JOHN R. RHINELANDER
8 LOANTAKA LANE N
MORRISTOWN, NJ 07960

SS CANYON RANCH LLC
25 SUTTON PL S APT. #19G
NEW YORK, NY 10022

HOWARD J. VOGEL
6899 COLLINS AVENUE 1808
MIAMI BEACH, FL 33141

TRACEY HUNTER
725 NE 125 STREET
NORTH MIAMI, FL 33161

HARRY W. LANGE
6899 COLLINS AVENUE 2008
MIAMI BEACH, FL 33141

CYNTHIA S. FERRAL TRS
6899 COLLINS AVENUE 2108
MIAMI BEACH, FL 33141

MARTIN MARRON
121 W 85 STREET
NEW YORK, NY 10024

STUART FRANKEL TRS
6899 COLLINS AVENUE 2308
MIAMI BEACH, FL 33141

DARYL ROTH
888 7 AVENUE 46TH FLOOR
NEW YORK, NY 10106

PAUL SPRAGUE
6899 COLLINS AVENUE 2608
MIAMI BEACH, FL 33141

NEW PETROBAL LLC
6899 COLLINS AVENUE 709
MIAMI BEACH, FL 33141

DINA HOROWITZ
1662 E. 28 STREET
BROOKLYN, NY 11229

RICHARD SHELALA
8 HICKORY LANE
GLEN COVE, NY 11542

LIHO PROPERTIES LLC
191 BEALE STREET
MEMPHIS, TN 38103

NEIL SIMMONS
550 HILL GROVE ROAD
MANAKIN SABOT, NY 10011

ROBERT L. PINCUS
79 LAIGHT STREET, APT. #3F
NEW YORK, NY 10013

BENEDICT SILVERMAN
201 NE 1 AVENUE
DELRAY BEACH, FL 33444

MATTHEW STAPEN
15 W. 20 STREET #8A
NEW YORK, NY 10011

ALEX ZATUCHNY
6899 COLLINS AVENUE 1609
MIAMI BEACH, FL 33141

HELENE FORTUNOFF
6899 COLLINS AVENUE 1709
MIAMI BEACH, FL 33141

HOWARD J. VOGEL
2127 BRICKELL AVENUE #1002
MIAMI, FL 33129

KENNETH COHEN
6899 COLLINS AVENUE 1909
MIAMI BEACH, FL 33141

PETER A. SOHIER TRS
6899 COLLINS AVENUE 2009
MIAMI BEACH, FL 33141

KORINA INVEST LTD
20801 BISCAYNE BLVD STE. 501
AVENTURA, FL 33180

TEEPEE TOWN HOLDINGS LLC
666 OLD COUNTRY ROAD
GARDEN CITY, NY 11530

LINCOLN 255 HOLDINGS LLC
437 HIGHVIEW ROAD
ENGLEWOOD, NJ 07631

VISOSAN CORPORATION
5210 SW 201 TERRACE
SOUTHWEST RANCHES, FL 33332

MILLER MERI
534 HUDSON ST #4D
NEW YORK, NY 10014

GLENN FAHRIE EDELSON
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NEW YORK, NY 10016

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950 PENINSULA CORPORATE CIR.
#2000
BOCA RATON, FL 33487

