

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

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

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

- PLANNING BOARD
 - CONDITIONAL USE PERMIT
 - LOT SPLIT APPROVAL
 - MENDMENT 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: 516 Espanola Way

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

FOLIO NUMBER (S) 02-3234-015-0070

FILE NO. _____

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

NAME Clay Hotel Partnership, LTD c/o Infinity Real Estate
ADDRESS 1407 Broadway, 30th Floor, New York, NY 10018
BUSINESS PHONE (212) 695-6666 CELL PHONE _____
E-MAIL ADDRESS Jacob.Sinclair@infinity-group.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Michael J. Marrero
ADDRESS 200 South Biscayne Blvd, Suite 850, Miami, FL 33131
BUSINESS PHONE 305-377-6238 CELL PHONE _____
E-MAIL ADDRESS MMarrero@BRZoningLaw.com

AGENT:

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

CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER _____

NAME Francilis Domond
ADDRESS 2020 Ponce de Leon Blvd, Suite 1103
BUSINESS PHONE 305-444-5545 CELL PHONE N/A
E-MAIL ADDRESS fdomond@dnbdesigngroup.com

FILE NO. _____

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

Renovation, restoration and redevelopment of the existing Clay Hotel to provide for remodeled interior, roof deck, common rooms and façade improvements..

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

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

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A (ALL EXISTING) 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: Michael J. Marrero _____

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.

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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

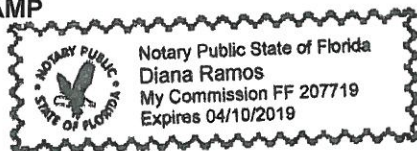
David Berg
Director, being duly sworn, depose and certify as follows: (1) I am the _____ (print title) of Clay Hotel Partnership, LTD. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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.

SIGNATURE

Sworn to and subscribed before me this 22 day of November, 2016. The foregoing instrument was acknowledged before me by D. Berg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:

Diana Ramos

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Davida Berg, 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 Michael J. Marrero 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.

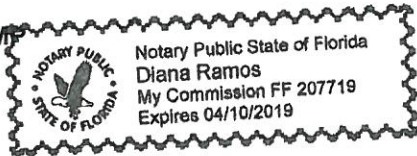
Davida Berg Director
Print name (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 22 day of November, 2016. The foregoing instrument was acknowledged before me by D. Berg, of _____, 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

Diana Ramos
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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.*

Clay Hotel Partnership, LTD.
NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

50%

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.*

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 J. Marrero</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL 33131</u>	<u>305-377-6238</u>
b. <u>Francilis Domond</u>	<u>2020 Ponce de Leon Blvd, Suite 1103, Coral Gables, FL</u>	<u>305-444-5545</u>
c. _____	_____	_____

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

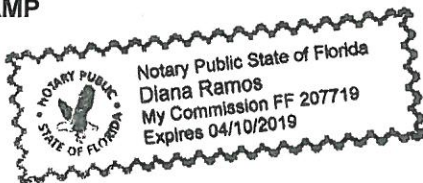
Michael J. Marrero, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 22 day of November, 2016. The foregoing instrument was acknowledged before me by M. Marrero, 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:

Diana Ramos
PRINT NAME

FILE NO. _____

EXHIBIT A

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

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

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

FOLIO NUMBER: 02-3234-015-0070.

Exhibit B - Disclosure of Interest

Clay Hotel Partnership, LTD

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

ISAAC FRANCO INVESTMENT & FAMILY		
1	Stallion 44, LLC	31.2833%
	Sub-Total Investment Group	31.28%
KASSIN FAMILY GROUP INVESTMENT		
2	Albert Kassin Family 2013 Irrevocable Trust	13.7867%
3	Steven J Kassin Family 2013 Irrevocable Trust	13.7867%
4	Isaac J. Kassin Family 2013 Irrevocable Trust	6.8933%
	Sub-Total Investment Group	34.47%



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA HAND DELIVERY

December 15, 2016

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

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

Dear Tom:

This law firm has been retained to represent the Clay Hotel Partnership, LTD. (the "Applicant"). Please consider this letter the Applicant's letter of intent in support of a Certificate of Appropriateness for Design before the City's Historic Preservation Board ("HPB") required for the redevelopment of the Property.

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

Proposed Development Program. The Applicant seeks to renovate and remodel the historic Clay Hotel, and return it to its original name The Espanola Hotel. This will include a renovation to the Matanzas Building, just west of the main Clay Hotel building. While not adding any additional height or massing to the buildings, the proposed development program will include a renovation of the lobby area to allow for a more functional use of the space and improve the guest arrival experience. Additionally, the project will add elements that will

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

Other notable additions include the refinishing and painting of the buildings to recreate the feel of a true Spanish village, which was the inspiration for the original hotel and the Espanola Way Historic District. Awnings and ironwork will be used throughout to continue the rustic feel for the historic hotel. The Applicant has spent considerable time identifying the most appropriate material to replace the historic tiles in the building with something that most accurately represents the material originally intended for the building.

Additionally, a variance is being requested to permit unit sizes below the minimum required unit sizes of 200 SF for hotel rooms in the CD-2 Zoning District, in order to preserve the existing hotel room unit sizes.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's requests satisfy all hardship criteria as follows:

- (1) 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;**

The building is a contributing historic building and the envelope is being substantially preserved and improved. The unit sizes proposed to be retained are for existing hotel rooms.

