

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS: 2000 Collins Avenue; including 205-237 20th St.; 221 20th St.;
220 21st St.; and 2008-2038 Collins Avenue

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

FOLIO NUMBER (S) 02-3226-001-0060; and 02-3226-001-0090

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

NAME MC GA Collins Realty LLC
 ADDRESS 55 East 59th Street, 17th Floor, New York, N.Y. 10022
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Maria A. Gralia, Esq.
 ADDRESS Stearns Weaver Miller, et. al., Museum Tower, 150 W. Flagler Street, #2200
 BUSINESS PHONE 305-789-3525 CELL PHONE _____
 E-MAIL ADDRESS mgralia@stearnsweaver.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 N/A
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

FILE NO. PB17-0091

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

See attached letter of intent.

- 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 APPLICABLE) N/A SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ 2500

- 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. PB17-0091

- 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: _____

Maria A. Gralia

PRINT NAME: _____

Maria A. Gralia

FILE NO. PB17-0091

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR [LIMITED LIABILITY COMPANY] (Circle one)**

STATE OF GEORGIA
COUNTY OF DEKALB


I, Jordan Hylton, being first duly sworn, depose and certify as follows: (1) I am the Vice President of The Prudential Insurance Company of America, a New Jersey corporation, the sole member of GA Collins LLC, a Delaware limited liability company, the managing member of MC GA Collins Holdings LLC, a Delaware limited liability company, the sole member of MC GA Collins Realty LLC, a Delaware limited liability company. (2) I am authorized to file this application on behalf of such entities. (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 18 day of JANUARY, 2017. The foregoing instrument was acknowledged before me by JORDAN HYLTON, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Notary Public

My Commission Expires:

**Alison Elise Frank
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires 12/13/2020**

ALISON ELISE FRANK

Print Name

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

See attached

STATE OF
COUNTY OF

I, _____, being duly sworn, depose and certify as follows: (1) I am the _____ (print title) of _____ (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 _____ day of _____, 2016. The foregoing instrument was acknowledged before me by _____, _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. PB17-91

POWER OF ATTORNEY AFFIDAVIT

STATE OF GEORGIA
COUNTY OF DEKALB

I, Jordan Hylton, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Maria A. Gralia, Esq., on behalf of Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Jordan Hylton
Print Name (and Title, if applicable)

[Signature]
Signature

Sworn to and subscribed before me this 18 day of JANUARY, 2017. The foregoing instrument was acknowledged before me by JORDAN HYLTON, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Alison Elise Frank
Notary Public

My Commission Expires:

ALISON ELISE FRANK
Print Name

Alison Elise Frank
NOTARY PUBLIC
DeKalb County, GEORGIA
My Comm. Expires 12/13/2020

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, _____, being duly sworn and deposed, 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 _____ to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20¹⁷. The foregoing instrument was acknowledged before me by _____ of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires

PRINT NAME

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. PB17-0091

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.*

See attached

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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. PB17-0091

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	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. PB17-0091

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.	Maria A. Gralia	150 W. Flagler St.	305-789-3525
b.			
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

I, Maria A. Gralia, being first 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.

Maria A. Gralia
SIGNATURE

Sworn to and subscribed before me this 13 day of February, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Linda Christian
NOTARY PUBLIC

My Commission Expires:



LINDA CHRISTIAN
PRINT NAME

FILE NO. PB17-0091

2000 Collins, Miami Beach Organizational Chart as of August 23, 2016

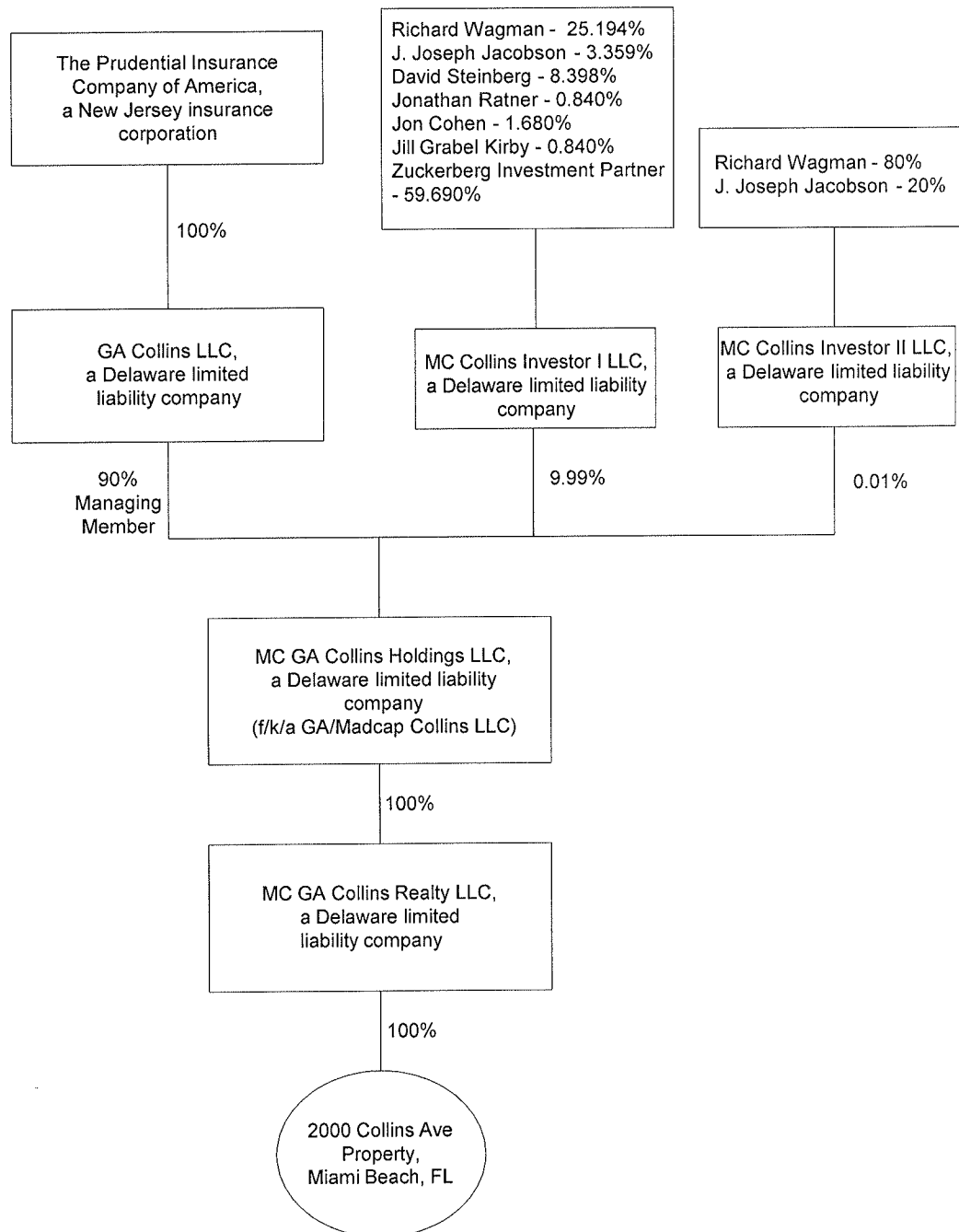


EXHIBIT "A"

LEGAL DESCRIPTION

Lots 2 and 4 and the East 25.5 feet of Lot 6 in Block C, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

AND

Lots 1 and 3 in Block C of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT THE FOLLOWING:

All the Units of the BOULAN SOUTH BEACH, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 27626, Page 3375, as amended, of the Public Records of Miami-Dade County, Florida.

AND LESS AND EXCEPT THE FOLLOWING:

Parcel K:

A Parcel located within an existing building, said Parcel being located within Lots 2 and 4, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 7, of the Public Records of Miami - Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 4, thence S19°58'17"W, along the Northerly line of said Lot 4 for 10.19 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'49"E for 1.97 feet; thence S19°57'11"W for 3.51 feet; thence S70°02'49"E for 24.83 feet; thence N19°57'11"E for 3.49 feet; thence S70°02'49"E for 27.17 feet; thence S19°57'11"W for 21.50 feet; thence N70°02'49"W for 14.86 feet; thence S19°57'11"W for 10.00 feet; thence N70°02'49"W for 38.32 feet; thence N19°57'11"E for 13.85 feet; thence N70°02'49"W for 25.98 feet; thence N19°58'17"E for 17.67 feet; thence S70°02'49"E for 25.18 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.74 and the Upper Limit is the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

AND LESS AND EXCEPT THE FOLLOWING:

Parcel L:

A Parcel located within an existing building, said Parcel being located within Lot 3, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3; thence S70°02'13"E along the North line of said Lot 3 for 5.99 feet to the POINT OF BEGINNING; thence continuing S70°02'13"E along the North line of said Lot 3 for 12.05 feet; thence S09°08'31"E for 8.79 feet; thence S70°02'49"E for 1.58 feet; thence S19°57'11"W for 6.32 feet; thence N70°02'49"W for 11.26 feet; thence S19°57'11"W for 6.00 feet; thence

S70°02'49"E for 1.67 feet; thence S19°57'11"W for 5.33 feet; thence N70°02'49"W for 1.67 feet; thence S19°57'11"W for 12.83 feet; thence S70°02'49"E for 1.67 feet; thence S19°57'11"W for 5.50 feet, the preceding nine (9) courses being coincident with the boundary of BOULAN SOUTH BEACH, A CONDOMINIUM, as recorded in Official Records Book 27626, Page 3375, of the Public Records of Miami - Dade County, Florida; thence N70°02'49"W for 8.32 feet; thence N19°57'11"E for 43.66 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.66 and the Upper Limit is the existing ceiling at Elevation +20.66, National Geodetic Vertical Datum 1929.

AND ALSO LESS AND EXCEPT:

PARCEL "BSBII":

THAT PORTION OF LOTS 1 AND 3, INCLUSIVE, BLOCK C, ACCORDING TO THE PLAT OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING ABOVE THE UPPER SIDE OF THE CONCRETE SLAB FORMING THE FLOOR OF THE SECOND LEVEL (EL=21.66') AND BELOW THE LOWER SIDE OF THE CONCRETE SLAB FORMING THE CEILING OF THE SECOND LEVEL (EL=30.73') FOR ITS HORIZONTAL BOUNDARY PER NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, EXPRESSED IN FEET AND DECIMAL OF A FOOT AND ITS VERTICAL BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, BLOCK C, OF THE SAID PLAT OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (1) THENCE EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3, BLOCK C, FOR 53.67 FEET; (2) THENCE SOUTH FOR 63.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING MORE PARTICULARLY DESCRIBED VERTICAL BOUNDARY; (3) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 5.83 FEET; (4) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 8.67 FEET; (5) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 8.67 FEET; (6) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 29.83 FEET; (7) THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR 57.67 FEET; (8) THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST FOR 103.33 FEET TO A POINT OF CURVATURE; (9) THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5.50 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 8.64 FEET TO A POINT OF TANGENCY; (10) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 48.44 FEET; (11) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 37.00 FEET; (12) THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR 10.77 FEET; (13) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 33.33 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT (Garden Courtyard):

A Parcel located adjacent to an existing Building Structure and lying within a portion of Lots 1, 2, 3 and 4 in Block "C", of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH

IMPROVEMENT COMPANY" according to the plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 3, thence S70°02'13"E, along the Northerly line of said Lot 3 for 5.99 feet; thence S19°57'11"W for 43.66 feet; thence S70°02'49"E for 9.01 feet; thence S19°57'11"W for 34.17 feet; thence S70°02'49"E for 1.50 feet; thence N19°57'11"E for 4.75 feet; thence S70°03'11"E for 20.00 feet; thence S19°57'11"W for 4.58 feet; thence S70°02'49"E for 8.10 feet; (the last seven courses being coincident in part with the boundary of "BOULAN SOUTH BEACH, A CONDOMINIUM" as recorded in Official Records Book 27626 Page 3375 of the Public Records of Miami-Dade County, Florida); thence S19°57'11"W for 9.00 feet; thence S70°02'49"E along a portion of the boundary of said "BOULAN SOUTH BEACH, A CONDOMINIUM", for 35.06 feet; thence S19°57'11"W for 47.92 feet; thence N70°02'49"W for 17.89 feet; thence S19°57'11"W for 0.61 feet; thence N70°02'49"W for 35.32 feet; thence S19°57'11"W for 3.49 feet; thence N70°02'49"W for 24.83 feet; thence N19°57'11"E for 3.51 feet; thence N70°02'49"W for 1.65 feet; thence N19°58'17"E, along the Westerly line of said Lot 3 for 135.18 feet to the Northwest Corner of said Lot 3 and the POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT (Rooftop Pool Deck)

A Parcel located on the roof of an existing Building Structure and being located within a portion of Lots 1, 2, 3, 4 and 6, in Block C, of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3; thence S70°02'13"E, along the North line of said Lot 3 for 15.00 feet; thence S19°57'47"W for 25.83 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'49"E for 103.93 feet to the Point of Curvature of a circular curve to the right; thence Southeasterly, Southerly and Southwesterly along the arc of said circular curve having a radius of 5.15 feet and a central angle of 90°00'00" for 8.09 feet to a Point of Tangency; thence S19°57'11"W for 143.55 feet; thence S70°02'49"E for 6.00 feet; thence S19°57'11"W for 50.46 feet to the Point of Curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said circular curve having a radius of 5.15 feet and a central angle of 90°00'00" for 8.09 feet to a Point of Tangency; thence N70°02'49"W for 59.92 feet; thence N19°57'11"E for 15.33 feet; thence N70°02'49"W for 76.75 feet; thence N19°57'11"E for 70.33 feet; thence S70°02'49"E for 74.11 feet; thence S19°57'11"W for 25.84 feet; thence S70°02'49"E for 18.22 feet; thence N19°57'11"E for 35.66 feet; thence N70°02'49"W for 0.94 feet; thence N19°57'11"E for 48.00 feet; thence S70°02'49"E for 0.97 feet; thence N19°57'11"E for 18.35 feet; thence N70°02'49"W for 36.04 feet; thence S19°57'11"W for 9.51 feet; thence N70°02'49"W for 29.60 feet; thence N19°57'11"E for 52.00 feet to the POINT OF BEGINNING. Said Parcel having a Lower Limit at Elevation +73.16 National Geodetic Vertical Datum (1929).

LESS AND EXCEPT five (5) Roof Level Parcels located within the above described Roof Pool Deck, said five (5) Parcels being a portion of "BOULAN SOUTH BEACH, A CONDOMINIUM" as described in Official Records Book 27626 Page 3375 of the Public Records of Miami-Dade County, Florida.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Maria Gralia
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct: 305.789.3525
Fax: 305.789.2628
Email: mgralia@stearnsweaver.com

February 1, 2017

Mr. Thomas Mooney
Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: File No. 1609 – Modification to Conditional Use Permit (C.U.P.) for Change in Ownership for property located at 2000 Collins Avenue; Including 205-237 20th Street; 221 20th Street; 220 21st Street; 2008-2038 Collins Avenue, Miami Beach, Florida (the “Property”)

Dear Mr. Mooney:

This firm represents MC GA Collins Realty LLC, the owner of the Property and the applicant requesting the Modification to the Conditional Use Permit (the “Applicant”). Applicant acquired the property from Just Around the Corner LLC and Parc Place Development LLC (“Sellers”) on September 21, 2016.