CAROL ANNE RATNER TRS
6899 COLLINS AVENUE 1510
MIAMI BEACH, FL 33141

POMEROY DELAWARE INVST #2 LLC
5480 CORPORATE DRIIVE #230
TROY, MI 48098

HELENE FORTUNOFF
68 KENSINGTON CIRCLE
MANHASSET, NY 11030

MARVEL ADVISORY LTD
6899 COLLINS AVENUE 1810
MIAMI BEACH, FL 33141

ROBERT RINAOLO
6899 COLLINS AVENUE 1910
MIAMI BEACH, FL 33141

GRANDSON 3 LLC
6899 COLLINS AVENUE 2010
MIAMI BEACH, FL 33141

FAUNA & FLORA PROPERTIES LLC
6899 COLLINS AVENUE 2110
MIAMI BEACH, FL 33141

JOHN R. ROTTKAMP
6899 COLLINS AVENUE 2210
MIAMI BEACH, FL 33141

DARYL ROTH
888 7 AVENUE 44TH FLOOR
NEW YORK, NY 10106

LOIS BERKOWITZ
17 COUNTRY CLUB LANE
MARLBORO, NJ 07746

LAWRENCE T. GIBBONS
908 SW 18 COURT
FT. LAUDERDALE, FL 33315

M&D REAL PROPERTY LLC
304 INDIAN TRCE #297
WESTON, FL 33326

LAS CONDES LLC
830 CASTILE PLAZA
CORAL GABLES, FL 33134

ROBIN JACOBS
3605 FLAMINGO DRIVE
MIAMI BEACH, FL 33140

JALE LLC
9300 S. DADELAND BLVD #600
MIAMI, FL 33156

MARENGO INTERNATIONAL GROUP CO
6801 COLLINS AVENUE #C809
MIAMI BEACH, FL 33141

HUDSON STUDIOS INC
601 W 26 STREET #13 FLR
NEW YORK, NY 10001

SONJA M ESPINAL
555 W. 23 STREET #S-14B
NEW YORK, NY 10011

LARA SHRIFTMAN TRS
8523 W. SUNSET BLVD
WEST HOLLYWOOD, CA 90069

PRIEURE COMPANY LLC
1000 5 STREET STE. 200
MIAMI BEACH, FL 33139

ALEX WINSTON LLC
39 GREEN PARK
NEWTON, MA 02458

NANCY WALSH
65 PEPPER DRIVE
LOS ALTOS, CA 94022

AVRAHAM TAHARI
6801 COLLINS AVENUE #CPH09
MIAMI BEACH, FL 33141

WINHALL LLC
33 WEST 19 STREET #4FL
NEW YORK, NY 10011

6801 COLLINS LLC
PO BOX 4275
HALLANDALE, FL 33008

WCS LENDING LLC
6501 CONGRESS AVENUE #240
BOCA RATON, FL 33487

TCP MIAMI LLC
300 ENTERPRISE DRIVE
KINGSTON, NY 12401

LLOYD HERSHMAN
10646 STONEBRIDGE BLVD
BOCA RATON, FL 33498

PAMRO LLC
318 BOSTON POST ROAD
MADISON, CT 06443

RANCH RESORT PROP LLC
6937 NW 110 WAY
PARKLAND, FL 33076

P AND P INVESTMENTS LLC
1220 VINTAGE PLACE
NASHVILLE, TN 37215

FEDERICO R. GRAYEB
1400 LINCOLN ROAD #504
MIAMI BEACH, FL 33139

HAYDEN ENTERPRISES LLC
60 RIVERSIDE DRIVE #5D
NEW YORK, NY 10024

EUGENE MODELL TRUST
8601 RPBERT FULTON DRIVE, STE 200
COLUMBIA, MD 21046

RASIKARAN & JHANSI BOAZ
6801 COLLINS AVENUE LPH02
MIAMI BEACH, FL 33141

SUSANA HERNANDEZ
7030 ALMANSA STREET
CORAL GABLES, FL 33143

ARI RUBENSTEIN
180 RIVERSIDE BLVD #PH1AB
NEW YORK, NY 10069

PAUL BOGUTSKY
1760 2 AVENUE
NEW YORK, NY 10128

MZ CAPITAL HOLDINGS LLC
6801 COLLINS AVENUE 803
MIAMI BEACH, FL 33141

ROSALEE SIMENSKY
20220 BOCA WEST DRIVE #1504
BOCA RATON, FL 33434

NANCY FUSCO BALDWIN
139 SUNRISE AVENUE #102
PALM BEACH, FL 33480