- (2) The special conditions and circumstances do not result from the action of the applicant;**

The Applicant is attempting to renovate the Property in a way that will provide for a successful hotel development, while maintaining the historic character of the structure. Further, the Applicant is restoring much of the historic elements of the building. In doing so, the Applicant is requesting this variance in order to proceed with the requested use and also retain the existing building envelope.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

Granting the requested variance will enable the Applicant to continue to develop the structure as approved. The granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variance is requested in order to effectuate the redevelopment of the Property while allowing the existing hotel rooms to be retained. Other property owners have sought and been approved for similar variances in order to achieve preservation of historic, contributing structures.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

These requests are the minimum necessary in order to allow for the restoration of the historic structure since these are the existing, historic hotel units sizes.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

This variance will not be injurious to the area or otherwise detrimental to the public welfare. The variance requested facilitates the preservation, redevelopment and utilization of the Property. These requests are consistent with the purpose and intent of the Code and promote the public welfare in the promotion of the restoration of historic properties.

- (7) 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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling**

Mr. Thomas Mooney, Director

December 15, 2016

Page 4

of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variance requested is consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan. It simply retains the existing hotel room sizes and configuration.

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

Sincerely,



Michael J. Marrero



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

October 5, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1434 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0020

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADD PB 9-147 LOTS 1 TO 6 LESS N3FT
BLK 3B & REC STR .75FT X 36.25FT ADJ S/L LOT 6 PART BLK 20 PB 2-81

SUBJECT: 516 Espanola Way, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0070

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

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

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **208, including 17 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.

375' RADIUS MAP



SUBJECT: 1434 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0020

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADD PB 9-147 LOTS 1 TO 6 LESS N3FT BLK 3B & REC STR .75FT X 36.25FT ADJ S/L LOT 6 PART BLK 20 PB 2-81

SUBJECT: 516 Espanola Way, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0070

