

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMIBEACHFL.GOV](http://www.MIAMIBEACHFL.GOV)  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

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

- BOARD OF ADJUSTMENT
  - VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - APPEAL OF AN ADMINISTRATIVE DECISION
  
- DESIGN REVIEW BOARD
  - DESIGN REVIEW APPROVAL
  - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- HISTORIC PRESERVATION BOARD
  - CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - HISTORIC DISTRICT / SITE DESIGNATION
  - VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- PLANNING BOARD
  - CONDITIONAL USE PERMIT
  - LOT SPLIT APPROVAL
  - AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- FLOOD PLAIN MANAGEMENT BOARD
  - FLOOD PLAIN WAIVER
  
- OTHER \_\_\_\_\_

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

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

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

FILE NO. \_\_\_\_\_

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

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

APPLICANT (IF DIFFERENT FROM OWNER):

NAME see attorney  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

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

AGENT:

NAME see attorney  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

CONTACT:

NAME see attorney  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT  LANDSCAPE ARCHITECT  ENGINEER  CONTRACTOR  OTHER \_\_\_\_\_

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

FILE NO. \_\_\_\_\_

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

Certificate of Appropriateness approval for renovation of existing contributing retail buildings, partial demolition, and the development of a mixed-use commercial structure including hotel, retail and restaurant uses. The Applicant is seeking the re-establishment of parking credits and the waiver of the requirement to create a physical break in a building exceeding 200 feet in width in the Washington Avenue Overlay area. See attached letter for more details.

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

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

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

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. \_\_\_\_\_

- IN ACCORDANCE WITH SEC.118`31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION 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 BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI`DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

OWNER OF THE SUBJECT PROPERTY

AUTHORIZED REPRESENTATIVE

SIGNATURE:



PRINT NAME:

Joseph E. Teichman, Executive Vice President of Washington Ave. Associates, LLC

FILE NO. \_\_\_\_\_

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

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

\_\_\_\_\_  
SIGNATURE

NOTARY SEAL OR STAMP

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
PRINT NAME

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

(Circle one)

STATE OF NEW JERSEY

COUNTY OF OCEAN

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

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

\_\_\_\_\_  
SIGNATURE

NOTARY SEAL OR STAMP

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

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

\_\_\_\_\_  
PRINT NAME

FILE NO. \_\_\_\_\_

**POWER OF ATTORNEY AFFIDAVIT**

**STATE OF NEW JERSEY**

**COUNTY OF OCEAN**

Joseph E. Teichman, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell & Fernandez to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

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

[Signature]  
SIGNATURE

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

[Signature]  
NOTARY PUBLIC

**NOTARY SEAL OR STAMP**

My Commission Expires

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

**CONTRACT FOR PURCHASE**

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

N/A  
NAME

\_\_\_\_\_  
DATE OF CONTRACT

\_\_\_\_\_  
NAME, ADDRESS AND OFFICE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
% OF STOCK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

FILE NO. \_\_\_\_\_

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

\_\_\_\_\_  
Washington Ave. Associates, LLC  
NAME OF CORPORATE ENTITY

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

\_\_\_\_\_  
N/A  
NAME OF CORPORATE ENTITY

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

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

NOTE: Notarized signature required on page 9

FILE NO. \_\_\_\_\_

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

**2. TRUSTEE**

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

\_\_\_\_\_ N/A \_\_\_\_\_  
TRUST NAME

NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

% OF INTEREST  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*NOTE: Notarized signature required on page 9*



3. COMPENSATED LOBBYIST:

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

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

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

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

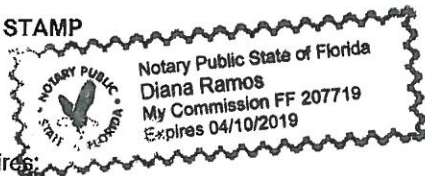
Graham Penn, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct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

[Signature]  
SIGNATURE

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

[Signature]  
NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:

Graham Penn  
PRINT NAME

FILE NO. \_\_\_\_\_

## **SUPPLEMENTARY DISCLOSURE OF INTEREST**

### **Interests in Washington Ave. Associates, LLC**

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

### **Interests in Washington Ave. Holdings, LLC**

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

### **Interests in Washington Ave. Holdings II, LLC**

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

### **Interests in Washington Ave. Pref. Member, LLC**

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

**Interests in SAYT Master Holdco, LLC**

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

## **EXHIBIT A – LEGAL DESCRIPTION**

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



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

**VIA HAND DELIVERY**

January 3, 2017

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

Re: Supplementary Letter -- Historic Preservation Approval for Demolition and Design - "Moxy Hotel" - 915, 917, 919, 921, 923, 925, 947, 955 Washington Avenue.

Dear Tom:

This firm represents Washington Avenue Associates, LLC (the "Applicant") the owner of an assemblage of land located on the east side of Washington Avenue between 9<sup>th</sup> and 10<sup>th</sup> Streets. Please consider this letter the Applicant's supplementary letter of intent in support of the additional Board review for an innovative mixed-use hotel and commercial development, including a single story rooftop addition on portions of the existing structure and the erection of a new ground floor addition.