GLUE REAL ESTATE INC
2601 S. BAYSHORE DRIVE #725
MIAMI, FL 33133

MONIKA SCHUSTER TRS
1800 PURDY AVENUE #2412
MIAMI BEACH, FL 33139

BCS 16E HOLDING LLC
6801 COLLINS AVENUE LPH03
MIAMI BEACH, FL 33141

BCS 16E HOLDING LLC
1000 BRICKELL AVENUE #300
MIAMI, FL 33131

TIPY FLORIDA INC
201 S. BISCAYNE BLVD #1500
MIAMI, FL 33131

YEE KOHHANN
36 JANE DRIVE
ENGLEWOOD CLIFFS, NJ 07632

LONG COULEE LLC
150 W. FLAGLER STREET #2200
MIAMI, FL 33130

SOJAMA LLC
2750 NE 185 STREET #302
AVENTURA, FL 33180

1500 OCEAN DRIVE LLC
36 JANE DRIVE
ENGLEWOOD CLIFFS, NJ 07632

MOTTO 1 LLC
1691 MICHIGAN AVENUE #320
MIAMI BEACH, FL 33139

PLATE WEST INC
201 BISCAYNE BLVD #905
MIAMI, FL 33131

KWASI ARMAH
613 SOUTHRIDGE DRIVE
MECHANISBURG, PARIS 17055

ANN C. GALLO TRUST
12 POETS PATH
WAYLAND, MA 01778

CD 1216/1217 PROPERTIES LLC
6801 COLLINS AVENUE #C1216
MIAMI BEACH, FL 33141

CYLE ACQUISITIONS LLC
30 HOMEWOOD DRIVE
MORRISTOWN, NJ 07960

WENDY APPEL
6 WHITLIER PL 14N
BOSTON, MA 02114

STEPHEN ALEX
1455 OCEAN DRIVE #1501
MIAMI BEACH, FL 33139

SEASIDE CITY LLC
6801 COLLINS AVENUE 205
MIAMI BEACH, FL 33141

SUSAN TAWIL LIVING TRUST
6801 COLLINS AVENUE 305
MIAMI BEACH, FL 33141

MONTAG RANCH LLC
15 DELLWOOD LANE
ARDSLEY, NY 10502

KOFI IDEAS LLC
613 SOUTHRIDGE DRIVE
MECHANISBURG, PARIS 17055

YOEL HALLER TRS
300 HOT SPRINGS ROAD
SANTA BARBARA, CA 93108

MIAMI ADELPHI LLC
14 WEST 23 STREET #5
NEW YORK, NY 10010

UNIT 822 PROPERTIES LLC
1800 BEECHWOOD BLVD
PITTSBURGH, PARIS 15217

HEADINGTON RLTY & CAPITAL LLC
2711 N. HASKELL AVENUE #2800
DALLAS, TX 75304

CR 1216/1217 PROPERTIES LLC
6801 COLLINS AVENUE #C1217
MIAMI BEACH, FL 33141

JOSE NUNES
6801 COLLINS AVENUE 1405
MIAMI BEACH, FL 33141

JANIS HOLDINGS INC
1925 BRICKELL AVENUE #D205
MIAMI, FL 33129

THOMAS SCHNEPP
9 STURGIS ROAD
BRONXVILLE, NY 10708

DAVID HAMAMOTO
2 EAST 70 STREET #4A
NEW YORK, NY 10021

YOUNG MEE KANG
390 E 8 STREET #6C
NEW YORK, NY 10009

PETER FREY
20 EAST 9 STREET #15C
NEW YORK, NY 10003

ROCHELLE SHIPPER JTRS
180 W. 58 STREET #5D
NEW YORK, NY 10019

C 606 CR LLC
1691 MICHIGAN AVENUE #320
MIAMI BEACH, FL 33139

SUGLIA REALTY MIAMI LLC
402 BLANCA AVENUE
TAMPA, FL 33606

MARY KAY FALISE
503 BROADWATER ROAD
ARNOLD, MD 21012

BRIAN H. HOYLE TRS
601 LIDO PARK DRIVE #1F
NEWPORT BEACH, CA 92663

PETER M. GROSS
300 E. 54 STREET #2114
NEW YORK, NY 10022

SOO KIM JONG
42 WILL LANE
WATCHUNG, NJ 07069

LANCMAN FAMILY LLC
60 BARNARD ROAD
NEW ROCHELLE, NY 10801

SUSAN BARKIN
37 W. 57 STREET #702
NEW YORK, NY 10019

MARGARET N. ROSENFELD
2500 WACHOVIA CAPITOL CTR
RALEIGH, NC 27602