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

ALEXIA DE SUAREZ DAULAN
101 RUE DU BAC
PARIS 75007
FRANCE

ATHANASIOS LLC
68 HOGARTH AVE
TORONTO ONTARIO M4K1K3
CANADA

BRADLEY STEWART ATKINSON JTRS
DOMINIC NICOLAS QUESNEL JTRS
31 ST MARKS ROAD
TORONTO ONTARIO M6S2H5
CANADA

GLEB IGOKLIN
PETROZAVODSKAYA 13-176
ST PETERSBURG
RUSSIA

GUY GUINDON BENOIT GUINDON
2594 BENNETT #4
MONTREAL QUEBEC H1V
CANADA

HENRI DE SUAREZ DAULAN
4110 RUE WELLINGTON #302
VERDUN QC H4G IV7
CANADA

INGRID E RAMIREZ
CALLE EL SAMAN QTA ESTHER
CARACAS N1 1070
VENEZUELA

LAURENT MICHEL ASSOGNA
50 ROUTE D ANNECY
TROINEX 1256
SWITZERLAND

MARANA LLC
6 RUE DE LA LIBERATIN
HELMSANGE L-7263
LUXEMBOURG

MARCO ANTONIO G ALVAREZ
PEZ ESPADA #105 PUERTO VALLARTA
JALISCO
MEXICO

NATHALIE D AULAN
350 MILL ROAD STE #409
TORONTO ONTARIO M9C 5R7
CANADA

NIKOLAY KHARITONOV LIDIYA PEREPELOVA
SIMONOVSKIY VAL STREET 24 1 46
MOSCOW 115088
RUSSIA

PATRICK SMOLDERS
DA COSTASTRAAT 10H
1053 ZB AMSTERDAM
NETHERLANDS

PIERRE PAUL TELLIER
1925 TUPPER ST
MONTREAL QUEBEC H3H1N6
CANADA

RIDHA BOURAOUI KAROUI
SHEIKH ZAYED RD PO BOX 11330
DUBAI
UNITED ARAB EMIRATES

STEFAN SPATH % COUPLES NEGRIL
PO BOX 35
NEGRIL
JAMAICA

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

1413 WASHSTAR LLC
140 N FEDERAL HWY 2 FL
BOCA RATON, FL 33432

1417 WASHINGTON LLC
1435 WASHINGTON AVE
MIAMI BEACH, FL 33139

1421 WASHINGTON LLC
301 WEST 41 ST STE 406
MIAMI BEACH, FL 33140

1434 COLLINS LLC
PO BOX 402188
MIAMI BEACH, FL 33140

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

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

1510 DREXEL LLC
2601 S BAYSHORE DR STE 725
MIAMI, FL 33133

1510 DREXEL LLC
2901 S BAYSHORE DR STE 725
MIAMI, FL 33133

1510 WASHINGTON LLC
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

1512 WASHINGTON AVE LLC
1512 WASHINGTON AVE #202
MIAMI BEACH, FL 33139

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

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

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

ACASTAR MIAMI LLC
2450 NE MIAMI GARDENS DR 2 FL
MIAMI, FL 33180

ADITA HOLDINGS LLC
763 ARTHUR GODFREY RD #A
MIAMI BEACH, FL 33140-3448

ALEXANDER ROMANOV
104-40 QUEENS BLVD #7S
FOREST HILLS, NY 11375

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

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

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

ALTERNATIVE INVESTISSEMENT LLC
1800 SW 1 AVE STE 306
MIAMI, FL 33129

ANBRUST LLC
439 15 ST 23
MIAMI BEACH, FL 33139

ANTHONY SUGGS
320 NW 25 ST
WILTON MANORS, FL 33311

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

B&C INVESTCO LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

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

BARBARA VILLOTTA
600 15 ST 7
MIAMI BEACH, FL 33139

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

BAROUX LLC
1521 MERIDIAN AVE
MIAMI BEACH, FL 33139

BARRY PROPERTIES LLC
2504 ELLIJAY DR
ATLANTA, GA 30319

BARRY S FISHMAN
912 CAPTIVA BOULEVARD
HOLLYWOOD, FL 33019

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

BENNETT 204 LLC
325 S BISCAYNE BLVD #1617
MIAMI, FL 33131

BEVERLY MCKITTRICK
1204 N NELSON ST
ARLINGTON, VA 22201

BLACK CONDOR LLC
6515 COLLINS AVE STE 1202
MIAMI BEACH, FL 33141

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

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

C WILSON LLC
555 NE 15 ST #200
MIAMI, FL 33132-1455

CALVIN H MITTMAN
1418 COLLINS AVE UNIT 601
MIAMI BEACH, FL 33139-4146

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

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

CARLOS SEPULVEDA ELIZABETH
SEPULVEDA
1418 COLLINS AVE #603
MIAMI BEACH, FL 33139

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

CECILIA WILLIAMS LE REM CECILIA WATSON
420 15 ST UNIT 309
MIAMI BEACH, FL 33139

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

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

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

CHELSEA203 LLC
7792 NW 54 STREET
DORAL, FL 33166

CHRISTINA ZAMPAS
420 15 ST 111
MIAMI BEACH, FL 33139

CHRISTOPHER A BROWN
5931 BAYVIEW DR
FORT LAUDERDALE, FL 33308

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

CLASH LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

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

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

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

COLLINS AVE PLAZA LLC
PO BOX 350078
PALM COAST, FL 32135

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

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

CRISTIANO VILLA
600 15 ST 2
MIAMI BEACH, FL 33139

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

DAVID FOGIELGARN CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID JAMES STROUSE
8960 Cynthia St Apt 301
West Hollywood, CA 90069-4445

DAVID JOSEPH MALGOZA MICHAEL
ANTHONY MALGOZA CHRISTINE LAUREN
MALGOZA
14461 AVE OF THE RUSHES
WINTER GARDEN, FL 34787

DAVID N BARNER
550 15 ST #104
MIAMI BEACH, FL 33139-3618

DOUGLAS KRAUSHAAR
1145 DORMONT AVE
PITTSBURGH, PA 15216

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

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

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

EMMANUEL FREMIN
8911 COLLINS AVE #1004
SURSIDE, FL 33154-3547

ESPANOLA PARTNERS LLC C/O ISAAC KLEIN
1407 BROADWAY STE 503
NEW YORK, NY 10018

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

FELIX C SOTOLONGO & MAYRA SOTOLONGO
1418 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33139-4145

FLAGLER PROPERTY ENTERP INC
1505 SW 12 ST
MIAMI, FL 33135-5319

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

FRANK BARBALACO
555 15 ST 101
MIAMI BEACH, FL 33139

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

GLORIA HANDELS LLC
700 E DANIA BEACH BLVD 202
DANIA, FL 33004

GLORIA TEME DE BORDA
1512 WASHINGTON AVE #104
MIAMI BEACH, FL 33139

HADDON HALL HOTEL OWNER LLC
140 E 45TH ST STE 3400
NEW YORK, NY 10017-9310

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

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

HOPE TRAVEL LLC
1512 WASHINGTON AVE 308
MIAMI BEACH, FL 33139

HORIZONTE CORP
1424 COLLINS AVE
MIAMI BEACH, FL 33139-4104

HORST MAUS
1952 SPRING ST
WINTER PARK, FL 32792

IBISCUS LLC
1410 20 ST UNIT #203
MIAMI BEACH, FL 33139

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

IM2A LLC
282 NW 25 STREET
MIAMI, FL 33127

ISTBET INVESTMENTS LLC
60 STANFORD AVE
WEST ORANGE, NJ 07052

ITALO PETRONELLI
1418 COLLINS AVE UNIT 502
MIAMI BEACH, FL 33139-4145

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

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

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

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

JAMES F MATTHEW &W MARY H %
BERNARDO PRASCHNIK
1401 WASHINGTON AVE
MIAMI BEACH, FL 33139

JAMES M JONES JR
2866 FAIR GREEN DR
CLEARWATER, FL 33761

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

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

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

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

JOHN ROJAS & SONS LLC
PO BOX 490441
KEY BISCAYNE, FL 33149-0441

JORGE LUGO PICOS
1420 PENNSYLVANIA AVE #404
MIAMI BEACH, FL 33139

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

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

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

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

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

KINGSTON AND KROMWELL LLC
4730 S Fort Apache Rd Ste 300
Las Vegas, NV 89147-7947

KONSTANTIN SHAPILOV
1418 COLLINS AVE #304
MIAMI BEACH, FL 33139

LATORO LLC C/O SWIMMER ASSOCIATES INC
531 15 ST #13
MIAMI BEACH, FL 33139-3611

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

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

LEMAR MIAMI LLC
1800 MERIDIAN AVE #6
MIAMI BEACH, FL 33139

LISA CARNEVALE
16066 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

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

LUCY MAY LLC
1512 WASHINGTON AVE 106
MIAMI BEACH, FL 33141

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

MAJC7 LLC
343 LAYNE BLVD
HALLANDALE, FL 33009

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

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

MANUEL R TAPIA LOPEZ &W RAISA MARION
LANDAIS
1512 WASHINGTON AVE #205
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