Condition #3 of the Modified Conditional Use Permit issued on January 6, 2016, requires the review by the Planning Board as a modification to the Conditional Use Permit whenever there is a change of ownership of the Property. Consistent with this requirement, the Applicant respectfully submits the enclosed application requesting the Planning Board’s review of the change in ownership from Sellers to Applicant.

Included with the application are the required filing fees, mailing labels and other

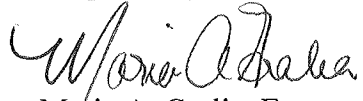
Mr. Thomas Mooney

Page 2

February 1, 2017

supporting materials. Should you have any questions regarding this request, please do not hesitate to contact me.

Respectfully submitted,



Maria A. Gralia, Esq.

cc: Carmen Sanchez, Deputy Planning Director
Michael Belush, Planning & Zoning Manager
Tui Munday, Senior Planner

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 237 20th Street

FILE NO: 1493

IN RE: The application by Just Around the Corner, L.L.C., requesting Conditional Use approval to operate after midnight a multi-level parking garage with retail on the ground floor located in the CD-3 zoning district.

LEGAL DESCRIPTION: Lot 6, less the east 25.5 feet thereof, and Lot 8, Block C of the Ocean front Property of Miami Beach Improvement Company, as recorded in PB 5-7 & 8 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 27, 2001

CONDITIONAL USE PERMIT

The applicant, Just Around the Corner, L.L.C., filed an application with the Planning Director for a Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3, commercial high intensity zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

24

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction on this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall give a written progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of the progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. The applicant shall comply with all the requirements of Section 130-68 of the City Code; more specifically, the commercial space within the project shall not exceed 25 percent of the total floor area of the structure.
3. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation Concurrency Management Division, prior to the applicant obtaining a building permit.
4. The permissible commercial and retail uses in this structure shall be low intensity, service-oriented uses, such art galleries, barber/beauty parlor, professional offices, a coffee-shop or restaurant with 30 seats or less and other similar uses as determined by the Planning Director. Nightclubs, dance halls, bars or any kind of neighborhood impact establishment shall not be permitted.
5. The operator of this garage shall be responsible for operating this facility as valet-only parking. No self-parking shall be permitted.
6. The overhead security gate shall be relocated to the rear at the ramp level.
7. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility
8. The operator shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility

9. A building permit shall be obtained within one (1) year of this public hearing, and the project completed in accordance with the requirements of the South Florida Building Code.
10. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
11. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

PROVIDED, the applicant shall build in accordance with the South Florida Building Code, and the plans submitted as part of this file and as approved by the Planning Board with any applicable modifications. This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a building permit shall be approved subject to compliance with the conditions hereof and processed in accordance with and pursuant to the ordinances of the City of Miami Beach.

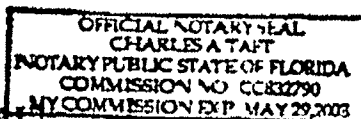
Dated this 16TH day of MARCH, 2008.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16TH day of MARCH, 2008, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary: [Signature]
Print Name: CHARLES A. TAIT
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department (3-6-01)

F:\PLAN3PLB\FEB2008\149JGRG\1493CU WPD

NOTICE

NO

HORN

HONKING

-or-

TIRE

SCREECHING

NOTICE
Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.

RECORDED IN OFFICIAL RECORDS DEPT.
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



CFN 2004R0223422
OR Bk 22171 Pgs 3703 - 3706; (4pgs)
RECORDED 04/01/2004 09:52:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 205-237 20th Street
221 20th Street
2000 Collins Avenue
2008 Collins Avenue
2020 Collins Avenue
212 21st Street

FILE NO: 1609

IN RE: The Request by Just Around the Corner, L.L.C. and POP Development, L.L.C., requesting a substantial amendment to the conditional use permit granted by the Planning Board on February 27, 2002 (File No. 1493) in order to extend the existing valet parking garage to the east along 20th Street.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in PB 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: April 30, 2003

CONDITIONAL USE PERMIT

The applicants, Just Around the Corner, L.L.C. and POP Development, L.L.C., filed an application with the Planning Director a substantial modification to a previously approved Conditional Use approval pursuant to Chapter 118, Article IV, "Conditional Use Procedure," of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. A progress report from the applicant shall be scheduled in 60 days from the date of this meeting. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit.
3. ~~Dance halls, bars or any kind of neighborhood impact establishment shall only be permitted along Collins Avenue.~~ In addition, there shall be no live or recorded music permitted in the interior courtyard area; however, low-volume background music that does not interfere with normal conversation shall be permitted as long as it is not audible in the adjacent properties and in no instance shall the low-volume background music shall be permitted past midnight. The interior courtyard area shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
4. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
5. ~~The applicant shall comply with all the conditions of the Historic Preservation Board Order under file No. 1336,~~ hereby incorporated by reference.
6. The applicant shall obtain a full building permit within one year of the meeting date at which the Conditional Use Permit was approved. Should the applicant fail to obtain a full building permit within that time and/or construction does not commence and proceed in accordance with the permit and the requirements of the South Florida Building Code, the conditional use shall be deemed null and void. The applicant, for good cause, may apply for an extension of time not to exceed one additional year in advance of the expiration of such approval.

7. ~~The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.~~
8. ~~The parking garage approved under this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis.~~
9. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
10. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
11. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
12. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-7 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

PROVIDED, the applicant shall build in accordance with the plans submitted as part of this file and as approved by the Planning Board with any applicable modifications. **This Order does not constitute a building permit**, but upon presentation of a recorded copy of this Order to the Planning Department, a building permit shall be approved (subject to compliance with the conditions hereof) and processed in accordance with and pursuant to the ordinances of the City of Miami Beach.

Dated this 30th day of MARCH, 2008.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

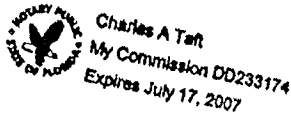
BY: 

Jorge G. Gomez, AICP,
Planning Director, For the Chairman

3 of 4

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of MARCH, 2004, by Jorge G. Gomez, AICP, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

Notary:

Print Name: CHARLES A. TART

Notary Public, State of Florida

My Commission Expires:

Commission Number:

Approved As To Form:
Legal Department ()

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 205-237 20th Street
221 20th Street
2000 Collins Avenue
2008 Collins Avenue
2020 Collins Avenue
212 21st Street

FILE NO: 1609

IN RE: The Request by Just Around the Corner, L.L.C. and POP Development, L.L.C., requesting an amendment to the conditional use permit granted by the Planning Board on February 27, 2002 (File No. 1493) in order to extend the existing valet parking garage to the east along 20th Street.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in PB 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: June 22, 2004

MODIFIED CONDITIONAL USE PERMIT

The applicants, Just Around the Corner, L.L.C. and POP Development, L.L.C., filed an application with the Planning Director for a modification to a previously approved Conditional Use Permit pursuant to Chapter 118, Article IV, "Conditional Use Procedure," of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. A progress report from the applicant shall be scheduled in 60 days from the date of this meeting. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit.
3. Dance halls, bars or any kind of neighborhood impact establishment shall only be permitted along Collins Avenue. Any entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant.
4. There shall be no live or recorded music permitted in the interior courtyard area; however, low-volume background music that does not interfere with normal conversation shall be permitted as long as it is not audible in the adjacent properties and in no instance shall the low-volume background music be permitted past midnight. The interior courtyard area shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
5. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
6. The exterior of the closed up buildings shall be scaffolded and painted to improve the neglected appearance of these properties.
7. Structural repairs that may affect the general safety of the public shall be done expeditiously.
8. HPB staff shall inspect elements of historic facades that must be retained and determine what structural repairs, if any, must be done expeditiously.

9. The applicant shall offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, Public Library). If not in agreement with garage operator to implement this program within the next six months, the applicant shall return to the Planning Board at the July 27, 2004 meeting.
10. The applicant shall comply with all the conditions of the Historic Preservation Board Order under file No. 1336, hereby incorporated by reference.
11. An extension of time for one year to obtain a full building permit is hereby granted; the extension of time shall be from April 30, 2004 and shall expire on April 30, 2005. Should the applicant fail to obtain a full building permit within that time and/or construction does not commence and proceed in accordance with the permit and the requirements of the South Florida Building Code, the conditional use shall be deemed null and void.
12. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.
13. The parking garage approved under this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis.
14. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
15. This Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
16. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-7 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

Dated this 6TH day of JULY, 2004.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____

Jorge G. Gomez, AICP,
Planning Director, For the Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6TH day of JULY, 2004, by Jorge G. Gomez, AICP, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Charles A Taft
My Commission DD233174
Expires July 17, 2007

[NOTARIAL SEAL]

Notary: _____

Print Name: CHARLES A. TAFT

Notary Public, State of Florida

My Commission Expires:

Commission Number:

Approved As To Form:

Legal Department (gHeld 7-2-04)

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 205-237 20th Street
221 20th Street
2000 Collins Avenue
2008 Collins Avenue
2020 Collins Avenue
'212 21st Street

FILE NO. 1609

IN RE: The Request by Parc Place Development, LLC, requesting a modification to an existing Conditional Use Permit to allow the conversion of two of the originally approved areas: the Gym & Spa into restaurant space; and 4 of the residential units into a second floor restaurant space connecting to the already approved restaurant space on the ground floor.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: July 24, 2007

MODIFIED CONDITIONAL USE PERMIT

The applicant, Parc Place Development, LLC, filed an application with the Planning Director for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the RM-3 - Residential Multi Family, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed: (~~Strike through~~ signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. A progress report from the applicant shall be scheduled in 60 days from the date of this meeting. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Parc Place Development, LLC as owner of the property described herein. Any change of operator or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
3. The metal panels lining the garage on Liberty Avenue and 20th Street show signs of rust and disrepair. The applicant shall repair or replace these panels immediately.
4. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
5. Dance halls, bars or any kind of neighborhood impact establishment shall only be permitted along Collins Avenue. Any entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant.
6. There shall be no live or recorded music permitted in the interior courtyard area; however, low-volume background music that does not interfere with normal conversation shall be permitted as long as it is not audible in the adjacent properties and in no instance shall the low-volume background music be permitted past midnight. The interior courtyard area shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
7. The applicant shall submit a landscape plan and a noise attenuation plan for the courtyard for staff review and approval. Sound shall be contained in the courtyard and shall not create a disturbance to the adjacent property.
8. Live or recorded music shall not be permitted on the open terrace facing 21st Street, at the second level of Restaurant No. 1.

9. The occupant load of Restaurant No. 2 (main entrance on 21st Street) shall be restricted to less than 201 persons and only ambient music, which will not interfere with normal conversation, shall be permitted, in order to safeguard the adjacent property from the noise that would normally be generated from this establishment.
10. The bar located on the ground floor within Restaurant No. 2 shall cease direct counter service to patrons at midnight seven (7) nights a week. Patrons at tables inside this restaurant may continue to be served alcoholic beverages until closing time.
11. The two most southern balconies on the North wing of the second floor plan facing the South Beach Hotel (the adjacent property to the west) shall not be used by the patrons of Restaurant No. 1. The northern most balcony of said wing may be fully used by the patrons of Restaurant No. 2.
12. Queuing of persons shall not be permitted on 21st Street. All guests for Restaurant No. 2 shall wait to be seated inside the restaurant lobby.
13. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about loud, excessive, unnecessary, or unusual late night noise. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
14. Should any of the remaining commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
15. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
- ~~16. The exterior of the closed up buildings shall be scaffolded and painted to improve the neglected appearance of these properties.~~
17. Structural repairs that may affect the general safety of the public shall be done expeditiously.
18. HPB staff shall inspect elements of historic facades that must be retained and determine what structural repairs, if any, must be done expeditiously.
- ~~19. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library). If not in agreement with garage operator to implement this program within the next six months, the applicant shall return to the Planning Board at the July 27, 2004 meeting.~~
20. The applicant shall comply with all the conditions of the Historic Preservation Board Order under file No. 1336, hereby incorporated by reference.

21. ~~An extension of time for one year to obtain a full building permit is hereby granted; the extension of time shall be from April 30, 2004 and shall expire on April 30, 2006. Should the applicant fail to obtain a full building permit within that time and/or construction does not commence and proceed in accordance with the permit and the requirements of the South Florida Building Code, the conditional use shall be deemed null and void.~~
22. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.
23. The parking garage approved under this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis.
24. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
25. This Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant.
26. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
27. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-7 of the Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use permit.

Dated this 3 day of August, 2007.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 
Jorge G. Gomez, Planning Director
For Chairman

Page 4 of 5

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3 day of August
2007, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal
Corporation, on behalf of the corporation. He is personally known to me.


Notary:

Print Name:

Notary Public, State of Florida

My Commission Expires:

Commission Number:

[NOTARIAL SEAL]

Approved As To Form:

Legal Department

(*AKK 8-2-07*)



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Page 5 of 5

Book25948/Page2546

CFN#20070941962

Page 5 of 7

NOTICE
Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.

NOTICE

NO

HORN

HONKING

-or-

TIRE

SCREECHING



CFN 2012R0312742
OR Bk 28095 Pgs 3837 - 3847 (11pgs)
RECORDED 05/02/2012 15:34:11
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue

FILE NO. 1609

IN RE: The Request by Parc Place Development, LLC, requesting a modification to an existing Conditional Use Permit to change and relocate commercial uses within the commercial component of the existing mixed use project while increasing the number of seats in the two restaurants and providing parking within the parking garage on the site, as well as other modifications.

**LEGAL
DESCRIPTION:** See Exhibit "A" attached

MEETING DATE: February 28, 2012

MODIFIED CONDITIONAL USE PERMIT

The applicant, Parc Place Development, LLC, filed an application with the Planning Director pursuant to City Code Section 118-195, "Amendment Of An Approved Conditional Use," for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED subject to the

following conditions to which the applicant has agreed: (~~Strikethrough~~ signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTRs for Restaurants No. 1 and 2. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit authorizes the following three restaurant and lounge uses:
 - (A) a restaurant (presently identified as "Restaurant No. 1") located on the first and second floors at the southwest corner of Collins Avenue and 21st Street, with a maximum capacity of 372 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 3 AM; (ii) outside operating hours in Area #1 of 10 AM to Midnight, with all activity to cease at midnight; and (iii) outside operating hours of 10 AM to 1 AM in Areas #2, #3, and #4;
 - (B) a restaurant (presently identified as "Restaurant No. 2") located on the first floor at the northwest corner of Collins Avenue and 20th Street, with a maximum capacity of 220 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 5 AM; and (ii) and outside operating hours of 10 AM to 1 AM in Area #6; and
 - (C) if authorized by separate Conditional Use Permit in Planning Board File 2042, a lounge (presently identified as "The Venue at Boulan"), located on the first and second floor on the 20th Street side of the building (north side of 20th Street), to operate solely within the interior of the premises, with a maximum capacity of 707 persons or such lesser number as the Fire Marshal may approve, with a closing time of 5 AM;
3. This Conditional Use Permit is issued to Parc Place Development, LLC as owner of the property described herein. Any change of operator or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.
7. An operation plan for the restaurants shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.

8. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
9. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
10. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
11. Any additional dance hall, bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant, and shall only be permitted, if permitted, along Collins Avenue or 20th Street.
12. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project, and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
13. ~~The applicant shall submit a landscape plan and a noise attenuation plan for the courtyard for staff review and approval.~~ Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
14. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area #2, #3, #4, #5, or #6. The additional requirements in Condition No. 12 shall also apply to Area #5. No music of any kind shall be permitted in Area #1
- ~~14. The occupant load of Restaurant No. 2 (main entrance on 21st Street) shall be restricted to less than 201 persons and only ambient music, which will not interfere with normal conversation, shall be permitted, in order to safeguard the adjacent property from the noise that would normally be generated from this establishment.~~
- ~~14. The bar located on the ground floor within Restaurant No. 2 shall cease direct counter service to patrons at midnight seven (7) nights a week. Patrons at tables inside this restaurant may continue to be served alcoholic beverages until closing time.~~
- ~~14. The two most southern balconies on the North wing of the second floor plan facing the South Beach Hotel (the adjacent property to the west) shall not be used by the patrons of Restaurant No. 1. The northern most balcony of said wing may be fully used by the patrons of Restaurant No. 2.~~

- ~~14. Queuing of persons shall not be permitted on 21st Street. All guests for Restaurant No. 2 shall wait to be seated inside the restaurant lobby.~~
- ~~14. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about loud, excessive, unnecessary, or unusual late night noise. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.~~
15. Should any of the remaining commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
16. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
- ~~16. Structural repairs that may affect the general safety of the public shall be done expeditiously.~~
- ~~16. HPB staff shall inspect elements of historic facades that must be retained and determine what structural repairs, if any, must be done expeditiously.~~
17. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
- ~~17. The applicant shall comply with all the conditions of the Historic Preservation Board Order under file No. 1336, hereby incorporated by reference.~~
18. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.
19. The parking garage approved under included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
20. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.

21. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints about loud, excessive, unnecessary, or unusual late-night noise.
22. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
23. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
24. This Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida at the expense of the applicant. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
25. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
26. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 5th day of MARCH, 2012

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 

Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of MARCH, 2012, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # 928148
Expires: December 2, 2013
Bonded thru Budget Notary Services

[NOTARIAL SEAL]

Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida

My Commission Expires:

Commission Number: 12-2-13

928148

Approved As To Form:

Legal Department (Held 3-5-12)

F:\PLAN\PLB\2012\2-28-2012\1609 - 2000 Collins Av\1609- CUP 2-28-2012 final.docx

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 AND 3, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

LOTS 2 AND 4 AND THE EAST 25.50 FEET OF LOT 6, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

NOTICE

NO

HORN

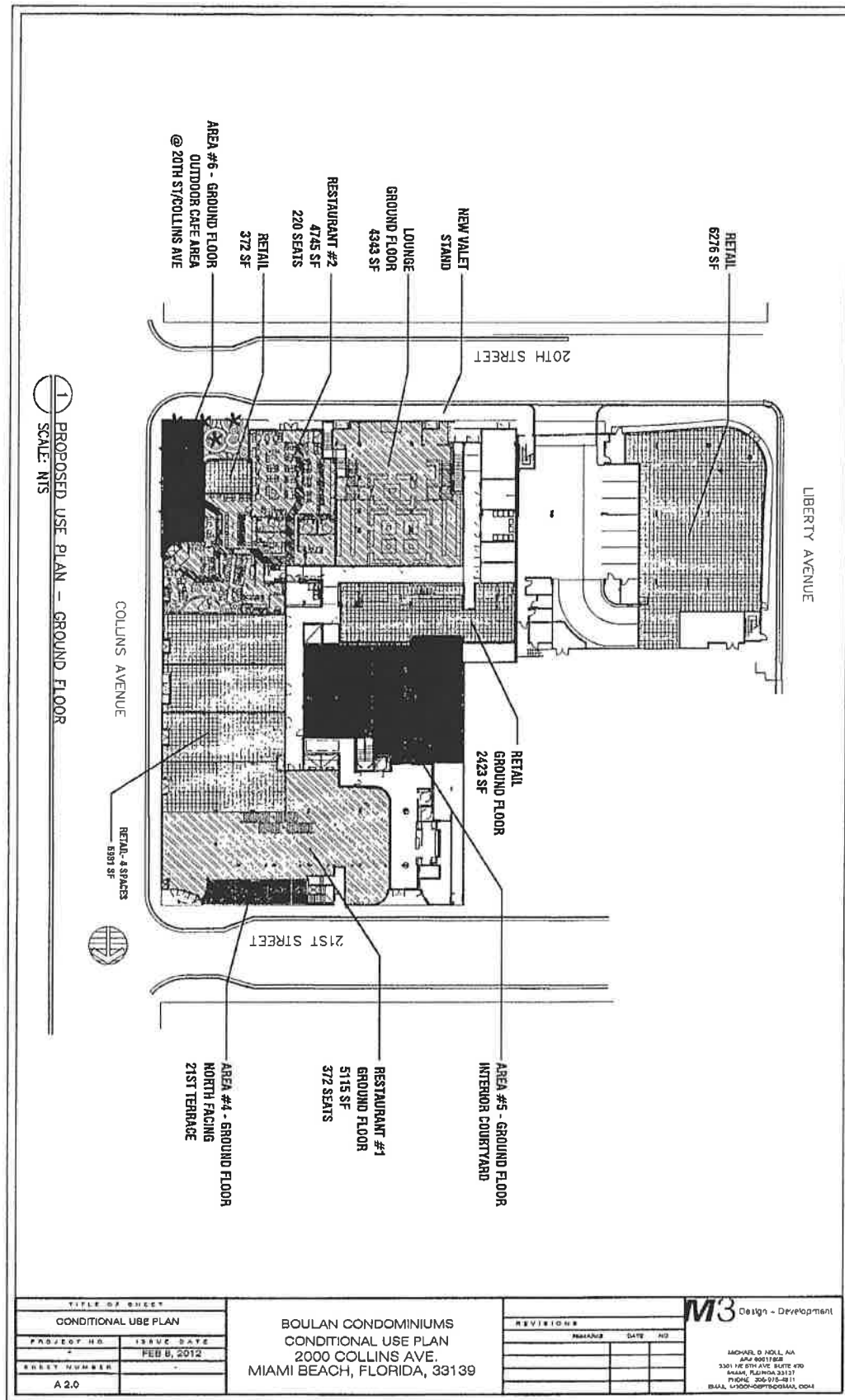
HONKING

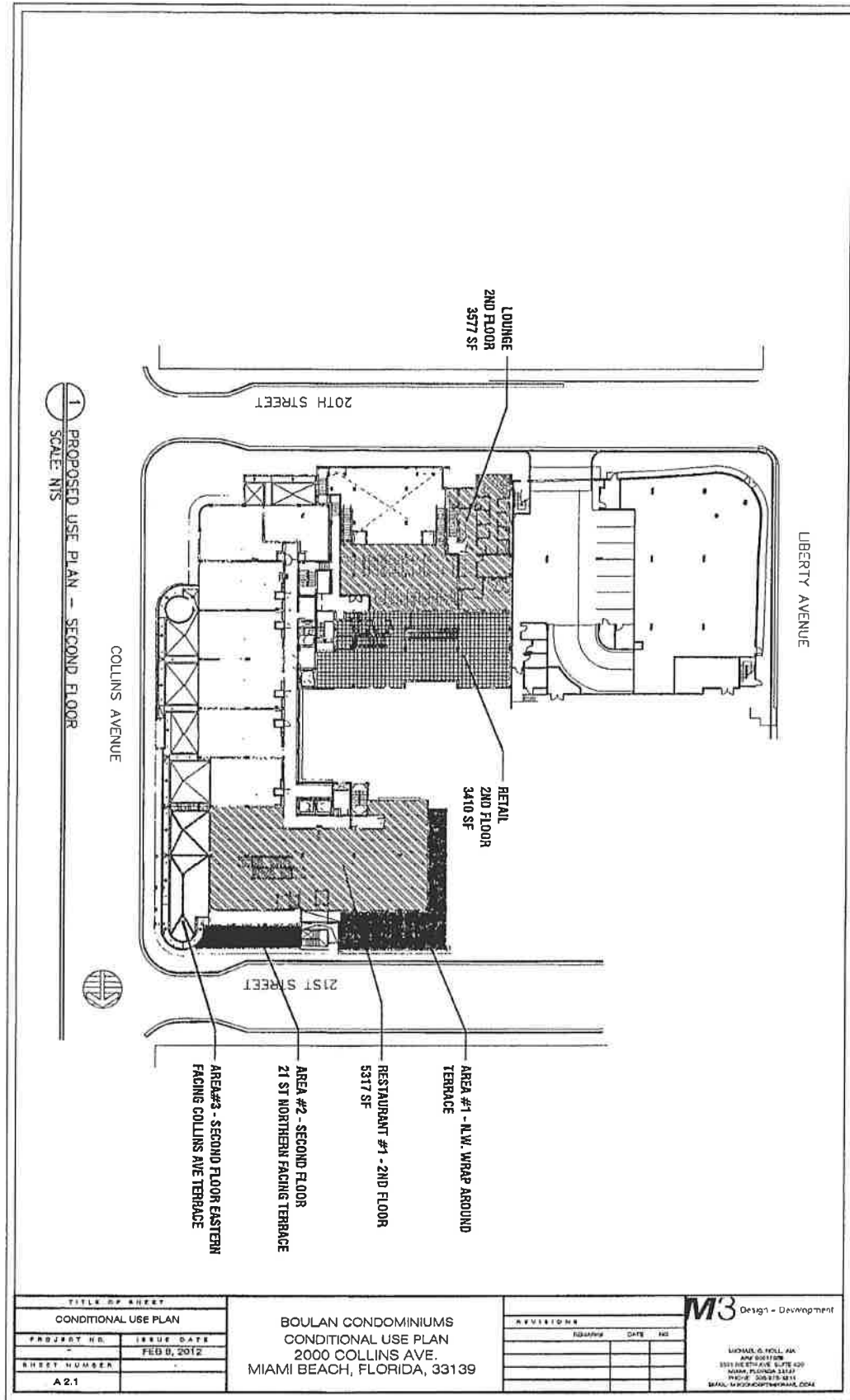
-or-

TIRE

SCREECHING

NOTICE
Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.







CFN 2012R0848249
OR Bk 28372 Pgs 3553 - 3562; (10pgs)
RECORDED 11/27/2012 14:27:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue

FILE NO. 1609

IN RE: The Request by Parc Place Development, LLC, requesting a modification to an existing Conditional Use Permit to change and relocate commercial uses within the commercial component of the existing mixed use project while increasing the number of seats in the two restaurants and providing parking within the parking garage on the site, as well as other modifications.

**LEGAL
DESCRIPTION:** See Exhibit "A" attached

MEETING DATE: August 28, 2012

MODIFIED CONDITIONAL USE PERMIT

The applicant, Parc Place Development, LLC, filed an application with the Planning Director pursuant to City Code Section 118-195, "Amendment Of An Approved Conditional Use," for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed: (~~Strikethrough~~ signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTRs for Restaurants No. 1 and 2. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit authorizes the following three restaurant and lounge uses, as well as re-allocation, division or sub-division of commercial spaces within the property, as long as it is not for one of the uses specified in Condition No. 11 of the Permit which would require Planning Board approval.
 - (A) a restaurant (presently identified as "Restaurant No. 1") located on the first and second floors at the southwest corner of Collins Avenue and 21st Street, with a maximum capacity of 372 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 3 AM; (ii) outside operating hours in Area #1 of 10 AM to Midnight, with all activity to cease at midnight; and (iii) outside operating hours of 10 AM to 1 AM in Areas #2, #3, and #4;
 - (B) a restaurant (presently identified as "Restaurant No. 2") located on the first floor at the northwest corner of Collins Avenue and 20th Street, with a maximum capacity of 220 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 5 AM; and (ii) and outside operating hours of 10 AM to 1 AM in Area #6; and
 - (C) if authorized by separate Conditional Use Permit in Planning Board File 2042, a lounge (presently identified as "The Venue at Boulton"), located on the first and second floor on the 20th Street side of the building (north side of 20th Street), to operate solely within the interior of the premises, with a maximum capacity of 707 persons or such lesser number as the Fire Marshal may approve, with a closing time of 5 AM.
3. This Conditional Use Permit is issued to Parc Place Development, LLC as owner of the property described herein. Any change of ~~operator or ownership~~, including 50% or greater, shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.
7. An operation plan for each neighborhood impact and entertainment establishment shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.

8. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
9. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
10. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
11. Any additional dance hall, bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for conditional use approval as agreed by the applicant, and shall only be permitted, if permitted, along Collins Avenue or 20th Street.
12. Notwithstanding condition No. 11 above, Parc Place Development, LLC shall be enabled to allocate, divide or sub-divide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval. Any re-allocation, division or subdivision of the commercial spaces shall be limited to the number of parking spaces provided within the garage and shall be submitted to Planning Department staff for review and re-certification that enough parking spaces remain available for all uses within the building. The total number of restaurant seats for the entire property shall not exceed 592.
13. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project, and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
14. Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
15. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area #2, #3, #4, #5, or #6. The additional requirements in Condition No. 12 shall also apply to Area #5. No music of any kind shall be permitted in Area #1
16. Should any of the remaining commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review

shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.

17. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
18. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
19. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.
20. The parking garage approved included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
21. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
22. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
23. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
24. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
25. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.

26. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
27. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 1st day of October, 2012

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: *Richard G. Lorber*

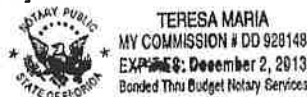
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1st day of October, 2012, by Richard G. Lorber, AICP, LEED AP, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Teresa Maria
Notary: Teresa Maria
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD 928148

[NOTARIAL SEAL]



Approved As To Form:
Legal Department *(JHLL 10-1-12)*

F:\PLAN\SPLB\2012\8-28-2012\1609 - 205-237 20 ST ETC. BOULAN\1609- CUP modified 8-28-12.docx

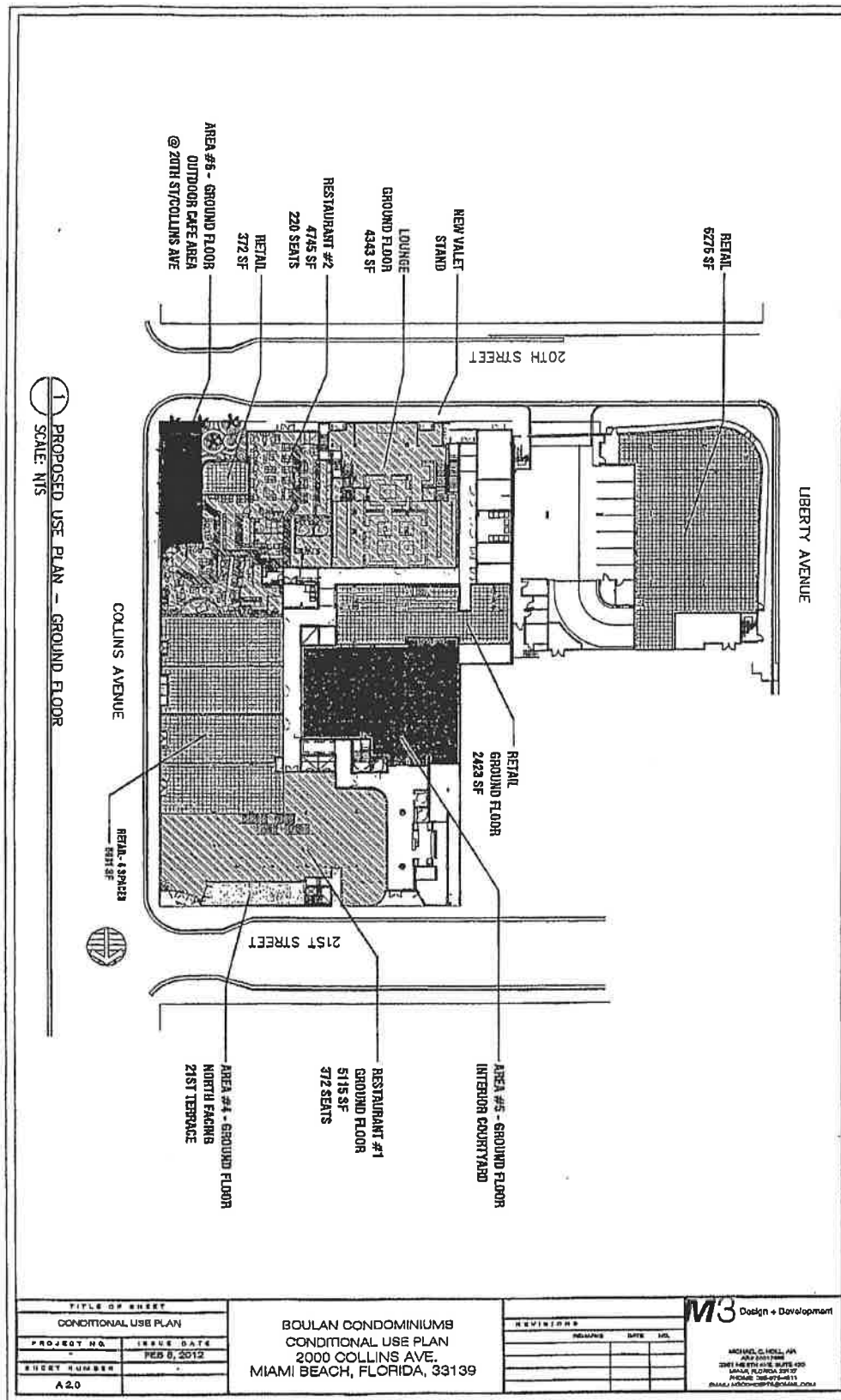
EXHIBIT "A"

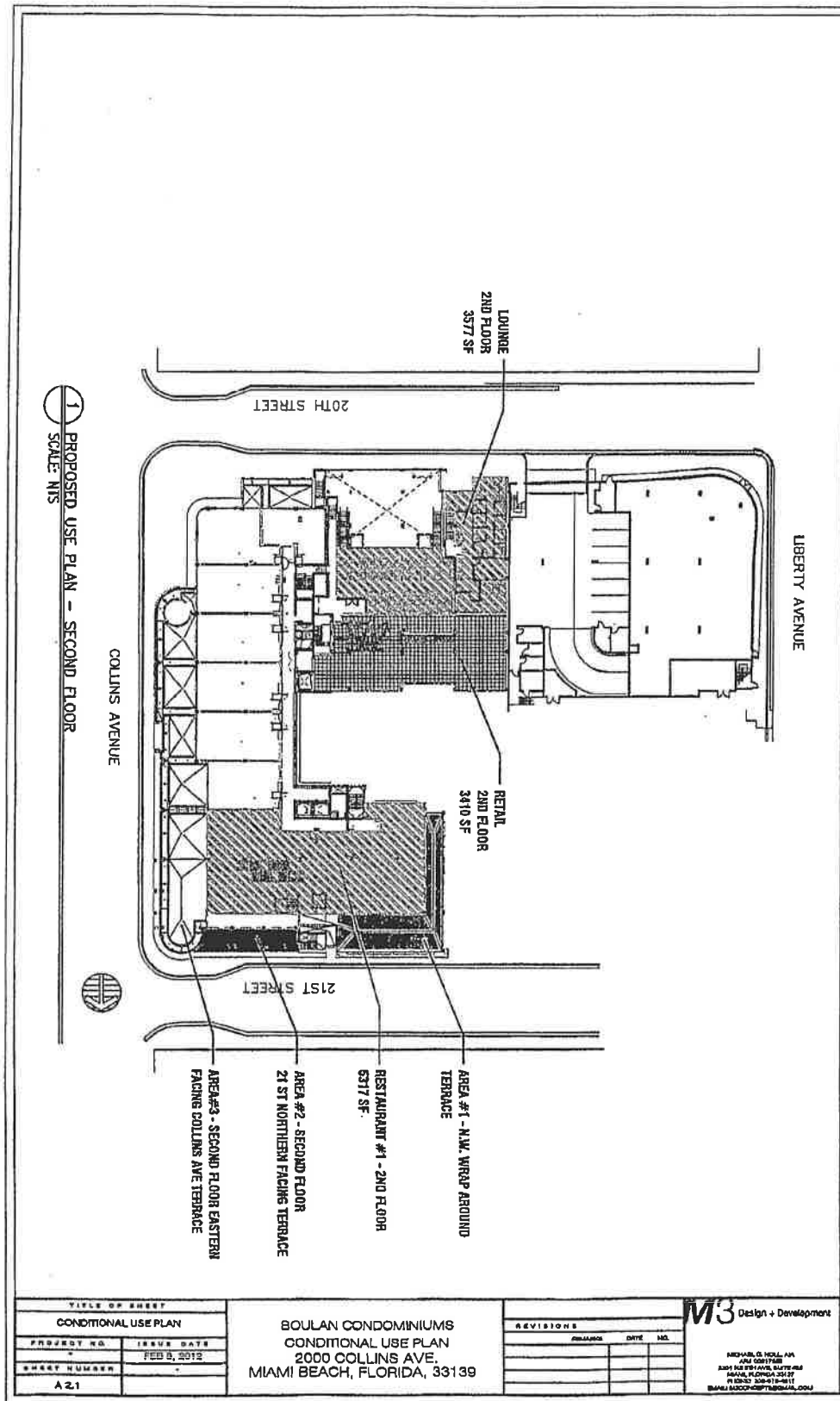
LEGAL DESCRIPTION

LOTS 1 AND 3, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

LOTS 2 AND 4 AND THE EAST 25.50 FEET OF LOT 6, BLOCK C OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.





NOTICE

NO

HORN

HONKING

-or-

TIRE

SCREECHING

NOTICE
Section 46-161
of the Code of
the City of
Miami Beach
permits your
car to be towed
or
fines imposed
if your car
alarm system is
activated
improperly.

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue: including 205-237 20th Street; 221 20th Street; 220 21st Street; 2008-2038 Collins Avenue.

FILE NO. 1609

IN RE: The applicant, Park Place Development, LLC and Just Around the Corner, LLC requested modifications to a previously issued Conditional Use Permit. Specifically the applicants are requesting to modify a condition of the Modified Conditional Use Permit (MCUP) in order to allow entertainment establishments on Liberty Avenue and on 21st Street, pursuant to Section 118, Article IV and Section 142, Article V.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: November 24, 2015

MODIFIED CONDITIONAL USE PERMIT

The applicant, Parc Place Development, LLC, and Just Around the Corner, LLC filed an application with the Planning Director pursuant to City Code for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 --Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED subject to the

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following conditions to which the applicant has agreed: (~~Strikethrough~~ signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipts (BTR) for Restaurants No. 1 and 2 any new alcoholic beverage establishment. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. ~~This Modified Conditional Use Permit authorizes the following three restaurant and lounge uses, as well as re-allocation, division or sub-division of commercial spaces within the property, as long as it is not for one of the uses specified in Condition No. 11 of the Permit which would require Planning Board approval:~~
 - (A) ~~a restaurant (presently identified as "Restaurant No. 1") located on the first and second floors at the southwest corner of Collins Avenue and 24th Street, with a maximum capacity of 372 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 3 AM; (ii) outside operating hours in Area #1 of 10 AM to Midnight, with all activity to cease at midnight; and (iii) outside operating hours of 10 AM to 1 AM in Areas #2, #3, and #4; and~~
 - (B) ~~a restaurant (presently identified as "Restaurant No. 2") located on the first floor at the northwest corner of Collins Avenue and 20th Street, with a maximum capacity of 220 seats or such lesser number as the Fire Marshal may approve, with (i) inside operating hours of 10 AM to 5 AM; and (ii) and outside operating hours of 10 AM to 1 AM in Area #6; and~~
 - (C) ~~If authorized by separate Conditional Use Permit in Planning Board File 2042, a lounge (presently identified as "The Venue at Boulan") located on the first and second floor on the 20th Street side of the building (north side of 20th Street), to operate solely within the interior of the premise, with a maximum capacity of 707 persons or such lesser number as the Fire Marshal may approve, with a closing time of 5 AM.~~
3. This Conditional Use Permit is issued to Parc Place Development, LLC and Just Around the Corner, LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.

7. An operation plan for each ~~neighborhood impact and entertainment establishment~~ alcoholic beverage establishment shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.
8. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
9. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
10. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
11. Any additional dance hall, stand-alone bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for a separate conditional use approval as agreed by the applicant, ~~and shall only be permitted, if permitted, along Collins Avenue or 20th Street.~~
12. Notwithstanding condition No. 11 above, Parc Place Development, LLC and Just Around the Corner, LLC shall be enabled to allocate, divide or sub-divide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval. Any re-allocation, division or subdivision of the commercial spaces shall be limited to the number of parking spaces provided within the garage and shall be submitted to Planning Department staff for review and re-certification that enough parking spaces remain available for all uses within the building. The total number of restaurant seats for the entire property shall not exceed 592.
13. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project; and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
14. Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
15. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area ~~#2, #3, #4, #5, or #6~~. The additional requirements in Condition No. 42 13 shall also apply to Area #5. ~~No music of any kind shall be permitted in Area #4.~~

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16. Should any of the remaining commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking alcoholic beverage establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
17. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
18. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
19. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.
20. The parking garage approved included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
21. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
22. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
23. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
24. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for

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approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

25. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
26. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
27. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

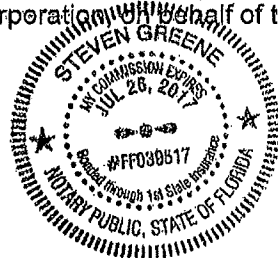
Dated this 6th day of JANUARY, 2016.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of JANUARY, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

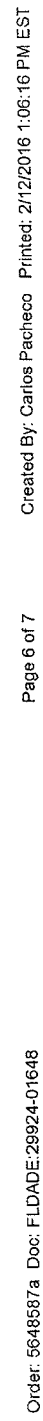
Approved As To-Form:
Legal Department

(John Bark) 1/4/16

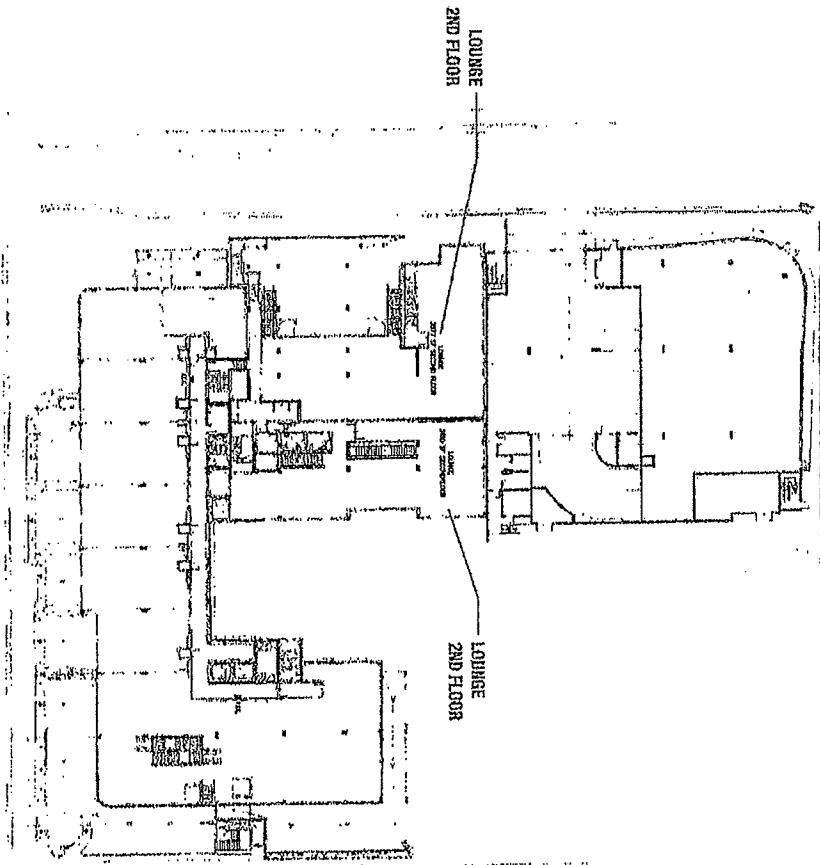
Notary: _____
Print Name
Notary Public, State of Florida
My Commission Expires: 07-26-2017
Commission Number:

Filed with the clerk of the Planning Board on 1/12/16 MB

F:\PLAN\PLB\2015\11-24-15\1609-2000 Collins Avenue-master CUP\1609 - MCUP 11-24-12.docx



1 PROPOSED USE PLAN - SECOND FLOOR
SCALE: NTS



TITLE OF SHEET	
CONDITIONAL USE PLAN	
PROJECT NO.	ISSUE DATE
	AUGUST 2016
SHEET NUMBER	
A 2.1	

BOULAN CONDOMINIUMS
CONDITIONAL USE PLAN
2000 COLLINS AVE.
MIAMI BEACH, FLORIDA, 33139

REVISIONS	
REMARKS	DATE

M3 Design + Development
 2000 COLLINS AVE.
 SUITE 200
 MIAMI BEACH, FLORIDA 33139
 PHONE 305-672-1011
 EMAIL M3DESIGN@GMAIL.COM

M3



Florida Real Estate Decisions, Inc.