Remaining Issues. As you know, the Board approved the project, with four items subject to further Board review:

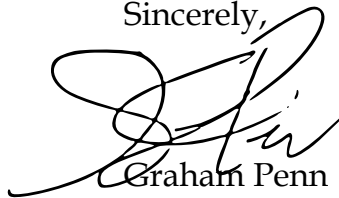
1. Storefront alignment for the 915 Washington Avenue.
2. Window system on storefronts.
3. The parapet wall behind the existing historic facades.
4. The awning/eyebrow for the center two bays of the 915 Washington building.

Thomas Mooney, Director  
January 3, 2017  
Page 2

Revisions. The attached plans are intended to address all of the above concerns. The Applicant has revised the storefronts, adjusted the parapet design for the second floor pool deck, and modified the eyebrow design to make it clear that the eyebrow is a new element and not part of the original building design. We believe that these changes resolve the issues recognized by staff and the Board.

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

Sincerely,



Graham Penn

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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 915 WASHINGTON AVE**

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

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

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

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

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



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 917 WASHINGTON AVE**

<b>Code</b> 012065	<b>Certificate of Use/Occupation</b> MERCHANTS SALES
-----------------------	---

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

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

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

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





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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 921 WASHINGTON AVE**

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

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

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

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

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



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 925 WASHINGTON AVE**

Code 012065 btrapp	Certificate of Use/Occupation MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE
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CERTIFICATE OF USE	300
SQUARE FOOTAGE	1280
RETAIL INVENTORY	\$ 7500
C_U # OF UNITS	1280

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



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

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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Additional Information

**TRADE ADDRESS: 927 WASHINGTON AVE**

<b>Code</b> 012065	<b>Certificate of Use/Occupation</b> MERCHANTS SALES
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<b>CERTIFICATE OF USE</b>	300
<b>SQUARE FOOTAGE</b>	760
<b>RETAIL INVENTORY</b>	\$ 7500
<b>C_U # OF UNITS</b>	760

Storage Locations

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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SUNSATIONAL INC  
927 WASHINGTON AVE  
MIAMI BEACH, FL 33139-5015



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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 927 WASHINGTON AVE**

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

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

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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YALDA MIAMI SUGARING WAX LLC  
 927 WASHINGTON AVE  
 MIAMI BEACH, FL 33139-5015



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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 929 WASHINGTON AVE**

<b>Code</b> 005805 btrapp	<b>Certificate of Use/Occupation</b> DANCE HALL/ENTERT. W/ALCOHOL BUSINESS TAX RECEIPT APPLICATION FEE
---------------------------------	--

DANCE_ENT W_ ALCOHOL	Y
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FROM: CITY OF MIAMI BEACH  
 1700 CONVENTION CENTER DRIVE  
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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Aaron Diaz  
 929 WASHINGTON AVE  
 MIAMI BEACH, FL 33139-5015



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 933 WASHINGTON AVE**

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
CERTIFICATE OF USE SQUARE FOOTAGE RETAIL INVENTORY C_U # OF UNITS	300 1600 \$ 12000 1600

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

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

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



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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

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

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 935 WASHINGTON AVE**

<b>Code</b> 012065 btrapp	<b>Certificate of Use/Occupation</b> MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE
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CERTIFICATE OF USE	300
SQUARE FOOTAGE	1150
RETAIL INVENTORY	\$ 25000
C_U # OF UNITS	1150

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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MIAMI TOBACCONIST CORP.  
 935 WASHINGTON AVE  
 MIAMI BEACH, FL 33139-5015



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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 937 WASHINGTON AVE**

Code 020304	Certificate of Use/Occupation TOUR SERVICE & INFOR
----------------	---

CERTIFICATE OF USE	400
SQUARE FOOTAGE	1100
C_U # OF UNITS	1100
Tour Information FF	Y

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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ADMIRAL TOURS PLUS LLC  
 937 WASHINGTON AVE  
 MIAMI BEACH, FL 33139-5015





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

1700 Convention Center Drive  
 Miami Beach, Florida 33139-1819

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

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 939 WASHINGTON AVE**

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

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

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



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 941 WASHINGTON AVE**

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

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

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



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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Additional Information

**TRADE ADDRESS: 943 WASHINGTON AVE**

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

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

Storage Locations

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

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PERMIT No 1525

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



**CITY OF MIAMI BEACH  
BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

TRADE ADDRESS: 947 Washington Ave

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Additional Information

Storage Locations

Code	Business Type
95012065	MERCHANTS SALES

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

PRESORTED  
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PAID  
MIAMI BEACH, FL  
PERMIT No 1525

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

\*3313950150\*

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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

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

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

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Additional Information

Storage Locations

**TRADE ADDRESS: 955 WASHINGTON AVE**

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

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

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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NICOLE TIERNEY  
2459 S CONGRESS AVE, STE 204  
PALM SPRINGS, FL 33406-7616