MEISL USA LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

MIA GLOBAL INVESTORS LLC
251 SW 30 RD
MIAMI, FL 33129

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

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

MIAMI IMMO FTC LLC C/O ALEXANDRE
BALLERINI
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

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

MIAMI REAL ESTATE HOLDINGS LLC
7900 GLADES RD STE#530
BOCA RATON, FL 33434

MICHAEL ROBERTSON &W JENNIFER
12717 W SUNRISE BLVD #319
SUNRISE, FL 33323

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

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

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

NARA CASTILLO EST OF MARIA L CALLAVA
PARES
1418 COLLINS AVE #203
MIAMI BEACH, FL 33139-4143

NASSAU INVESTMENTS CORP
1414 COLLINS AVE
MIAMI BCH, FL 33139-4104

NATHAN BERGER
14 WHITEBRIDGE COURT
BALTIMORE, MD 21208

NATIONAL TELEPHONE & ALARM CO
1463 DREXEL AVE
MIAMI BEACH, FL 33139-8108

NATLOR LLC
918 OCEAN DR STE 303
MIAMI BEACH, FL 33139

NAVAJO OVERSEAS CORP
526 15 ST 12
MIAMI BEACH, FL 33139

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

NITAYA PAUL
18495 NW 78 AVE
HIALEAH, FL 33015

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

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

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

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

PETITE ABODE LLC
739 NE 74 ST
MIAMI, FL 33138

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

R Q INVESTMENT GROUP LLC
5900 COLLINS AVE #2006
MIAMI BEACH, FL 33140

RACHEL JUDITH & NOAH S WISS JTRS
1350 MICHIGAN AVE
MIAMI BEACH, FL 33139-3823

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

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

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

RICHARD SHINDLER
715 - 82 ST
MIAMI BEACH, FL 33141-1308

RICK SHERMAN
903 SE 93 TER
PLANTATION, FL 33324

ROBERTO MORRA
600 15 ST 8
MIAMI BEACH, FL 33139

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

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

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

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

SANDRA ABOUELWAFWA & HELEN BOWEN
1418 COLLINS AVE 403
MIAMI BEACH, FL 33139

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

SB PREMISES LLC
8500 W FLAGER ST STE B 209
MIAMI, FL 33144

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

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

SIMONA JAVARONE
1512 WASHINGTON AVE 305
MIAMI BEACH, FL 33139

SIMONE VIOLA
1418 COLLINS AVE #302
MIAMI BEACH, FL 33139-4144

SOMAMIA LLC
927 LINCOLN RD STE 200
MIAMI BEACH, FL 33139

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

STEPHAN HANSES
1312 BELMONT ST
WASHINGTON, DC 20009

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

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

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

THE ODYSSEY OF SOUTH BEACH LLC
1420 COLLINS AVE
MIAMI BEACH, FL 33139

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

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

TREND30M LLC
551 FIFTH AVE 1620
NEW YORK, NY 10176

VIVASLAVA LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

VLADIMIR DE SUAREZ
420 15 ST #308
MIAMI BEACH, FL 33139

WASHINGTON GARDENS INC
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

WESLEY G SO
1418 COLLINS AVE UNIT #401
MIAMI BEACH, FL 33139-4144

WILLIA S MCKINNEY % D COBBS
690 LINCOLN RDSUITE 300
MIAMI BEACH, FL 33139

WILLIAM JAMES HOCK
1420 PENNSYLVANIA AVE UNIT 308
MIAMI BEACH, FL 33139