November 11, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

Re: Property Owners List
Within 375 feet of:

MIAMI BEACH IMP CO SUB PB 5-7
LOTS 1 THRU 4 & E25.5FT OF LOT 6
LESS A PORT DESC IN CONDO DECL OR 27626-3375
NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO
&
W50FT LOT 6 & LOT 8 BLK C
2000-2038 COLLINS AVE
205-237 20 ST

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 of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

cc: Linda Christian
Land Development & Zoning Department
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
150 West Flagler Street, Ste 2200
Miami, Florida 33130

Number of Labels: 215

*Duplicates removed.

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12161 Ken Adams Way
Suite 110-SS
West Palm Beach, FL 33414
(561) 798-4423

WWW.FREDIFL.COM



0232260010010
150 20 ST
23-26-27-34 53 42
MIAMI BEACH IMP PB 2-77 PB 5-7
BEG AT NW COR LOT 3 BLK B PB 5-7 & 8 TH
SLY ALG E/L COLLINS AVE 151.37FT TH
SE19.34FT TO S/L LOT 3 TH E PARR TO N/L
LOT 7 PB 2-77 101.32FT TH SE56.16FT TH NE
2FTSE 7FT NE 110FT TH NW AL SW /L 20TH ST
TO POB
LOT SIZE 23854 SQ FT

UNIVERSAL INVS UN LTD INC
17201 COLLINS AVE APT 3308
NORTH MIAMI BEACH, FL 33160-3488

0232260010020
1901 COLLINS AVE
MIAMI BEACH IMP PB 2-77 PB 5-7
BEG SW COR LOT 10 BLK 1 ALTON BCH PB 2-77
NELY AL ELY/L COLLINS AVE 200FT TO A PT
RUN SELY ON LINE PARR TO N/L BLK B PB 5-7
& 8 19.34FT TH RUN E PARR TO S LINE LOT 7
BLK 1 PB 2-77 101.32FT TH SELY PARR TO N
LINE OF SAID BLK B 56.16FT NELY 110FT TH
SE345.52FT TO SEAWALL ON OCEAN RUN TH SWLY
ALG FACE OF SEA WALL 103.33FT TH W PAR
TO S/L LOT 5 BLK 1 PB 2-77 211.47FT N 80
DEG E 10.14FT W 325 FT TO POB
LOT SIZE 118799 SQ FT

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17
NEW YORK, NY 10022-1615

0232260010040
100 21 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOT 1 & RIPARIAN RTS & LOTS 3 & 5 BLK A
LOT SIZE 125.000 X 430

JCS SOUTH BEACH LLC
1986 EINBINDER FAMILY LTD PART
1986 YOUNG FAMILY LTD PARTNERSHIP
MAJOJAH LLC
PRETZEL JJG ENTERPRISES LLC
4333 COLLINS AVE
MIAMI BEACH, FL 33140-3212

0232260010060
2000 COLLINS AVE
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 1 THRU 4 & E25.5FT OF LOT 6 BLK C
LESS A PORT DESC IN CONDO DECL OR 27626-
3375 NAU 02 3234 221 K/A BOULAN SOUTH
BEACH CONDO
LOT SIZE 38510 SQ FT

PARC PLACE DEVELOPMENT LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050-4602

0232260010080
236 21 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOT 5 & 7 BLK C
LOT SIZE 150.000 X 125

COLLINS PARK HOTEL LLC
236 21ST ST
MIAMI BEACH, FL 33139-1702

0232260010090
237 20 ST
23-26-27-34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
LOT 8 & W50FT LOT 6 BLK C
LOT SIZE 125.000 X 125

JUST AROUND THE CORNER LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050-4602

0232260010100
1920 COLLINS AVE
MIAMI BEACH IMP CO SUB PB 5-7
N1/2 LOTS 1-2-3 BLK D
LOT SIZE 62.500 X 150

GREYSTONE TERRA FIRMA LLC
C/O TRANS INNS MGMT INC
4111 ANDOVER RD STE 110W
BLOOMFIELD HILLS, MI 48302-1930

0232260010110
1908 COLLINS AVE
MIAMI BEACH IMP CO SUB PB 5-7
N571/2FT OF S621/2FT LOTS 1- 2-3 BLK D
LOT SIZE 57.500 X 150

LUIS MANUEL CHIBRAS ROMERO
MIGUEL ANGEL CHIBRAS ROMERO
325 S BISCAYNE BLVD APT 3823
MIAMI, FL 33131-2479

0232260010120
230 20 ST
BLK D MIAMI BEACH IMP CO SUB PB 5-7
LOT 4 & LOT 5 LESS NWLY15FT
LOT SIZE 85.000 X 125

SANTA BARBARA 230 LLC
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

0232260010130
1941 LIBERTY AVE
MIAMI BEACH IMP CO SUB PB 5-7
LOT 6 & NWLY15FT LOT 5 BLK D
LOT SIZE 65.000 X 125

1941 LIBERTY LLC
230 20TH ST
MIAMI BEACH, FL 33139-1906

0232260010140
1900 COLLINS AVE
23-26-27 34-53-42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 7 & 8 & S5FT LOTS 1-2-3 BLK D
LOT SIZE SITE VALUE

LENNOX MIAMI CORP
1881 WASHINGTON AVE APT 8A
MIAMI BEACH, FL 33139-7412

0232260010150
229 19 ST
23-26-27 34-53-42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 9 & 10 BLK D
LOT SIZE 100 X 122

LENNOX MIAMI CORP
1900 COLLINS AVE
MIAMI BEACH, FL 33139-1912

0232260010160
1915 LIBERTY AVE
MIAMI BEACH IMP CO SUB PB 5-7
LOT 11 BLK D
LOT SIZE 50.000 X 137

LENNOX MIAMI CORP
1881 WASHINGTON AVE APT 8A
MIAMI BEACH, FL 33139

0232260010170
300 21 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOT 1 BLK E
LOT SIZE 75.000 X 125

ABBEY HOTEL ACQUISITION LLC
1400 BROADWAY # 15FL
NEW YORK, NY 10018-5300

0232260010180
2000 LIBERTY AVE
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 2 & 4 BLK E
LOT SIZE 150 X 125

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139-2704

0232260010190
318 21 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOT 3 BLK E
LOT SIZE 75.000 X 125

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 E 32ND ST
NEW YORK, NY 10016-5503

0232260010200
336 21 ST
23-26-27-34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 5 & 7 BLK E
LOT SIZE 150.000 X 125

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 E 32ND ST
NEW YORK, NY 10016-5503

0232260010210
337 20 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 6 & 8 BLK E
LOT SIZE 18750 SQ FT

RIVIERA PLAZA APARTMENTS LLC
1133 E 33RD PL
TULSA, OK 74105-2501

0232260010220
318 20 ST
23-26-27 34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 1-2-3 BLK F
LOT SIZE 150.000 X 125

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139-2704

0232260010230
334 20 ST
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 4-5 & 6 BLK F
LOT SIZE 150.000 X 125

SADIGO HOTEL LLC
1111 KANE CONCOURSE STE 217
MIAMI BEACH, FL 33154-2040

0232260010240
1918 LIBERTY AVE
23-26-27 34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 7-8 & N1/2 OF 9 BLK F
LOT SIZE 100.000 X 150

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

0232260010250
1900 LIBERTY AVE
MIAMI BEACH IMP CO SUB PB 5-7
W50FT OF S1/2 LOT 9 &
W50FT LOTS 10 & 11 BLK F
LOT SIZE 50.000 X 130

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17
NEW YORK, NY 10022-1615

0232260010260
1900 LIBERTY AVE
23-26-27 34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
E100FT OF S1/2 LOT 9 &
E100FT LOTS 10 & 11 BLK F
LOT SIZE 100.000 X 100

JOBROTAM DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

0232260010280
1935 PARK AVE
MIAMI BEACH IMP CO SUB PB 5-7
LOT 14 BLK F
LOT SIZE 40.000 X 150

ITAL PLAZA OF PARK AVENUE LLC
1935 PARK AVE
MIAMI BEACH, FL 33139-1949

0232260010290
355 19 ST
23-26-27 34 53 42
MIAMI BEACH IMP CO SUB PB 5-7
LOTS 15-16 & 17 BLK F
LOT SIZE 160.000 X 150

S A BINKOV & M BINKOV LESSOR
JOBROTAM DEV CORP LESSEE
1900 LIBERTY AVE STE 111
MIAMI BEACH, FL 33139-1939

0232260010370
2111 COLLINS AVE
MIAMI BEACH IMP CO SUB PB 5-7
BLKS MARKED CITY PARK
BETWEEN OCEAN AVE & PARK AVE
LOT SIZE IRREGULAR

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

0232340190060
1850 COLLINS AVE
ALTON BEACH 1ST SUB PB 2-77
LOTS 5 6 & 7 BLK 2
LOT SIZE SITE VALUE

DECO BEACH INNS LTD
% MCM CORPORATION
1741 COLLINS AVE
MIAMI BEACH, FL 33139-2006

0232340190070
1849 JAMES AVE
ALTON BEACH 1ST SUB PB 2-77
LOTS 8 & 9 BLK 2
LOT SIZE SITE VALUE

STANLEY JONAS TRS
STANLEY JONAS INTER VIVOS TR
1560 S TREASURE DR
MIAMI BEACH, FL 33141-4127

CONDOMINIUMS



0232341530001
2001 COLLINS AVE
SETAI RESORT & RESIDENCES CONDO
MIAMI BEACH IMP CO SUB PB 5-7
SEC 34 53 42 LOT 2 & RIPARIAN RTS & LOTS 4
& 6 & 7 THRU 10 BLK A
AS DESC IN DEC OR 21981-2159
LOT SIZE 92108 SQ FT M/L

REFERENCE ONLY

0232341530010
2001 COLLINS AVE, #201
SETAI RESORT & RESIDENCES CONDO UNIT 201
UNDIV 0.093539% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530020
2001 COLLINS AVE, #301
SETAI RESORT & RESIDENCES CONDO UNIT 301
UNDIV 0.096349% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530030
2001 COLLINS AVE, #401
SETAI RESORT & RESIDENCES CONDO UNIT 401
UNDIV 0.096349% INT IN COMMON ELEMENTS

SETAI 1415 LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417-1909

0232341530040
2001 COLLINS AVE, #501
SETAI RESORT & RESIDENCES CONDO UNIT 501
UNDIV 0.096349% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530050
2001 COLLINS AVE, #601
SETAI RESORT & RESIDENCES CONDO UNIT 601
UNDIV 0.096349% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530060
2001 COLLINS AVE, #701
SETAI RESORT & RESIDENCES CONDO UNIT 701
UNDIV 0.130063% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530070
2001 COLLINS AVE, #202
SETAI RESORT & RESIDENCES CONDO UNIT 202
UNDIV .098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530080
2001 COLLINS AVE, #302
SETAI RESORT & RESIDENCES CONDO UNIT 302
UNDIV .098663% INT IN COMMON ELEMENTS

SREEDHAR CHINTAMANENI
9 W 31ST ST APT 35B
NEW YORK, NY 10001-4552

0232341530090
2001 COLLINS AVE, #402
SETAI RESORT & RESIDENCES CONDO UNIT 402
UNDIV 0.098663% INT IN COMMON ELEMENTS

NAKASH HOLDING LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417-0226

0232341530100
2001 COLLINS AVE, #502
SETAI RESORT & RESIDENCES CONDO UNIT 502
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530110
2001 COLLINS AVE, #602
SETAI RESORT & RESIDENCES CONDO UNIT 602
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530120
2001 COLLINS AVE, #702
SETAI RESORT & RESIDENCES CONDO UNIT 702
UNDIV 0.195342% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530130
2001 COLLINS AVE, #203
SETAI RESORT & RESIDENCES CONDO UNIT 203
UNDIV .103290% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530140
2001 COLLINS AVE, #303
SETAI RESORT & RESIDENCES CONDO UNIT 303
UNDIV 0.103290 INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530150
2001 COLLINS AVE, #403
SETAI RESORT & RESIDENCES CONDO UNIT 403
UNDIV 0.103290 % INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530160
2001 COLLINS AVE, #503
SETAI RESORT & RESIDENCES CONDO UNIT 503
UNDIV 0.103290 % INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530170
2001 COLLINS AVE, #603
SETAI RESORT & RESIDENCES CONDO UNIT 603
UNDIV 0.103290 % INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530180
2001 COLLINS AVE, #703
SETAI RESORT & RESIDENCES CONDO UNIT 703
UNDIV 0.167743% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530190
2001 COLLINS AVE, #204
SETAI RESORT & RESIDENCES CONDO UNIT 204
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530200
2001 COLLINS AVE, #304
SETAI RESORT & RESIDENCES CONDO UNIT 304
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530210
2001 COLLINS AVE, #404
SETAI RESORT & RESIDENCES CONDO UNIT 404
UNDIV 0.098663% INT IN COMMON ELEMENTS

PRINCESS SERENITY LLC
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133-4651

0232341530220
2001 COLLINS AVE, #504
SETAI RESORT & RESIDENCES CONDO UNIT 504
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530230
2001 COLLINS AVE, #604
SETAI RESORT & RESIDENCES CONDO UNIT 604
UNDIV 0.098663% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530240
2001 COLLINS AVE, #704
SETAI RESORT & RESIDENCES CONDO UNIT 704
UNDIV 0.135517% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530250
2001 COLLINS AVE, #205
SETAI RESORT & RESIDENCES CONDO UNIT 205
UNDIV 0.103621% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530260
2001 COLLINS AVE, #305
SETAI RESORT & RESIDENCES CONDO UNIT 305
UNDIV 0.103621% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530270
2001 COLLINS AVE, #405
SETAI RESORT & RESIDENCES CONDO UNIT 405
UNDIV 0.103621% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530280
2001 COLLINS AVE, #505
SETAI RESORT & RESIDENCES CONDO UNIT 505
UNDIV 0.103621% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530290
2001 COLLINS AVE, #605
SETAI RESORT & RESIDENCES CONDO UNIT 605
UNDIV 0.103621% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530300
2001 COLLINS AVE, #705
SETAI RESORT & RESIDENCES CONDO UNIT 705
UNDIV 0.130063% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530310
2001 COLLINS AVE, #206
SETAI RESORT & RESIDENCES CONDO UNIT 206
UNDIV 0.095853% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530320
2001 COLLINS AVE, #306
SETAI RESORT & RESIDENCES CONDO UNIT 306
UNDIV 0.095853% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530330
2001 COLLINS AVE, #406
SETAI RESORT & RESIDENCES CONDO UNIT 406
UNDIV 0.095853% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530340
2001 COLLINS AVE, #506
SETAI RESORT & RESIDENCES CONDO UNIT 506
UNDIV 0.095853% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530350
2001 COLLINS AVE, #606
SETAI RESORT & RESIDENCES CONDO UNIT 606
UNDIV 0.095853% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530360
2001 COLLINS AVE, #706
SETAI RESORT & RESIDENCES CONDO UNIT 706
UNDIV 0.101803% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530370
2001 COLLINS AVE, #207
SETAI RESORT & RESIDENCES CONDO UNIT 207
UNDIV 0.098767% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530380
2001 COLLINS AVE, #307
SETAI RESORT & RESIDENCES CONDO UNIT 307
UNDIV 0.098767% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530390
2001 COLLINS AVE, #407
SETAI RESORT & RESIDENCES CONDO UNIT 407
UNDIV 0.098767% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530400
2001 COLLINS AVE, #507
SETAI RESORT & RESIDENCES CONDO UNIT 507
UNDIV 0.098767% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530410
2001 COLLINS AVE, #607
SETAI RESORT & RESIDENCES CONDO UNIT 607
UNDIV 0.098767% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530420
2001 COLLINS AVE, #707
SETAI RESORT & RESIDENCES CONDO UNIT 707
UNDIV 0.189062% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530430
2001 COLLINS AVE, #208
SETAI RESORT & RESIDENCES CONDO UNIT 208
UNDIV 0.106926% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530440
2001 COLLINS AVE, #308
SETAI RESORT & RESIDENCES CONDO UNIT 308
UNDIV 0.106926% INT IN COMMON ELEMENTS