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

June 15, 2016

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

**Re: Property Owners List within 375 feet of:**

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

**FOLIO NUMBER:** 02-3234-008-1400

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

**SUBJECT:** 947 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1410

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

**SUBJECT:** 955 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1420

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

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

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Diana B. Rio

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

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

SARAH BELL  
89 RIDGEHILL DR TORONTO ONTARIO  
M6C 2J7  
CANADA

1005 PENN LLC  
16885 DALLAS PARKWAY  
ADDISON, TX 75001

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAROLINA GONZALEZ  
1444 NW 82 AVE  
MIAMI, FL 33126

CELESTE HERNANDEZ TRS  
3335 85 ST  
JACKSON HEIGHTS, NY 11372

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ESTIS LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

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

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

FAY P NAGER  
2809 LYMAN LN  
MADISON, WI 53711

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LUIZ GONZAGA M DA SILVA NETO  
1027 PENNSYLVANIA AVE UNIT #205  
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MARIUS ROSENBERG & EYAL ANAVIM  
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MIAMI BEACH, FL 33139

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BALTIMORE, MD 21218

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N BETHESDA, MD 20852-5551

MAX & MICHELLE E PERIM (TRS)  
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N BETHESDA, MD 20852-5551

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

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

MIAMI VIEW LLC C/O ALFREDO D XIQUES  
1550 BRICKELL AVE #512A  
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2410 E 24 ST  
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MIKEL IRASTORVA  
1027 PENNSYLVANIA AVENUE #303  
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PETER SZABO  
949 PENNSYLVANIA AVE 208  
MIAMI BEACH, FL 33139

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

PMJ HOLDINGS CO LLC  
2025 TYLER ST  
HOLLYWOOD, FL 33020

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

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

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

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

RICHMOND LLC  
440 14 ST 2  
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

SCOTT A BARNER  
12740 SILVIA LOOP  
WOODBIDGE, VA 22192

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

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

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

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

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

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

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

UNITED BOX INC  
350 FIFTH AVE  
NEW YORK, NY 10118

VALENTINA LUISA LLC  
2000 BISCAYNE BLVD  
MIAMI, FL 33137

VISCAY LLC  
960 COLLINS AVE  
MIAMI BEACH, FL 33139

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

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

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

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

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

WILLIAM HOWELL  
10610 PARLIAMENT PL  
JACKSONVILLE, FL 32257

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

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



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

June 15, 2016

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

**Re: Property Owners List within 375 feet of:**

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

**FOLIO NUMBER:** 02-3234-008-1400

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

**SUBJECT:** 947 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1410

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

**SUBJECT:** 955 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1420

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

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

---

Diana B. Rio

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

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

SARAH BELL  
89 RIDGEHILL DR TORONTO ONTARIO  
M6C 2J7  
CANADA

1005 PENN LLC  
16885 DALLAS PARKWAY  
ADDISON, TX 75001

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CAROLINA GONZALEZ  
1444 NW 82 AVE  
MIAMI, FL 33126

CELESTE HERNANDEZ TRS  
3335 85 ST  
JACKSON HEIGHTS, NY 11372

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

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

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

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

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

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

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

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

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

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

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

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

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MIAMI BEACH, FL 33139-5061

MITCHELL S NOVICK  
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MIAMI BEACH, FL 33139-5023

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MIAMI BEACH, FL 33139

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

MITCHELL SCOTT INVEST GROUP INC C/O  
MITCH NOVICK  
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MIAMI BEACH, FL 33139-5061

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MIAMI BEACH, FL 33139-5061

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

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

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

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

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

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

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

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

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

PETER SZABO  
949 PENNSYLVANIA AVE 208  
MIAMI BEACH, FL 33139

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

PMJ HOLDINGS CO LLC  
2025 TYLER ST  
HOLLYWOOD, FL 33020

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

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

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

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

RICHMOND LLC  
440 14 ST 2  
MIAMI BEACH, FL 33139

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

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

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



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

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

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

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

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

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

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

SCOTT A BARNER  
12740 SILVIA LOOP  
WOODBIDGE, VA 22192

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

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

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

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

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

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

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

UNITED BOX INC  
350 FIFTH AVE  
NEW YORK, NY 10118

VALENTINA LUISA LLC  
2000 BISCAYNE BLVD  
MIAMI, FL 33137

VISCAY LLC  
960 COLLINS AVE  
MIAMI BEACH, FL 33139

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

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

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

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

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

WILLIAM HOWELL  
10610 PARLIAMENT PL  
JACKSONVILLE, FL 32257

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

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

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

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

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

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

## 375' RADIUS MAP



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

**FOLIO NUMBER:** 02-3234-008-1400

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

**SUBJECT:** 947 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1410

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

**SUBJECT:** 955 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1420

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

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

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



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

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

## 375' RADIUS MAP



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

**FOLIO NUMBER:** 02-3234-008-1400

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

**SUBJECT:** 947 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1410

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

**SUBJECT:** 955 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-008-1420

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