WILLIAMS & ROBERTSON INC
1236 DREXEL AVE #2
MIAMI BEACH, FL 33139

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

ZORI HAYON TRS ZORI HAYON REV
INTERVIVOS TRUST
PO BOX 19-1678
MIAMI BEACH, FL 33119

Name
ALEXIA DE SUAREZ DAULAN
ATHANASIOS LLC
BRADLEY STEWART ATKINSON JTRS DOMINIC NICOLAS QUESNEL JTRS
GLEB IGOKLIN
GUY GUINDON BENOIT GUINDON
HENRI DE SUAREZ DAULAN
INGRID E RAMIREZ
LAURENT MICHEL ASSOGNA
MARANA LLC
MARCO ANTONIO G ALVAREZ
NATHALIE D AULAN
NIKOLAY KHARITONOV LIDIYA PEREPELOVA
PATRICK SMOLDERS
PIERRE PAUL TELLIER
RIDHA BOURAOUI KAROUI
STEFAN SPATH % COUPLES NEGRIL
STEPHEN DOMINIC PELLIS
1413 WASHSTAR LLC
1417 WASHINGTON LLC
1421 WASHINGTON LLC
1434 COLLINS LLC
1444 DREXEL LC
1500 WASHINGTON LLC % THE COMRAS COMPANY
1510 DREXEL LLC
1510 DREXEL LLC
1510 WASHINGTON LLC
1512 WASHINGTON AVE LLC
15TH & DREXEL LLC
420 CWELT 2007 LLC
AARON KROON
ACASTAR MIAMI LLC
ADITA HOLDINGS LLC
ALEXANDER ROMANOV
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS
ALICIA L GOMEZ
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS
ALTERNATIVE INVESTISSEMENT LLC
ANBRUST LLC
ANTHONY SUGGS
B P I DADE COUNTY
B&C INVESTCO LLC
BABITHA J MUNDENCHIRA
BARBARA VILLOTTA
BARFLY INVESTMENT LLC
BAROUX LLC
BARRY PROPERTIES LLC

BARRY S FISHMAN
BELLA TURKA SOUTH BEACH LLC
BENNETT 204 LLC
BEVERLY MCKITTRICK
BLACK CONDOR LLC
BRANDON J PEANEY ARTURO ALFARO
BRICKELL 3301 LLC
C WILSON LLC
CALVIN H MITTMAN
CARLOS ALVAREZ & LYDA A MALPICATR CARLOS ALVAREZ & L.A. MALPICA (BEN)
CARLOS R MONTANO
CARLOS SEPULVEDA ELIZABETH SEPULVEDA
CAULFIELD & CARRAWAY LLC
CECILIA WILLIAMS LE REM CECILIA WATSON
CESAR MONTES DE OCA
CESAR NAVASCUES & W AIME
CHARLOTTE JONCQUIERT JTRS BARTHELEMY GARNIER JTRS
CHELSEA203 LLC
CHRISTINA ZAMPAS
CHRISTOPHER A BROWN
CITY OF MIAMI BEACH FLA CITY HALL
CLASH LLC
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ
CLAY HOTEL PARTNERSHIP LTD
CLAY HOTEL PARTNERSHIP LTD
COLLINS AVE PLAZA LLC
COPPELIA OLIVI USA LLC
CRAIG C TALLUTO & JOSE CARLOS TORRES
CRISTIANO VILLA
DANIEL MOLDEN
DAVID FOGIELGARN CATHY FOGIELGARN
DAVID JAMES STROUSE
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA
DAVID N BARNER
DOUGLAS KRAUSHAAR
DREXEL AVENUE 6 LLC
EDELWEISS CORP
ELISA PROVERBIO
EMMANUEL FREMIN
ESPANOLA PARTNERS LLC C/O ISAAC KLEIN
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC
FELIX C SOTOLONGO & MAYRA SOTOLONGO
FLAGLER PROPERTY ENTERP INC
FLP GROUP INC
FRANK BARBALACO
FRANZ ONTAL & W JENNYFFER URRUTIA OLGA ESTEBAN
GLORIA HANDELS LLC

GLORIA TEME DE BORDA
HADDON HALL HOTEL OWNER LLC
HANS W KAEHLER GODOY
HOMESTEAD EQUITIES 607 LLC C/O LEONARD WADLER
HOPE TRAVEL LLC
HORIZONTE CORP
HORST MAUS
IBISCUS LLC
ILHA BELA DREAMS LLC
IM2A LLC
ISTBET INVESTMENTS LLC
ITALO PETRONELLI
JACQUES DECTOT STEPHANE VITRY
JAMES A DIMARTINO GLADYS JEAN MCNULTY
JAMES BOST JR JENNIFER PHILLIPS BOST
JAMES F BAKER
JAMES F MATTHEW &W MARY H % BERNARDO PRASCHNIK
JAMES M JONES JR
JAMES W MOY
JEFFREY MEIER
JENNA CHASE & ARLENE CHAVEZ
JOHN A STOKES
JOHN ROJAS & SONS LLC
JORGE LUGO PICOS
JOSEPH A ESTRADA
JOSEPH J & MARTY S QUANLAO
JUAN CARLOS FIGUEROA TERESA FIGUEROA
JUAN J MORALES &W AGNES G
KEVIN T COTTINGIM
KINGSTON AND KROMWELL LLC
KONSTANTIN SHAPILOV
LATORO LLC C/O SWIMMER ASSOCIATES INC
LAWRENCE J WICKENHEISER JR NORMAN WILLIAM DIEHL
LEA MARGOLIS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL
LEMAR MIAMI LLC
LISA CARNEVALE
LUCA TURIELLO
LUCY MAY LLC
MAJC2 LLC
MAJC7 LLC
MANFRED RIGHT LLC
MANFRED RIGHT LLC
MANUEL R TAPIA LOPEZ &W RAISA MARION LANDAIS
MARCELO DUFROYER MEDEIROS ROSANA STROLIA
MARGARITA M PI & DEBORAH EGURROLA JTRS
MARISA CORP C/O DEBRA BRACKETT
MAROULLA TSOUVALLARIS