SUKRU CAKIRCA
2750 NE 185 STREET #2ND FLR
MIAMI, FL 33180

MORA RANCH CR LLC
10295 COLLINS AVENUE #1007
BAL HARBOUR, FL 33154

JERRY SHAPIRO
1205 HOBBS ROAD
GREENSBORO, NC 27410

C907 LLC
6801 COLLINS AVENUE 907
MIAMI BEACH, FL 33141

CR 1018 LLC
220 5TH AVENUE #4001
NEW YORK, NY 10001

DAVID LOWIT
3753 JENIFER ST NW
WASHINGTON, DC 20015

OCEAN RANCH MB INC
16850 COLLINS AVENUE
SUNNY ISLES BEACH, FL 33160

GGSSFT LLC
2750 NE 185 STREET #204
AVENTURA, FL 33180

LOUIS L. CERUZZI JR
1720 POST ROAD
FAIRFIELD, CT 06824

REID S. BERMAN
2701 MAITLAND CTR PKWY #225
MAITLAND, FL 32751

P&R REAL PROPERTY LLC
9100 S. DADELAND BLVD #912
MIAMI, FL 33156

OCCELLI INVESTMENTS LLC
6801 COLLINS AVENUE 308
MIAMI BEACH, FL 33141

18 DE AGOSTO LLC
2875 TURNBERRY PLAZA #801
MIAMI, FL 33180

BARRY H. ZUCKER
98 LOOKOUT RD
MOUNTAIN LAKES, NJ 07046

PETROESTE LLC
1110 BRICKELL AVENUE #800
MIAMI, FL 33131

VICTORY REAL ESTATE LLC
2750 NE 185 STREET #302
AVENTURA, FL 33180

ATOMIC USA INC
550 11 STREET #202
MIAMI BEACH, FL 33139

BEACH POINT 1108 LLC
275 WATER STREET #6
NEW YORK, NY 10038

ALLAN NACHMAN
1425 ECHO LANE
BLOOMFOELD HILLS, MI 48302

SALLY R. PELTZ TRUST
2545 N. WAHL AVENUE
MILWAUKEE, WI 53211

VINCENT J. DICCE
353 COURT STREET
BROOKLYN, NY 11231

PIMO PROPERTIES LLC
1 WITTMANN DRIVE
KATONAH, NY 10536

SCALITTI LLC
444 BRICKELL AVENUE #51-461
MIAMI, FL 33131

S & E HOTEL MANAGEMENT LLC
7174 FISHER ISLAND DRIVE
MIAMI, FL 33109

EILEEN NEXER
6801 COLLINS AVENUE 514
MIAMI BEACH, FL 33141

MIAMI RANCH LLC
3471 MAIN HWY #411
MIAMI, FL 33133

LUIZ SOUZA FIDELIX
7174 FISHER ISLAND DRIVE
MIAMI, FL 33109

ALEJANDRO BADIA
1278 S. VENETIAN WAY
MIAMI BEACH, FL 33139

LAND LIMIT.ED INC
6801 COLLINS AVENUE 1009
MIAMI BEACH, FL 33141

NORMAN Y. SCHOENBERG
151 W. 17 STREET PH C
NEW YORK, NY 10011

KEVIN O'BRIEN
20 BRIGHAM LANE
PORTSMOUTH, NH 03801

ROBERT BICKEL
6801 COLLINS AVENUE 1409
MIAMI BEACH, FL 33141

MARIA FERNANDA MARTINO
6801 COLLINS AVENUE LPH09
MIAMI BEACH, FL 33141

CAPH8 LLC
1455 OCEAN DRIVE #1501
MIAMI BEACH, FL 33139

DRM ASSETS CORP.
2750 NE 185 STREET #302
AVENTURA, FL 33180

CHASE KULJINDER
333 GREENWICH STREET
NEW YORK, NY 10013

HY HOLIDAY LLC
730 5 AVENUE #23 FLOOR
NEW YORK, NY 10019

GVIDO KALJO
10 PINK CLOUD LANE
WESTON, CT 06883

WILLIAM G. CISNEROS
25 E. END AVENUE #9
NEW YORK, NY 10028

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

ROBERT WATMAN
130 WEST 30 STREET #14C
NEW YORK, NY 10001

ELIZABETH RAD
219 W. BROADWAY #3
NEW YORK, NY 10013

GD PARTNERS LLC
11607 SPRINGRIDGE ROAD
POTOMAC, MD 20854

JOELLE OIKININE