SETAI 1415 LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417-1909

0232341530450
2001 COLLINS AVE, #408
SETAI RESORT & RESIDENCES CONDO UNIT 408
UNDIV 0.106926% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530460
2001 COLLINS AVE, #508
SETAI RESORT & RESIDENCES CONDO UNIT 508
UNDIV 0.106926% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530470
2001 COLLINS AVE, #608
SETAI RESORT & RESIDENCES CONDO UNIT 608
UNDIV 0.106926% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530480
2001 COLLINS AVE, #708
SETAI RESORT & RESIDENCES CONDO UNIT 708
UNDIV 0.135517% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530490
2001 COLLINS AVE, #209
SETAI RESORT & RESIDENCES CONDO UNIT 209
UNDIV 0.098002% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530500
2001 COLLINS AVE, #309
SETAI RESORT & RESIDENCES CONDO UNIT 309
UNDIV 0.098002% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530510
2001 COLLINS AVE, #409
SETAI RESORT & RESIDENCES CONDO UNIT 409
UNDIV 0.098002% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530520
2001 COLLINS AVE, #509
SETAI RESORT & RESIDENCES CONDO UNIT 509
UNDIV 0.098002% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530530
2001 COLLINS AVE, #609
SETAI RESORT & RESIDENCES CONDO UNIT 609
UNDIV 0.098002% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530540
2001 COLLINS AVE, #210
SETAI RESORT & RESIDENCES CONDO UNIT 210
UNDIV 0.085937% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530550
2001 COLLINS AVE, #310
SETAI RESORT & RESIDENCES CONDO UNIT 310
UNDIV 0.085937% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530560
2001 COLLINS AVE, #410
SETAI RESORT & RESIDENCES CONDO UNIT 410
UNDIV 0.085937% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530570
2001 COLLINS AVE, #510
SETAI RESORT & RESIDENCES CONDO UNIT 510
UNDIV 0.085937% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530580
2001 COLLINS AVE, #610
SETAI RESORT & RESIDENCES CONDO UNIT 610
UNDIV 0.085937% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530590
2001 COLLINS AVE, #211
SETAI RESORT & RESIDENCES CONDO UNIT 211
UNDIV 0.109405% INT IN COMMON ELEMENTS

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417-0226

0232341530600
2001 COLLINS AVE, #311
SETAI RESORT & RESIDENCES CONDO UNIT 311
UNDIV 0.109405% INT IN COMMON ELEMENTS

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417-0226

0232341530610
2001 COLLINS AVE, #411
SETAI RESORT & RESIDENCES CONDO UNIT 411
UNDIV 0.109405% INT IN COMMON ELEMENTS

SETAI 1415 LLC
C/O DITTO APPAREL
WEBB SMITH DR
COLFAX, LA 71417

0232341530620
2001 COLLINS AVE, #511
SETAI RESORT & RESIDENCES CONDO UNIT 511
UNDIV 0.109405% INT IN COMMON ELEMENTS

NAKASH MIAMI CONDO INVEST LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417-1909

0232341530630
2001 COLLINS AVE, #611
SETAI RESORT & RESIDENCES CONDO UNIT 611
UNDIV 0.109405% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530640
2001 COLLINS AVE, #711
SETAI RESORT & RESIDENCES CONDO UNIT 711
UNDIV 0.109405% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530650
2001 COLLINS AVE, #212
SETAI RESORT & RESIDENCES CONDO UNIT 212
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530660
2001 COLLINS AVE, #312
SETAI RESORT & RESIDENCES CONDO UNIT 312
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530670
2001 COLLINS AVE, #412
SETAI RESORT & RESIDENCES CONDO UNIT 412
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530680
2001 COLLINS AVE, #512
SETAI RESORT & RESIDENCES CONDO UNIT 512
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530690
2001 COLLINS AVE, #612
SETAI RESORT & RESIDENCES CONDO UNIT 612
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530700
2001 COLLINS AVE, #712
SETAI RESORT & RESIDENCES CONDO UNIT 712
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530710
2001 COLLINS AVE, #213
SETAI RESORT & RESIDENCES CONDO UNIT 213
UNDIV 0.113041% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530720
2001 COLLINS AVE, #313
SETAI RESORT & RESIDENCES CONDO UNIT 313
UNDIV 0.113041% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530730
2001 COLLINS AVE, #413
SETAI RESORT & RESIDENCES CONDO UNIT 413
UNDIV 0.113041% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530740
2001 COLLINS AVE, #513
SETAI RESORT & RESIDENCES CONDO UNIT 513
UNDIV 0.113041% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530750
2001 COLLINS AVE, #613
SETAI RESORT & RESIDENCES CONDO UNIT 613
UNDIV 0.113041% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530760
2001 COLLINS AVE, #713
SETAI RESORT & RESIDENCES CONDO UNIT 713
UNDIV 0.294335% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530770
2001 COLLINS AVE, #214
SETAI RESORT & RESIDENCES CONDO UNIT 214
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530780
2001 COLLINS AVE, #314
SETAI RESORT & RESIDENCES CONDO UNIT 314
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530790
2001 COLLINS AVE, #414
SETAI RESORT & RESIDENCES CONDO UNIT 414
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530800
2001 COLLINS AVE, #514
SETAI RESORT & RESIDENCES CONDO UNIT 514
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530810
2001 COLLINS AVE, #614
SETAI RESORT & RESIDENCES CONDO UNIT 614
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530820
2001 COLLINS AVE, #714
SETAI RESORT & RESIDENCES CONDO UNIT 714
UNDIV 0.096845% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530830
2001 COLLINS AVE, #215
SETAI RESORT & RESIDENCES CONDO UNIT 215
UNDIV 0.0*7671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530840
2001 COLLINS AVE, #315
SETAI RESORT & RESIDENCES CONDO UNIT 315
UNDIV 0.97671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530850
2001 COLLINS AVE, #415
SETAI RESORT & RESIDENCES CONDO UNIT 415
UNDIV 0.097671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530860
2001 COLLINS AVE, #515
SETAI RESORT & RESIDENCES CONDO UNIT 515
UNDIV 0.097671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530870
2001 COLLINS AVE, #615
SETAI RESORT & RESIDENCES CONDO UNIT 615
UNDIV 0.097671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530880
2001 COLLINS AVE, #715
SETAI RESORT & RESIDENCES CONDO UNIT 715
UNDIV 0.097671% INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341530890
101 20 ST, #TH A
SETAI RESORT & RESIDENCES CONDO UNIT TH A
UNDIV 0.380934% INT IN COMMON ELEMENTS

DOUGLAS CHARLES ROGERS
MELISSA RUTH ROGERS
8404 HOLLYWOOD BLVD
WEST HOLLYWOOD, CA 90069-1511

0232341530900
101 20 ST, #TH B
SETAI RESORT & RESIDENCES CONDO UNIT TH B
UNDIV 0.206911% INT IN COMMON ELEMENTS

101 20TH ST MIAMI LLC
101 20TH ST
MIAMI BEACH, FL 33139-1903

0232341530910
101 20 ST, #TH C
SETAI RESORT & RESIDENCES CONDO UNIT TH C
UNDIV 0.258638% INT IN COMMON ELEMENTS

JOHN BARMAN
500 PARK AVE APT 21A
NEW YORK, NY 10022-1629

0232341530920
101 20 ST, #TH D
SETAI RESORT & RESIDENCES CONDO UNIT TH D
UNDIV 0.258638% INT IN COMMON ELEMENTS

BENBO INTERNATIONAL LTD
% REJEAN LAPIERRE
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

0232341530930
101 20 ST, #TH E
SETAI RESORT & RESIDENCES CONDO UNIT TH E
UNDIV 0.258638% INT IN COMMON ELEMENTS

MARCUS R ROWAN
101 20TH ST
MIAMI BEACH, FL 33139-1903

0232341530940
101 20 ST, #1701
SETAI RESORT & RESIDENCES CONDO UNIT 1701
UNDIV 0.609990% INT IN COMMON ELEMENTS

SETAI INVESTMENT HOLDINGS LLC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232341530950
101 20 ST, #1801
SETAI RESORT & RESIDENCES CONDO UNIT 1801
UNDIV 0.197986% INT IN COMMON ELEMENTS

SETAI 1801 LLC
2 AVERY ST APT 23D
BOSTON, MA 02111-1015

0232341530960
101 20 ST, #1901
SETAI RESORT & RESIDENCES CONDO UNIT 1901
UNDIV 0.197986% INT IN COMMON ELEMENTS

TYNESIDE PROPERTIES LIMITED
1395 BRICKELL AVE # 14FL
MIAMI, FL 33131-3353

0232341530970
101 20 ST, #2001
SETAI RESORT & RESIDENCES CONDO UNIT 2001
UNDIV 0.197986% INT IN COMMON ELEMENTS

LAS CATONAS CORP
2875 NE 191ST ST STE 801
MIAMI, FL 33180-2803

0232341530980
101 20 ST, #2101
SETAI RESORT & RESIDENCES CONDO UNIT 2101
UNDIV 0.197986% INT IN COMMON ELEMENTS

JEFFREY T APTER
256 BUNN DR STE 6
PRINCETON, NJ 08540-2859

0232341530990
101 20 ST, #2201
SETAI RESORT & RESIDENCES CONDO UNIT 2201
UNDIV 0.197986% INT IN COMMON ELEMENTS

ELARA CONTINUM CORP
3370 MARY ST
MIAMI, FL 33133-5215

0232341531000
101 20 ST, #2301
SETAI RESORT & RESIDENCES CONDO UNIT 2301
UNDIV 3.167783% INT IN COMMON ELEMENTS

RICCARDO CAPUA
C/O FOWLER WHITE BURNETT PA
NATASHA VICTORIA ZAMBRANO GALARZA
1395 BRICKELL AVE # 14FL
MIAMI, FL 33131-3353

0232341531010
101 20 ST, #2401
SETAI RESORT & RESIDENCES CONDO UNIT 2401
UNDIV 0.197986% INT IN COMMON ELEMENTS

RIPA LLC
651 OKEECHOBEE BLVD APT 1008
WEST PALM BEACH, FL 33401-6037

0232341531020
101 20 ST, #2501
SETAI RESORT & RESIDENCES CONDO UNIT 2501
UNDIV 0.197986% INT IN COMMON ELEMENTS

JAY BLOOM
EILEEN BLOOM
9 COOPER RD
SCARSDALE, NY 10583-2801

0232341531030
101 20 ST, #2601
SETAI RESORT & RESIDENCES CONDO UNIT 2601
UNDIV 0.197986% INT IN COMMON ELEMENTS

GARDENIA 1 SETAI INC
C/O MARIO GAZZOLA ESQ
444 MADISON AVE STE 1206
NEW YORK, NY 10022-6957

0232341531040
101 20 ST, #2701
SETAI RESORT & RESIDENCES CONDO UNIT 2701
UNDIV 0.197986% INT IN COMMON ELEMENTS

JVN HOLDINGS INC
3556 FLAMINGO DR
MIAMI BEACH, FL 33140-3923

0232341531050
101 20 ST, #2801
SETAI RESORT & RESIDENCES CONDO UNIT 2801
UNDIV 0.197986% INT IN COMMON ELEMENTS

SETAI MIAMI 2801 LLC
1410 20TH ST STE 214
MIAMI BEACH, FL 33139-1408

0232341531060
101 20 ST, #2901
SETAI RESORT & RESIDENCES CONDO UNIT 2901
UNDIV 0.197986% INT IN COMMON ELEMENTS

VADE RETRO INC
C/O FIDSERVE SA
RUE DU PURGATOIRE 3
PO BOX 3156
1211 GENEVA 3
SWITZERLAND

0232341531070
101 20 ST, #3001
SETAI RESORT & RESIDENCES CONDO UNIT 3001
UNDIV 0.197986% INT IN COMMON ELEMENTS

EVAN SACKS
200 E END AVE APT 4J
NEW YORK, NY 10128-7888

0232341531080
101 20 ST, #3101
SETAI RESORT & RESIDENCES CONDO UNIT 3101
UNDIV 0.197986% INT IN COMMON ELEMENTS

RAN 3101 LLC
101 20TH ST # 3101
MIAMI BEACH, FL 33139-1903

0232341531090
101 20 ST, #3201
SETAI RESORT & RESIDENCES CONDO UNIT 3201
UNDIV 0.197986% INT IN COMMON ELEMENTS

GLENN R HEAD
101 20TH ST # 3201
MIAMI BEACH, FL 33139-1903

0232341531100
101 20 ST, #3301
SETAI RESORT & RESIDENCES CONDO UNIT 3301
UNDIV 0.197986% INT IN COMMON ELEMENTS

SOUTH BCH SETAI 3301 LLC
PO BOX 770531
NAPLES, FL 34107-0531

0232341531110
101 20 ST, #3401
SETAI RESORT & RESIDENCES CONDO UNIT 3401
UNDIV 0.398452% INT IN COMMON ELEMENTS

STEVEN C SIMON
101 20TH ST UNIT 3401
MIAMI BEACH, FL 33139-1903

0232341531120
101 20 ST, #3501
SETAI RESORT & RESIDENCES CONDO UNIT 3501
UNDIV 0.398452% INT IN COMMON ELEMENTS

ONE INVEST LLC
407 LINCOLN RD STE 12L
MIAMI BEACH, FL 33139-3028

0232341531130
101 20 ST, #3601
SETAI RESORT & RESIDENCES CONDO UNIT 3601
UNDIV 0.587018% INT IN COMMON ELEMENTS

INTER OIL MANAGEMENT LTD
ATTN CLEA KATCHLES
232 ARCH MAKARIOS AVE
APOLLO COURT OFFICE 31
LIMASSAOL 3030
CYPRUS

0232341531140
101 20 ST, #3701
SETAI RESORT & RESIDENCES CONDO UNIT 3701
UNDIV 0.587018% INT IN COMMON ELEMENTS

STEPHEN SOLOWAY
825 DAMASK ROSE CT
VINELAND, NJ 08360-1640

0232341531150
101 20 ST, #3801
SETAI RESORT & RESIDENCES CONDO UNIT 3801
UNDIV 0.417953% INT IN COMMON ELEMENTS

3801 INVESTMENTS LLC
C/O BILLIE J ELLIS JR
301 LOMMERCE ST STE 3300
FORT WORTH, TX 76102

0232341531160
101 20 ST, #PH VI
SETAI RESORT & RESIDENCES CONDO UNIT PH
VILLA C UNDIV 0.590323% INT IN COMMON
ELEMENTS

OJB TRUST
80 COLUMBUS CIRCLE #71 C
NEW YORK, NY 10023

0232341531170
101 20 ST, #1802
SETAI RESORT & RESIDENCES CONDO UNIT 1802
UNDIV 0.219967% INT IN COMMON ELEMENTS

SETAI 1802 LLC
101 20TH ST STE 1802
MIAMI BEACH, FL 33139-1903

0232341531180
101 20 ST, #1902
SETAI RESORT & RESIDENCES CONDO UNIT 1902
UNDIV 0.219967% INT IN COMMON ELEMENTS

TYNESIDE PROPERTIES LTD
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232341531190
101 20 ST, #2002
SETAI RESORT & RESIDENCES CONDO UNIT 2002
UNDIV 0.219967% INT IN COMMON ELEMENTS