MARSTEV CORP % EDWARD SELTXER
MARTIN BERNSTEIN & W JUDITH TRS
MARYLOU SUN CESARO
MATTHEW A ALONZO
MBCDC WESTCHESTER APT LLC
MEISL USA LLC
MIA GLOBAL INVESTORS LLC
MIAMI ALEGRO LLC
MIAMI APOTI ENSEMBLE LLC
MIAMI IMMO FTC LLC C/O ALEXANDRE BALLERINI
MIAMI ONE RE INC
MIAMI REAL ESTATE HOLDINGS LLC
MICHAEL ROBERTSON & W JENNIFER
MIGUEL FERNANDEZ
MLB 1440 PENNSYLVANIA AVENUE LLC C/O THE BERNSTEIN LAW FIRM LIDO 1440 PENNSYLVANIA AVENUE
MSB INVESTMENT & HOLDING LLC
NARA CASTILLO EST OF MARIA L CALLAVA PARES
NASSAU INVESTMENTS CORP
NATHAN BERGER
NATIONAL TELEPHONE & ALARM CO
NATLOR LLC
NAVAJO OVERSEAS CORP
NICOLAS DE LUSSAC
NITAYA PAUL
NORMAN W DIEHL JR
NORMAN W DIEHL LAWRENCE J WICKENHEISER JR
NURIA HERREROS
PENNSYLVANIA MB INVESTMENTS CORP ATTN: CHRISTIAN DRIUSSI
PETITE ABODE LLC
PORCELLI TROPICAL PROP LLC
R Q INVESTMENT GROUP LLC
RACHEL JUDITH & NOAH S WISS JTRS
RAMON THIELEN
RANDY BALTAZAR
REGGIE J WOODHAM
RICHARD SHINDLER
RICK SHERMAN
ROBERTO MORRA
RODOLPHE VIGNAL
RUBEN CUEVAS & W EVA MADELYN CONTY CUEVAS
RUNCOOL CORP
SAMANTHA VELAZCO SALOMON
SANDRA ABOUELWafa & HELEN BOWEN
SATELLITE USA LLC
SB PREMISES LLC
SCHOOL BOARD OF MIAMI-DADE COUNTY
SHERRY ABRAMSON & HALE ABRAMSON JTRS

SIMONA JAVARONE
SIMONE VIOLA
SOMAMIA LLC
SPOONFULL RE LLC
STEPHAN HANSES
STUART REED
SUNNY PENN LLC
SUSAN E DE LA CRUZ DAVID G BUKER
THE ODYSSEY OF SOUTH BEACH LLC
TOPWATER ENTERPRISES INC
TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTYCOM INC
TREND30M LLC
VIVASLAVA LLC
VLADIMIR DE SUAREZ
WASHINGTON GARDENS INC
WESLEY G SO
WILLIA S MCKINNEY % D COBBS
WILLIAM JAMES HOCK
WILLIAMS & ROBERTSON INC
YVES DE KEERSMACKER
ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST

Address	City	State	Zip
101 RUE DU BAC	PARIS 75007		
68 HOGARTH AVE	TORONTO ONTARIO M4K1K3		
31 ST MARKS ROAD	TORONTO ONTARIO M6S2H5		
PETROZAVODSKAYA 13-176	ST PETERSBURG		
2594 BENNETT #4	MONTREAL QUEBEC H1V		
4110 RUE WELLINGTON #302	VERDUN QC H4G IV7		
CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070		
50 ROUTE D ANNECY	TROINEX 1256		
6 RUE DE LA LIBERATIN	HELMSANGE L-7263		
PEZ ESPADA #105 PUERTO VALLARTA	JALISCO		
350 MILL ROAD STE #409	TORONTO ONTARIO M9C 5R7		
SIMONOVSKIY VAL STREET 24 1 46	MOSCOW 115088		
DA COSTASTRAAT 10H	1053 ZB AMSTERDAM		
1925 TUPPER ST	MONTREAL QUEBEC H3H1N6		
SHEIKH ZAYED RD PO BOX 11330	DUBAI		
PO BOX 35	NEGRIL		
36 ALFRED RD	FELTHAM MIDDLESEX TW13 5DJ		
140 N FEDERAL HWY 2 FL	BOCA RATON	FL	33432
1435 WASHINGTON AVE	MIAMI BEACH	FL	33139
301 WEST 41 ST STE 406	MIAMI BEACH	FL	33140
PO BOX 402188	MIAMI BEACH	FL	33140
1400 BROADWAY 15TH FLR	NEW YORK	NY	10018
1261 20 ST	MIAMI BCH	FL	33139
2601 S BAYSHORE DR STE 725	MIAMI	FL	33133
2901 S BAYSHORE DR STE 725	MIAMI	FL	33133
1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139
1512 WASHINGTON AVE #202	MIAMI BEACH	FL	33139
1032 EUCLID AVE	MIAMI BEACH	FL	33139
7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487
526 15 ST UNIT 10	MIAMI BEACH	FL	33139
2450 NE MIAMI GARDENS DR 2 FL	MIAMI	FL	33180
763 ARTHUR GODFREY RD #A	MIAMI BEACH	FL	33140-3448
104-40 QUEENS BLVD #7S	FOREST HILLS	NY	11375
392 5 STREET	BROOKLYN	NY	11215
1674 BAY RD # 401	MIAMI BEACH	FL	33139-2178
439 15 ST # 13	MIAMI BEACH	FL	33139
1800 SW 1 AVE STE 306	MIAMI	FL	33129
439 15 ST 23	MIAMI BEACH	FL	33139
320 NW 25 ST	WILTON MANORS	FL	33311
1410 NE 2 AVE	MIAMI	FL	33132
927 LINCOLN RD #200	MIAMI BEACH	FL	33139
550 15 ST 203	MIAMI BEACH	FL	33139
600 15 ST 7	MIAMI BEACH	FL	33139
600 15 ST 12	MIAMI BEACH	FL	33139
1521 MERIDIAN AVE	MIAMI BEACH	FL	33139
2504 ELLIJAY DR	ATLANTA	GA	30319