6801 COLLINS AVENUE 1206
MIAMI BEACH, FL 33141

JULIE T. TALENFELD
690 LEIGH PALM AVENUE
PLANTATION, FL 33324

MONICA GAMBARO
5550 LAGORCE DRIVE
MIAMI BEACH, FL 33140

JANE SILVERSTONE SEGAL TRS
218 NW 71 AVENUE #218
MIAMI, FL 33126

JLE PROPERTIES LLC
1298 HATTERAS LANE
HOLLYWOOD, FL 33019

ADMIRAL PROPERTY LLC
2750 NE 185 STREET #204
AVENTURA, FL 33141

RAIN CASTLE CANYON LLC
865 N. SHORE DRIVE
MIAMI BEACH, FL 33141

JAMAL & SAQUIB A. NAJM
405 W. COUNTRY DRIVE
DULUTH, GA 30097

BRIAN GORDON
1055 S. FEDERAL HIGHWAY
HOLLYWOOD, FL 33020

ANA & JAMIE A. DAVIDSON
6804 HARVEST GLEN DRIVE
DALLAS, TX 75248

FEDERICO ADAN
710 LAKEVIEW DRIVE
MIAMI BEACH, FL 33140

Z CAPITAL FLORIDA RESORT LLC
150 FIELD DR 300
LAKE FOREST, IL 60045

ANA DAVIDSON
6801 COLLINS AVENUE 1011
MIAMI BEACH, FL 33141

FEDERICO ADAN
6801 COLLINS AVENUE 1111
MIAMI BEACH, FL 33141

BLUE CANYON HOLDINGS LLC
6801 COLLINS AVENUE 1204
MIAMI BEACH, FL 33141

PAUL MCDONNELL
28 LOST MINE PLACE
RIDGEFIELD, CT 06877

PAMELA E. FLAHERTY
150 E. 77 STREET #7G
NEW YORK, NY 10075

MARVIN S. ROSEN
3320 EMBASSY DRIVE
WEST PALM BEACH, FL 33401

ACBS FLORIDA INVESTMENTS LLC
2900 FOUNDRY ROAD
DARIEN, WI 53114

TRUE FREEDOM LLC
6801 COLLINS AVENUE 812
MIAMI BEACH, FL 33141

ELITE CONCIERGE SVCS LLC
5875 COLLINS AVENUE #PH7
MIAMI BEACH, FL 33140

QING HUANG
6801 COLLINS AVENUE 1012
MIAMI BEACH, FL 33141

STEVEN DESANCTIS
9 LITTLE KINGS LANE
RYE BROOK, NY 10573

VOSS PROPERTIES LLC
255 ALHAMBRA CIRCLE #500
CORAL GABLES, FL 33134

LINA W. BLUMBERG
8798 SW 62 COURT
SO. MIAMI, FL 33143

VALERIO TOYOS
6801 COLLINS AVENUE PH12
MIAMI BEACH, FL 33141

WILLIAM CISNEROS
25 E. END AVENUE #9E
NEW YORK, NY 10028

LOLA 813 LLC
4528 PRAIRIE AVENUE
MIAMI BEACH, FL 33140

MONTAG CANYON LLC
117 VAN HOUTEN FLDS
WEST NYACK, NY 10994

BBS CONDO LLC
PO BOX 13096
BIRMINGHAM, AL 35202

EMILIO WALTER ROHRMANN
6801 COLLINS AVENUE 1213
MIAMI BEACH, FL 33141

ALEXIS BIDERMAN
6801 COLLINS AVENUE 1413
MIAMI BEACH, FL 33141

VALERIO & JANET TOYOS
6148 PARADISE POINT DRIVE
PALMETTO BAY, FL 33157

JAMES WALES
1460 RENAISSANCE DRIVE #212
PARK RIDGE, IL 60068

CIPORA FRAIMAN
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

BALLIRAM MAHARAJ
10772 NW 69 TERRACE
DORAL, FL 33178

CANYON RR 1004 INVESTMENT LLC
1000 BRICKELL AVENUE #1005
MIAMI, FL 33131

FUNCOM PROPERTIES LLC
1850 S. OCEAN DRIVE #3804
HALLANDALE BEACH, FL 33009

GEORGE COMAS
415 EAST 52 STREET #16AC
NEW YORK, NY 10022

SHAUN SIMON
2922 GARFIELD STREET NW
WASHINGTON, DC 20008

FLIA FLIP LLC
1060 BRICKELL AVENUE #1805
MIAMI, FL 33131