DESING ITALINO LLC
1643 BRICKELL AVE APT 2902
MIAMI, FL 33129-1296

0232341531200
101 20 ST, #2102
SETAI RESORT & RESIDENCES CONDO UNIT 2102
UNDIV 1.202792% INT IN COMMON ELEMENTS

CHARLES T CLOSE
SIENNA SHIELDS HORTON
20 BOND ST
NEW YORK, NY 10012-2689

0232341531210
101 20 ST, #2202
SETAI RESORT & RESIDENCES CONDO UNIT 2202
UNDIV 0.200465% INT IN COMMON ELEMENTS

RICHARD BENNETT
ANDREW C FRAKE JTRS
101 20TH ST # 2202
MIAMI BEACH, FL 33139-1903

0232341531220
101 20 ST, #2302
SETAI RESORT & RESIDENCES CONDO UNIT 2302
UNDIV 0.200465% INT IN COMMON ELEMENTS

SETAI 2302 LLC
101 20TH ST # 2302
MIAMI BEACH, FL 33139-1903

0232341531230
101 20 ST, #2402
SETAI RESORT & RESIDENCES CONDO UNIT 2402
UNDIV 0.200465% INT IN COMMON ELEMENTS

GRAUS INTERNATIONAL CORP
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232341531240
101 20 ST, #2502
SETAI RESORT & RESIDENCES CONDO UNIT 2502
UNDIV 0.200465% INT IN COMMON ELEMENTS

JAY BLOOM
EILEEN BLOOM
9 COOPER RD
SCARSDALE, NY 10583-2801

0232341531250
101 20 ST, #2602
SETAI RESORT & RESIDENCES CONDO UNIT 2602
UNDIV 0.200465% INT IN COMMON ELEMENTS

DF INVESTMENTS OF ILLINOIS LLC
840 N LAKE SHORE DR APT 2402
CHICAGO, IL 60611-2490

0232341531260
101 20 ST, #2702
SETAI RESORT & RESIDENCES CONDO UNIT 2702
UNDIV 0.200465% INT IN COMMON ELEMENTS

JYANINVEST USA INC
C/O HOWARD L GOLDSTEIN CPA
1001 BRICKELL BAY DR STE 1400
MIAMI, FL 33131-4938

0232341531270
101 20 ST, #2802
SETAI RESORT & RESIDENCES CONDO UNIT 2802
UNDIV 0.389032% INT IN COMMON ELEMENTS

2802/2804 SETAI LLC
4735 MALLARD POND DR
AKRON, OH 44333-1671

0232341531280
SETAI RESORT & RESIDENCES CONDO UNIT 2902
UNDIV 0.200465% INT IN COMMON ELEMENTS

SYNDECO INVEST CORP
2455 E SUNRISE BLVD STE 504
FORT LAUDERDALE, FL 33304-3108

0232341531290
101 20 ST, #3002
SETAI RESORT & RESIDENCES CONDO UNIT 3002
UNDIV 0.200465% INT IN COMMON ELEMENTS

ALBERT N BRUNO & W DENISE BRUNO
101 20TH ST # 3002
MIAMI BEACH, FL 33139-1903

0232341531300
101 20 ST, #3102
SETAI RESORT & RESIDENCES CONDO UNIT 3102
UNDIV 0.200465% INT IN COMMON ELEMENTS

ANDREA LEONE LE
REM BARBARA ALIPERTI LE
REM FLAMINIA LEONE
101 20TH ST # 3102
MIAMI BEACH, FL 33139-1903

0232341531310
101 20 ST, #3202
SETAI RESORT & RESIDENCES CONDO UNIT 3202
UNDIV 0.200465% INT IN COMMON ELEMENTS

IKHTIYAR AKHUNDOV
BALAJAKHANIM ISMAYILOVA
SALYAN HIGHWAY
BAKU AZ1083
AZERBAIJAN

0232341531320
101 20 ST, #3302
SETAI RESORT & RESIDENCES CONDO UNIT 3302
UNDIV 0.200465% INT IN COMMON ELEMENTS

GOLD FALCON LLC
C/O HIQ CORPORATE SERVICES INC
3500 S DUPONT HWY
DOVER, DE 19901-6041

0232341531330
101 20 ST, #1703
SETAI RESORT & RESIDENCES CONDO UNIT 1703
UNDIV 2.154879% INT IN COMMON ELEMENTS

MADISON K KARLOCK
KENDRA KARLOCK JTRS
995 N VENETIAN DR
MIAMI BEACH, FL 33139-1014

0232341531340
101 20 ST, #1803
SETAI RESORT & RESIDENCES CONDO UNIT 1803
UNDIV 2.154879% INT IN COMMON ELEMENTS

JOLIA LLC
15W700 N FRONTAGE RD STE 130
WILLOWBROOK, IL 60527-7617

0232341531350
101 20 ST, #1903
SETAI RESORT & RESIDENCES CONDO UNIT 1903
UNDIV 2.154879% INT IN COMMON ELEMENTS

ECEMIR INC
101 20TH ST # 1903
MIAMI BEACH, FL 33139-1903

0232341531360
101 20 ST, #2003
SETAI RESORT & RESIDENCES CONDO UNIT 2003
UNDIV 2.154879% INT IN COMMON ELEMENTS

NYMI 2003 SETAI MIAMI LLC
301 W 57TH ST # 350
NEW YORK, NY 10019-3114

0232341531370
101 20 ST, #2103
SETAI RESORT & RESIDENCES CONDO UNIT 2103
UNDIV 2.154879% INT IN COMMON ELEMENTS

DOV GOLDSTEIN &W SUSANNA GOLDSTEIN
24 CENTRAL PARK S # 18E
NEW YORK, NY 10019-1691

0232341531380
101 20 ST, #2203
SETAI RESORT & RESIDENCES CONDO UNIT 2203
UNDIV 2.154879% INT IN COMMON ELEMENTS

SETAI UNIT 2203 LLC
101 20TH ST # 2203
MIAMI BEACH, FL 33139-1903

0232341531390
101 20 ST, #2303
SETAI RESORT & RESIDENCES CONDO UNIT 2303
UNDIV 2.154879% INT IN COMMON ELEMENTS

BLOFELD LLC
1390 BRICKELL AVE
MIAMI, FL 33131-3316

0232341531400
101 20 ST, #2403
SETAI RESORT & RESIDENCES CONDO UNIT 2403
UNDIV 2.154879% INT IN COMMON ELEMENTS

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018-5300

0232341531410
101 20 ST, #2503
SETAI RESORT & RESIDENCES CONDO UNIT 2503
UNDIV 2.154879% INT IN COMMON ELEMENTS

SETAI 2503 LLC
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

0232341531420
101 20 ST, #2603
SETAI RESORT & RESIDENCES CONDO UNIT 2603
UNDIV 2.154879% INT IN COMMON ELEMENTS

CARL S ROSENDORF TRS
CARL S ROSENDORF REVOCABLE TRUST
101 20TH ST # 2603
MIAMI BEACH, FL 33139-1903

0232341531430
101 20 ST, #2703
SETAI RESORT & RESIDENCES CONDO UNIT 2703
UNDIV 2.154879% INT IN COMMON ELEMENTS

GERSON GOMES
PO BOX 580007
FLUSHING, NY 11358-0007

0232341531440
101 20 ST, #2803
SETAI RESORT & RESIDENCES CONDO UNIT 2803
UNDIV 2.154879% INT IN COMMON ELEMENTS

NAKASH FLORIDA PROPERTIES LLC
C/O JORDACHE
1400 BROADWAY
NEW YORK, NY 10018-5300

0232341531450
101 20 ST, #2903
SETAI RESORT & RESIDENCES CONDO UNIT 2903
UNDIV 2.154879% INT IN COMMON ELEMENTS

NISSAN BOURY
180 E 79TH ST APT 8A
NEW YORK, NY 10075-0569

0232341531460
101 20 ST, #3003
SETAI RESORT & RESIDENCES CONDO UNIT 3003
UNDIV 2.154879% INT IN COMMON ELEMENTS

SETAI UNIT 3003 LLC
101 20TH ST # 3003
MIAMI BEACH, FL 33139-1903

0232341531470
101 20 ST, #3103
SETAI RESORT & RESIDENCES CONDO UNIT 3103
UNDIV 2.154879% INT IN COMMON ELEMENTS

RONNIE W SUDMAN
620 NEWPORT CENTER DR FL 11
NEWPORT BEACH, CA 92660-6420

0232341531480
101 20 ST, #3203
SETAI RESORT & RESIDENCES CONDO UNIT 3203
UNDIV 2.154879% INT IN COMMON ELEMENTS

SREEDHAR CHINTAMANENI
9 W 31ST ST APT 35B
NEW YORK, NY 10001-4552

0232341531490
101 20 ST, #3303
SETAI RESORT & RESIDENCES CONDO UNIT 3303
UNDIV 2.154879% INT IN COMMON ELEMENTS

DAVID BLOOM
C/O PHILIP WEBER
DAVID C BLOOM REVOCABLE TRUST
575 MADISON AVE FL 16
NEW YORK, NY 10022-8508

0232341531500
101 20 ST, #3403
SETAI RESORT & RESIDENCES CONDO UNIT 3403
AKA 3403/3405 UNDIV 0.262439%
INT IN COMMON ELEMENTS

STEPHEN SOLOWAY
101 20TH ST # 3403
MIAMI BEACH, FL 33139-1903

0232341531510
101 20 ST, #3503
SETAI RESORT & RESIDENCES CONDO UNIT 3503
AKA 3503/3505 UNDIV 0.262439%
INT IN COMMON ELEMENTS

SETAI 3503 LLC
C/O MICHAEL A SILVA ESQ
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

0232341531520
101 20 ST, #3603
SETAI RESORT & RESIDENCES CONDO UNIT 3603
AKA 3603/3605 UNDIV 0.262439%
INT IN COMMON ELEMENTS

AGI PROPERTIES INC
C/O BYRON LE FLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205-2265

0232341531530
101 20 ST, #3703
SETAI RESORT & RESIDENCES CONDO UNIT 3703
AKA 3703/3705 UNDIV 0.262439%
INT IN COMMON ELEMENTS

G200 EXCHANGE LLC
C/O LEFRACK ORGANIZATION
40 W 57TH ST FL 23
NEW YORK, NY 10019-4001

0232341531540
101 20 ST, #3803
SETAI RESORT & RESIDENCES CONDO UNIT 3803
AKA 3803/3805 UNDIV 0.262439%
INT IN COMMON ELEMENTS

3803 LLC
101 20TH ST # 3803
MIAMI BEACH, FL 33139-1903

0232341531550
101 20 ST, #PH D
SETAI RESORT & RESIDENCES CONDO UNIT PH
SUITE D UNDIV 0.262439% INT IN COMMON
ELEMENTS

SETAI 3903 PH LLC
C/O MICHAEL SILVA
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