912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019
301 S 19 ST	PHILADELPHIA	PA	19103
325 S BISCAYNE BLVD #1617	MIAMI	FL	33131
1204 N NELSON ST	ARLINGTON	VA	22201
6515 COLLINS AVE STE 1202	MIAMI BEACH	FL	33141
1420 PENNSYLVANIA AVE 203	MIAMI BEACH	FL	33139
2655 S LEJEUNE RD #543	CORAL GABLES	FL	33134
555 NE 15 ST #200	MIAMI	FL	33132-1455
1418 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4146
1420 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-4033
2621 SW 153 RD PATH	MIAMI	FL	33185
1418 COLLINS AVE #603	MIAMI BEACH	FL	33139
4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947
420 15 ST UNIT 309	MIAMI BEACH	FL	33139
2899 COLLINS AVE #1545	MIAMI BEACH	FL	33140-4454
1420 PENNSYLVANIA AVE #204	MIAMI BEACH	FL	33139-4033
540 WEST AVE #211	MIAMI BEACH	FL	33139
7792 NW 54 STREET	DORAL	FL	33166
420 15 ST 111	MIAMI BEACH	FL	33139
5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308
1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139
927 LINCOLN RD #200	MIAMI BEACH	FL	33139
3135 SW 3 AVE	MIAMI	FL	33129
1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110
406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123
PO BOX 350078	PALM COAST	FL	32135
301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140
526 15 ST #15	MIAMI BEACH	FL	33139-3697
600 15 ST 2	MIAMI BEACH	FL	33139
1420 PENNSYLVANIA AVE UNIT 310	MIAMI BEACH	FL	33139-4063
11 ROSERY LANE	BELLEAIR	FL	33756
8960 Cynthia St Apt 301	West Hollywood	CA	90069-4445
14461 AVE OF THE RUSHES	WINTER GARDEN	FL	34787
550 15 ST #104	MIAMI BEACH	FL	33139-3618
1145 DORMONT AVE	PITTSBURGH	PA	15216
439 15 STREET #18	MIAMI BEACH	FL	33139
4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111
1673 BAY ROAD #203	MIAMI BEACH	FL	33139
8911 COLLINS AVE #1004	SURSIDE	FL	33154-3547
1407 BROADWAY STE 503	NEW YORK	NY	10018
230 5TH ST	MIAMI BEACH	FL	33139-6602
1418 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4145
1505 SW 12 ST	MIAMI	FL	33135-5319
600 15 ST UNIT 10	MIAMI BEACH	FL	33139
555 15 ST 101	MIAMI BEACH	FL	33139
860 BEACH ST	LINDENHURST	NY	11757
700 E DANIA BEACH BLVD 202	DANIA	FL	33004

1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139
140 E 45TH ST STE 3400	NEW YORK	NY	10017-9310
1440 JFK KENNEDY CAUSEWAY# 140	NORTH BAY VILLAGE	FL	33141
250 W 24 ST 2FW	NEW YORK	NY	10011
1512 WASHINGTON AVE 308	MIAMI BEACH	FL	33139
1424 COLLINS AVE	MIAMI BEACH	FL	33139-4104
1952 SPRING ST	WINTER PARK	FL	32792
1410 20 ST UNIT #203	MIAMI BEACH	FL	33139
600 15 ST #5	MIAMI BEACH	FL	33139
282 NW 25 STREET	MIAMI	FL	33127
60 STANFORD AVE	WEST ORANGE	NJ	07052
1418 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33139-4145
439 15 ST STE 7	MIAMI BEACH	FL	33139
4 BITTERSWEET LN	SHERMAN	CT	06784
439 15 ST #5	MIAMI BEACH	FL	33139
526 15 ST #5	MIAMI BEACH	FL	33139
1401 WASHINGTON AVE	MIAMI BEACH	FL	33139
2866 FAIR GREEN DR	CLEARWATER	FL	33761
1420 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-4042
200 WEST 20 ST #1507	NEW YORK	NY	10011
1836 BIARRITZ DR	MIAMI BEACH	FL	33141
550 15 ST #201	MIAMI BEACH	FL	33139-3620
PO BOX 490441	KEY BISCAYNE	FL	33149-0441
1420 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139
1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720
104 THORNE ST	JERSEY CITY	NJ	07307
439 15 ST #16	MIAMI BEACH	FL	33139
1420 PENNSYLVANIA AVE APT 209	MIAMI BEACH	FL	33139-4042
231 AVONDALE ST	HOUSTON	TX	77006-3241
4730 S Fort Apache Rd Ste 300	Las Vegas	NV	89147-7947
1418 COLLINS AVE #304	MIAMI BEACH	FL	33139
531 15 ST #13	MIAMI BEACH	FL	33139-3611
2740 OLD ALTON RD	MIAMI BEACH	FL	33139
150 SE 2ND AVE STE #1010	MIAMI	FL	33131
1800 MERIDIAN AVE #6	MIAMI BEACH	FL	33139
16066 ROSECROFT TERRACE	DELRAY BEACH	FL	33446
1420 PENNSYLVANIA AVE # 210	MIAMI BEACH	FL	33139-4062
1512 WASHINGTON AVE 106	MIAMI BEACH	FL	33141
100 N BISCAYNE BLVD #500	MIAMI	FL	33132
343 LAYNE BLVD	HALLANDALE	FL	33009
600 15 ST #11	MIAMI BEACH	FL	33139
600 15 ST #9	MIAMI BEACH	FL	33139
1512 WASHINGTON AVE #205	MIAMI BEACH	FL	33139
526 15 STREET #6	MIAMI BEACH	FL	33139
PO BOX 141941	CORAL GABLES	FL	33114
4 EMBARCADERO CENTER SUITE 400	SAN FRANCISCO	CA	94111
439 15 ST #6	MIAMI BEACH	FL	33139-7911