CR PH 305 LLC
2665 S. BAYSHORE DRIVE #800
COCONUT GROVE, FL 33133

CIAPRATI LLC
3370 NE 190 STREET #1809
AVENTURA, FL 33180

CANYON 502 LLC
18851 NE 29 AVENUE #1011
AVENTURA, FL 33180

VIVA LAND INVESTMENTS CORP
6801 COLLINS AVENUE 615
MIAMI BEACH, FL 33141

686523 B C LTD
301 E. 62 STREET #11B
NEW YORK, NY 10065

FIDEO LLC
6801 COLLINS AVENUE 915
MIAMI BEACH, FL 33141

CANYON RANCH 1105 LLC
30 HOMEWOOD DRIVE
MORRISTOWN, NJ 07960

PAUL G. FINKEL
41200 BRIDGE STREET
NOVI, MI 48375

DS MIA BCH LLP
799 CRANDON BLVD #305
KEY BISCAYNE, FL 33149

FRANKLIN PIMENTEL
9960 63 ROAD #11B
REGO PARK, NY 11374

SANTANA VENTURES LLC
762 SW 18 AVENUE
MIAMI, FL 33135

WILLIAM D FRIEDBERG LE
6801 COLLINS AVENUE 316
MIAMI BEACH, FL 33141

CANYON 416 LLC
2121 PONCE DE LEON BLVD #1050
CORAL GABLES, FL 33134

CANYON RANCH EJS LLC
17662 CIRCLE POND COURT
BOCA RATON, FL 33496

SOJAMA LLC
2750 NE 185 STREET #204
AVENTURA, FL 33180

FIDEO LLC
6801 COLLINS AVENUE 716
MIAMI BEACH, FL 33141

PHILOMENA D LLC
2401 MORRIS AVENUE
UNION, NJ 07083

CR 901 LLC
6801 COLLINS AVENUE 916
MIAMI BEACH, FL 33141

BARBARA SILBER
125 SUTTON PLACE S
LAWRENCE, NY 11559

ROGER WRIGHT
12575 SW 60 COURT
PINECREST, FL 33156

INTIMIA CORP
6801 COLLINS AVENUE 1416
MIAMI BEACH, FL 33141

ANCABALYRI I LLC
6801 COLLINS AVENUE LPH16
MIAMI BEACH, FL 33141

LEONA E. SCOTT
6801 COLLINS AVENUE PH7
MIAMI BEACH, FL 33141

EMANUEL G. FITZGERALD
935 26 STREET NW
WASHINGTON, DC 20037

NEWBLATT FAMILY LLC
32 STONY RUN
NEW ROCHELLE, NY 10804

STUART B. LEVINE
4600 NW 23 COURT
BOCA RATON, FL 33431

ZINA SHERMAN TRS
470 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212

WINDSOR INVESTMENTS CR LLC
28 TAHITI BEACH ISLAND ROAD
MIAMI, FL 33143

HENRY SHAMAMIAM
167 PERRY STREET #1S
NEW YORK, NY 10014

BHATIA VENTURES LLC
6801 COLLINS AVENUE 618
MIAMI BEACH, FL 33141

705 CENTRAL LLC
333 GREENWICH STREET
NEW YORK, NY 10013

DOUGLAS SCHOEN
1111 PARK AVENUE #6A
NEW YORK, NY 10128

MCLANE BUSN CENTER LTD LLLP
1900 SUMMIT TOWER BLVD #130
ORLANDO, FL 32810

6801 COLLINS AVENUEE LLC
36 VINCENT ROAD
CEDAR GROVE, NJ 07009

MARTIN ZAIAC
861 BELLE MEADE ISLAND DRIVE
MIAMI, FL 33138

CARILLON S. JOINT VENTURE LLC
1271 AVENUE OF THE AMERICAS 39TH
FLR
NEW YORK, NY 10020

North Carrillon LLC
1271 Avenue of the Americas
NEW YORK, NY 10020

IHOP COLLINS LLC
2665 S. BAYSHORE DRIVE #701
COCONUT GROVE, FL 33134

HOUSE INCORPORATED ALFA
6945 ABBOT AVE
MIAMI BEACH, FL 33141

SENTRY BEACH ASSOCIATES
331 69TH ST
MIAMI BEACH, FL 33141

DAVID APT LLC
767 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