535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215
1355 HUNTERBROOK RD	YORKTOWN HEIGHTS	NY	10598
600 15 ST 1	MIAMI BEACH	FL	33139
439 15 ST #20	MIAMI BEACH	FL	33139-7911
945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482
1329 ALTON RD	MIAMI BEACH	FL	33139
251 SW 30 RD	MIAMI	FL	33129
600 15 ST 3	MIAMI BEACH	FL	33139
600 15 ST 6	MIAMI BEACH	FL	33139
927 LINCOLN RD #200	MIAMI BEACH	FL	33139
8301 NW 197 STREET	MIAMI	FL	33015
7900 GLADES RD STE#530	BOCA RATON	FL	33434
12717 W SUNRISE BLVD #319	SUNRISE	FL	33323
1420 PENNSYLVANIA AVE #402	MIAMI BEACH	FL	33139-4071
3050 BISCAYNE BLVD 403	MIAMI	FL	33137
301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139
1418 COLLINS AVE #203	MIAMI BEACH	FL	33139-4143
1414 COLLINS AVE	MIAMI BCH	FL	33139-4104
14 WHITEBRIDGE COURT	BALTIMORE	MD	21208
1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108
918 OCEAN DR STE 303	MIAMI BEACH	FL	33139
526 15 ST 12	MIAMI BEACH	FL	33139
420 15 STREET #208	MIAMI BEACH	FL	33139
18495 NW 78 AVE	HIALEAH	FL	33015
1420 PENNSYLVANIA AVE #410	MIAMI BCH	FL	33139-4072
1420 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139
420 15 ST #302	MIAMI BEACH	FL	33139-7905
1001 BRICKELL BAY DR STE 130	MIAMI	FL	33131
739 NE 74 ST	MIAMI	FL	33138
184 W BAY CEDAR CIR	JUPITER	FL	33458
5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140
1350 MICHIGAN AVE	MIAMI BEACH	FL	33139-3823
526 15 ST	MIAMI BEACH	FL	33139-3645
1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979
550 15 ST #204	MIAMI BEACH	FL	33139-3620
715 - 82 ST	MIAMI BEACH	FL	33141-1308
903 SE 93 TER	PLANTATION	FL	33324
600 15 ST 8	MIAMI BEACH	FL	33139
439 15 ST #11	MIAMI BEACH	FL	33139
1050 WAKE FIELD DR	ELGIN	IL	60120
2875 NE 191 ST #801	AVENTURA	FL	33180
540 15 ST 101	MIAMI BEACH	FL	33139
1418 COLLINS AVE 403	MIAMI BEACH	FL	33139
927 LINCOLN RD #200	MIAMI BEACH	FL	33139
8500 W FLAGLER ST STE B 209	MIAMI	FL	33144
1450 NE 2 AVE	MIAMI	FL	33132
526 15 ST #17	MIAMI BEACH	FL	33139-3697

1512 WASHINGTON AVE 305	MIAMI BEACH	FL	33139
1418 COLLINS AVE #302	MIAMI BEACH	FL	33139-4144
927 LINCOLN RD STE 200	MIAMI BEACH	FL	33139
600 15 ST 4	MIAMI BEACH	FL	33139
1312 BELMONT ST	WASHINGTON	DC	20009
1420 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139-4062
1420 PENNSYLVANIA AVE # 305	MIAMI BEACH	FL	33139
16814 SW 49 CT	MIRAMAR	FL	33027
1420 COLLINS AVE	MIAMI BEACH	FL	33139
720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738
877 E PALMETTO PARK RD	BOCA RATON	FL	33432
551 FIFTH AVE 1620	NEW YORK	NY	10176
1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139
420 15 ST #308	MIAMI BEACH	FL	33139
1228 ALTON RD	MIAMI BEACH	FL	33139-3810
1418 COLLINS AVE UNIT #401	MIAMI BEACH	FL	33139-4144
690 LINCOLN RDSUITE 300	MIAMI BEACH	FL	33139
1420 PENNSYLVANIA AVE UNIT 308	MIAMI BEACH	FL	33139
1236 DREXEL AVE #2	MIAMI BEACH	FL	33139
19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180
PO BOX 19-1678	MIAMI BEACH	FL	33119