JESUS CAMARAZA
PO BOX 970591
MIAMI, FL 33197

HARDING 6882 INC
5805 BLUE LAGOON DRIVE #200
MIAMI, FL 33197

FLORIDA POWER & LIGHT CO
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

PALAU NORTH BEACH LLC
3100 NW 72ND AVE STE 113
MIAMI, FL 33122

SHIRAZALLY G SUNDERJI
23333 WATERFORD VILLAGE DR
SYLVANIA, OH 43560

LEOPOLDINE STANGL
205 31ST AVE N APT 203
NASHVILLE, TN 37203

6800 INDIAN CREEK LLC
1111 BRICKELL AVE STE 2650
MIAMI, FL 33131

6838 ABBOT AVE LLC
4717 N BAY RD
MIAMI, FL 33140

TRI VEST PROPERTIES INC
300 CAMILO AVE
CORAL GABLES, FL 33134

BERTHA M VARELA
6839 ABBOT AVE APT 7
MIAMI BEACH, FL 33141

BEN AMERICA INC
6825 ABBOT AE APT 2
MIAMI BEACH, FL 33141

H & REALTY INC
380 OCEAN BLVD
GOLDEN BEACH, FL 33160

INTERN DYNASTIC
3363 NE 163 RD ST STE 502
NORTH MIAMI BEACH, FL 33160

MYRNA SONORA
6795 ABBOT AVE
MIAMI BEACH, FL 33141

C&F ON INDIAN CREEK LLC
6350 PINETREE DR
MIAMI BEACH, FL 33141

RICHARD GIOVANNI SKOLD
147 ALHAMBRA CIR STE 240
CORAL GABLES, FL 33134

GREENBERG ASSOCIATES
121 S ROCKINGHAM AVE
LOS ANGELES, CA 90049

6742 COLLINS AVE CORP
555 NE 185TH ST STE 201
MIAMI, FL 33179

COLLINS AVE LLC
300 DELAWARE SVE STE 900
WILMINDTON, DE 19801

6742 COLLINS AVE CORP
6742 COLLINS AVENUE
MIAMI BEACH, FL 33141

ALBERTO MORHAIM
6969 COLLINS AVE APT 1508
MIAMI BEACH, FL 33141

STANLEY JONAS
1560 S TREASURE DR
NORTH BAY VILLAGE, FL 33141

FERRA MAR LLC
6969 COLLINS AVE APT 711
MIAMI BEACH, FL 33141

BRIXHAM CORP
1110 BRICKELL AVE STE 310
MIAMI, FL 33131

ATEHORTUA CATALINA
6969 COLLINS AVE APT 906
MIAMI BEACH, FL 33141

CLAMALU GROUP LLC
2370 NE 184 TER
NORTH MIAMI BEACH, FL 33160

FEDERAL NATI MTG ASSN
14523 SW MILLIKAN WAY STE 200
BEAVERTON, OR 97005

JARP GEORGE
6969 COLLINS AVE APT 1005
MIAMI BEACH, FL 33141

JOSE SU
6969 COLLINS AVE APT 1006
MIAMI BEACH, FL 33141

ESTRADA JAVIER & CAROLINA
6969 COLLINS AVE 1010
MIAMI BEACH, FL 33141

Q DE VALDES JOSEFINA
1135 SW 96TH AVE
MIAMI, FL 33174

PAUL MOYA
6969 COLLINS AVE APT 608
MIAMI, FL 33141

JORGE L HERNANDEZ
13747 SW 31ST TER
MIAMI, FL 33175

PALACIOS SANTIAGO
221 SW 28TH RD
MIAMI, FL 33129

CLAUDETTE L SIMPSON
9312 ISPAHAN LOOP
LAUREL, MD 20708

ELOSOL 2341 LLC
1150 KENO CONCOVA 2ND FL
BAY HARBOR ISLANDS, FL 33154

CARLOS R ACOSTA
6969 COLLINS AVE APT 703
MIAMI BEACH, FL 33141

File No. ZBA 16-0020

APPLICATION FEE CALCULATION

Application fee	\$2,500
Advertisement fee	\$1,500
Posting fee	\$100
Recording fee (Up to 10 pages)	\$100
Courier fee	\$70
Mailing label fee (\$4 x 1,550 labels)	<u>\$6,200</u>
TOTAL:	<u>\$10,470.00</u>