0232341531560
101 20 ST, #1804
SETAI RESORT & RESIDENCES CONDO UNIT 1804
UNDIV 0.192037% INT IN COMMON ELEMENTS

DIANE CHANG TRS
PATRICK WIESEL TRS
CHANG FAMILY 2012 IRREVOCABLE TR
256 S COLUMBIA AVE
COLUMBUS, OH 43209-1627

0232341531570
101 20 ST, #1904
SETAI RESORT & RESIDENCES CONDO UNIT 1904
UNDIV 0.192037% INT IN COMMON ELEMENTS

CHARLES T CLOSE
20 BOND ST
NEW YORK, NY 10012-2689

0232341531580
101 20 ST, #2004
SETAI RESORT & RESIDENCES CONDO UNIT 2004
UNDIV 0.192037% INT IN COMMON ELEMENTS

SETAI 2004 INC
101 20TH ST # 2004
MIAMI BEACH, FL 33139-1903

0232341531590
101 20 ST, #2104
SETAI RESORT & RESIDENCES CONDO UNIT 2104
UNDIV 0.192037% INT IN COMMON ELEMENTS

MUKADDES YASEMIN E AKDEMIR
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

0232341531600
101 20 ST, #2204
SETAI RESORT & RESIDENCES CONDO UNIT 2204
UNDIV .188566% INT IN COMMON ELEMENTS

MM HOLDINGS 2204 INC
101 20TH ST # 2204
MIAMI BEACH, FL 33139-1903

0232341531610
101 20 ST, #2304
SETAI RESORT & RESIDENCES CONDO UNIT 2304
UNDIV 0.188566% INT IN COMMON ELEMENTS

BOJAN JOVANOVIC
ANNIKA RISSJO JOVANOVIC
101 20TH ST # 2304
MIAMI BEACH, FL 33139-1903

0232341531620
101 20 ST, #2404
SETAI RESORT & RESIDENCES CONDO UNIT 2404
UNDIV 0.188566% INT IN COMMON ELEMENTS

KOHHANN YEE
36 JANE DR
ENGLEWOOD CLIFFS, NJ 07632-2307

0232341531630
101 20 ST, #2504
SETAI RESORT & RESIDENCES CONDO UNIT 2504
UNDIV .188566% INT IN COMMON ELEMENTS

HANS BRULAND &W JOSIE
1429 H ST NW
WASHINGTON, DC 20005-2202

0232341531640
101 20 ST, #2604
SETAI RESORT & RESIDENCES CONDO UNIT 2604
UNDIV 0.188566% INT IN COMMON ELEMENTS

JOSEPH TESEO TRS
ENEA FILENO TESEO IRREVOCABLE TR
PHILIP TESEO TRS
160 E 22ND ST
NEW YORK, NY 10010-6327

0232341531650
101 20 ST, #2704
SETAI RESORT & RESIDENCES CONDO UNIT 2704
UNDIV 0.188566% INT IN COMMON ELEMENTS

SETAI 2704 LLC
3320 THREE LAKES LN
WEST BLOOMFIELD, MI 48324-2376

0232341531660
101 20 ST, #2904
SETAI RESORT & RESIDENCES CONDO UNIT 2904
UNDIV 0.188566% INT IN COMMON ELEMENTS

SETAI 2904 CORP
COL BOSQUE
RUBEN DARIO 281-1402
DE CHAPULTEPEC 11580
MEXICO

0232341531670
101 20 ST, #3004
SETAI RESORT & RESIDENCES CONDO UNIT 3004
UNDIV 0.188566% INT IN COMMON ELEMENTS

SYNAMON REAL ESTATE LLC
30 FENWICK HALL ALY
JOHNS ISLAND, SC 29455-3125

0232341531680
101 20 ST, #3104
SETAI RESORT & RESIDENCES CONDO UNIT 3104
UNDIV 0.188566% INT IN COMMON ELEMENTS

ROD FELDMAN TRS
101 20TH ST # 3104
MIAMI BEACH, FL 33139-1903

0232341531690
101 20 ST, #3204
SETAI RESORT & RESIDENCES CONDO UNIT 3204
UNDIV 0.188566% INT IN COMMON ELEMENTS

GERTRAUD E KIRCHMAYER
101 20TH ST UNIT 3204
MIAMI BEACH, FL 33139-1903

0232341531700
101 20 ST, #3304
SETAI RESORT & RESIDENCES CONDO UNIT 3304
UNDIV 0.188566% INT IN COMMON ELEMENTS

SETAI MIAMI 3304 LLC
87 FOREST AVE
WEST NEWTON, MA 02465-2729

0232341531710
101 20 ST, #3404
SETAI RESORT & RESIDENCES CONDO UNIT 3404
UNDIV 0.188566% INT IN COMMON ELEMENTS

UP ALL NIGHT SOUTH BEACH LLC
C/O MARC BELL
6800 BROKEN SOUND PARKWAY SUITE 200
BOCA RATON, FL 33487

0232341531720
101 20 ST, #3504
SETAI RESORT & RESIDENCES CONDO UNIT 3504
UNDIV 0.188566% INT IN COMMON ELEMENTS

DARBLAY INVESTMENTS LIMITED
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232341531730
101 20 ST, #3804
SETAI RESORT & RESIDENCES CONDO UNIT 3804
UNDIV 0.188566% INT IN COMMON ELEMENTS

SETAI 3804 OWNERS LLC
C/O JOHN TASHJIAN
605 PARK AVE APT 15D
NEW YORK, NY 10065-7018

0232341531740
101 20 ST, #1705
SETAI RESORT & RESIDENCES CONDO UNIT 1705
UNDIV 2.306591% INT IN COMMON ELEMENTS

BLUM REALTY MANAGEMENT LLC
40 RECTOR ST RM 1502
NEW YORK, NY 10006-1721

0232341531750
101 20 ST, #1805
SETAI RESORT & RESIDENCES CONDO UNIT 1805
UNDIV 0.135682% INT IN COMMON ELEMENTS

JOLIA LLC
C/O RICHARD P BREGER P A
20801 BISCAYNE BLVD STE 300
MIAMI, FL 33180-1422

0232341531760
101 20 ST, #1905
SETAI RESORT & RESIDENCES CONDO UNIT 1905
UNDIV 0.135682% INT IN COMMON ELEMENTS

MIAMI BEACH SETAI LLC
101 20TH ST # 1905
MIAMI BEACH, FL 33139-1903

0232341531770
101 20 ST, #2005
SETAI RESORT & RESIDENCES CONDO UNIT 2005
UNDIV 0.135682% INT IN COMMON ELEMENTS

SCOTT D DRAGOO &W ROXANNE DRAGOO
101 20TH ST # 2005
MIAMI BEACH, FL 33139-1903

0232341531780
101 20 ST, #2105
SETAI RESORT & RESIDENCES CONDO UNIT 2105
UNDIV 0.135682% INT IN COMMON ELEMENTS

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018-5300

0232341531790
101 20 ST, #2205
SETAI RESORT & RESIDENCES CONDO UNIT 2205
UNDIV 0.135682% INT IN COMMON ELEMENTS

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018-5300

0232341531800
101 20 ST, #2305
SETAI RESORT & RESIDENCES CONDO UNIT 2305
UNDIV 0.135682% INT IN COMMON ELEMENTS

NEW LAND INVESTMENTS LLC
3411 SILVERSIDE RD STE 104
WILMINGTON, DE 19810-4809

0232341531810
101 20 ST, #2405
SETAI RESORT & RESIDENCES CONDO UNIT 2405
UNDIV 0.135682% INT IN COMMON ELEMENTS

SETAI UNIT 2405 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

0232341531820
101 20 ST, #2505
SETAI RESORT & RESIDENCES CONDO UNIT 2505
UNDIV 0.135682% INT IN COMMON ELEMENTS

DANIEL G LAZAREK
NATALIE CHENG LAZAREK
101 20TH ST # 2505
MIAMI BEACH, FL 33139-1903

0232341531830
101 20 ST, #2605
SETAI RESORT & RESIDENCES CONDO UNIT 2605
UNDIV 0.135682% INT IN COMMON ELEMENTS

DAVID P MICHALSKI
1374 NORTHWYCK CT
MC LEAN, VA 22102-2610

0232341531840
101 20 ST, #2705
SETAI RESORT & RESIDENCES CONDO UNIT 2705
UNDIV 0.135682% INT IN COMMON ELEMENTS

2705 SETAI INVEST LLC
305 E 51ST ST # 4D
NEW YORK, NY 10022-6702

0232341531850
101 20 ST, #2805
SETAI RESORT & RESIDENCES CONDO UNIT 2805
UNDIV 0.135682% INT IN COMMON ELEMENTS

JHC REAL ESTATE HOLDINGS I LLC
C/O TANTON & COMPANY
37 W 57TH ST FL 5TH
NEW YORK, NY 10019-3411

0232341531860
101 20 ST, #2905
SETAI RESORT & RESIDENCES CONDO UNIT 2905
UNDIV 0.135682% INT IN COMMON ELEMENTS

SOFTVISION SRL INC
2201 COLLINS AVE UNIT 1610
MIAMI BEACH, FL 33139-1717

0232341531870
101 20 ST, #3005
SETAI RESORT & RESIDENCES CONDO UNIT 3005
UNDIV 0.135682% INT IN COMMON ELEMENTS

PLEASANT PLACE SOUTH IV LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 27
NEW YORK, NY 10167-2801

0232341531880
101 20 ST, #3105
SETAI RESORT & RESIDENCES CONDO UNIT 3105
UNDIV 0.135682% INT IN COMMON ELEMENTS

ALI K FARD
101 20TH ST # 3105
MIAMI BEACH, FL 33139-1903

0232341531890
101 20 ST, #3205
SETAI RESORT & RESIDENCES CONDO UNIT 3205
UNDIV 0.135682% INT IN COMMON ELEMENTS

JOSEPH LOMBARDI
KENNETH CUBELLI
101 20TH ST # 3205
MIAMI BEACH, FL 33139-1903

0232341531900
101 20 ST, #3305
SETAI RESORT & RESIDENCES CONDO UNIT 3305
UNDIV 0.135682% INT IN COMMON ELEMENTS

DAVID C BLOOM REVOCABLE TRUST
C/O PHILIP WEBER BLOOM OFFICE LLC
DAVID BLOOM
575 MADISON AVE FL 10
NEW YORK, NY 10022-2511

0232341531910
101 20 ST, #1706
SETAI RESORT & RESIDENCES CONDO UNIT 1706
UNDIV 0.217488% INT IN COMMON ELEMENTS

ARTI MEDIA HOLDINGS LLC
C/O JAY PHILLIP PARKER P A
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

0232341531920
SETAI RESORT & RESIDENCES CONDO UNIT 1906
UNDIV 0.217488% INT IN COMMON ELEMENTS

GRUPO JESSY FLORIDA INC
101 20TH ST # 1906
MIAMI BEACH, FL 33139-1903

0232341531930
101 20 ST, #2006
SETAI RESORT & RESIDENCES CONDO UNIT 2006
UNDIV 0.217488% INT IN COMMON ELEMENTS

RAM K SHRIVASTAVA
&W SARASWATI P SHRIVASTAVA
101 20TH ST # 2006
MIAMI BEACH, FL 33139-1903

0232341531940
101 20 ST, #2106
SETAI RESORT & RESIDENCES CONDO UNIT 2106
UNDIV 0.217488% INT IN COMMON ELEMENTS

SETAI 2106 INC
2001 COLLINS AVE # 2106
MIAMI BEACH, FL 33139-1913

0232341531950
101 20 ST, #2206
SETAI RESORT & RESIDENCES CONDO UNIT 2206
UNDIV 0.217488% INT IN COMMON ELEMENTS

SETAI MIAMI BEACH 2206 LLC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232341531960
101 20 ST, #2406
SETAI RESORT & RESIDENCES CONDO UNIT 2406
UNDIV 0.217488% INT IN COMMON ELEMENTS

HAPPY PLACE SOUTH BEACH LLC
PO BOX 2540
EDGARTOWN, MA 02539-2540

0232341531970
101 20 ST, #2506
SETAI RESORT & RESIDENCES CONDO UNIT 2506
UNDIV 0.217488% INT IN COMMON ELEMENTS

PLEASANT PLACE SOUTH II LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 26
NEW YORK, NY 10167-2699

0232341531980
101 20 ST, #2606
SETAI RESORT & RESIDENCES CONDO UNIT 2606
UNDIV 0.217488% INT IN COMMON ELEMENTS

MIAMIBOU LLC
C/O JOEL FADEN
250 W 57TH ST # 26 FL PH
NEW YORK, NY 10107-0001

0232341531990
101 20 ST, #2706
SETAI RESORT & RESIDENCES CONDO UNIT 2706
UNDIV 0.217488% INT IN COMMON ELEMENTS

JOHN C ABBOTT
324 DATURA ST STE 114
WEST PALM BEACH, FL 33401-5415

0232341532000
101 20 ST, #2806
SETAI RESORT & RESIDENCES CONDO UNIT 2806
UNDIV 0.217488% INT IN COMMON ELEMENTS

AGI PROPERTIES INC
C/O ARGO GROUP US INC
PO BOX 469011
SAN ANTONIO, TX 78246-9011

0232341532010
101 20 ST, #2906
SETAI RESORT & RESIDENCES CONDO UNIT 2906
UNDIV 0.217488% INT IN COMMON ELEMENTS

STP SETAI LLC
590 MADISON AVE FL 21ST
NEW YORK, NY 10022-2545

0232341532020
101 20 ST, #3006
SETAI RESORT & RESIDENCES CONDO UNIT 3006
UNDIV 0.217488% INT IN COMMON ELEMENTS

SHAWLINE PROPERTIES LLC
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

0232341532030
101 20 ST, #3106
SETAI RESORT & RESIDENCES CONDO UNIT 3106
UNDIV 3.262314% INT IN COMMON ELEMENTS

PLEASANT PLACE SOUTH III LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 27
NEW YORK, NY 10167-2801

0232341532040
101 20 ST, #3206
SETAI RESORT & RESIDENCES CONDO UNIT 3206
UNDIV 0.217488% INT IN COMMON ELEMENTS

RIFFEL FLORIDA PROPERTIES LLC
ATTN EDGARDO E DIAZ
101 20TH ST # 3206
MIAMI BEACH, FL 33139-1903

0232341532060
101 20 ST, #3406
SETAI RESORT & RESIDENCES CONDO UNIT 3406
UNDIV 0.217488% INT IN COMMON ELEMENTS

PRINCESS SERENITY LLC
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133-4651

0232341532070
101 20 ST, #3506
SETAI RESORT & RESIDENCES CONDO UNIT 3506
UNDIV 0.217488% INT IN COMMON ELEMENTS

GARY M SAFADY
9663 SANTA MONICA BLVD # 406
BEVERLY HILLS, CA 90210-4303

0232341532080
101 20 ST, #3606
SETAI RESORT & RESIDENCES CONDO UNIT 3606
UNDIV 0.217488% INT IN COMMON ELEMENTS

AGI PROPERTIES INC
C/O ARGO GROUP US
ATTN B LEFLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205-2265

0232341532090
101 20 ST, #3706
SETAI RESORT & RESIDENCES CONDO UNIT 3706
UNDIV 0.217488% INT IN COMMON ELEMENTS

MARK MILITANA
101 20TH ST # 3706
MIAMI BEACH, FL 33139-1903

0232341532100
101 20 ST, #3806
SETAI RESORT & RESIDENCES CONDO UNIT 3806
UNDIV 0.2174888% INT IN COMMON ELEMENTS

JOLIA LLC
C/O RICHARD P BREGER
20801 BISCAYNE BLVD STE 308
MIAMI, FL 33180-1423

0232341532110
101 20 ST, #PH C
SETAI RESORT & RESIDENCES CONDO UNIT PH
SUITE C UNDIV 0.217488% INT IN COMMON
ELEMENTS

AMERICAN LATIN ENTERTAINMENT CORP
C/O MARCELL FELIPE
1001 BRICKELL BAY DR STE 1800
MIAMI, FL 33131-4925

0232341532120
101 20 ST, #1707
SETAI RESORT & RESIDENCES CONDO UNIT 1707
UNDIV 0.634118% INT IN COMMON ELEMENTS

DENNIS H LEEBOW
31099 CHAGRIN BLVD STE 150
CLEVELAND, OH 44124-5930

0232341532130
101 20 ST, #1907
SETAI RESORT & RESIDENCES CONDO UNIT 1907
UNDIV 0.211373% INT IN COMMON ELEMENTS

ERMINIA LLC
101 20TH ST # 1907
MIAMI BEACH, FL 33139-1903

0232341532140
101 20 ST, #2007
SETAI RESORT & RESIDENCES CONDO UNIT 2007
UNDIV 0.211373% INT IN COMMON ELEMENTS

PORTRADE LTD
101 20TH ST # 2007
MIAMI BEACH, FL 33139-1903

0232341532150
101 20 ST, #2107
SETAI RESORT & RESIDENCES CONDO UNIT 2107
UNDIV 0.211373% INT IN COMMON ELEMENTS

ARKADY PERYVY BAKHTIN
100 S POINTE DR APT 2106
MIAMI BEACH, FL 33139-7384

0232341532160
101 20 ST, #2207
SETAI RESORT & RESIDENCES CONDO UNIT 2207
UNDIV 0.211373% INT IN COMMON ELEMENTS

DAVID W NIEMIEC &W MELANIE M
1 E END AVE
NEW YORK, NY 10075-1102

0232341532170
101 20 ST, #2307
SETAI RESORT & RESIDENCES CONDO UNIT 2307
UNDIV 0.211373% INT IN COMMON ELEMENTS

ANDRE ALTHOLZ
NAOMI ALTHOLZ
950 3RD AVE
NEW YORK, NY 10022-2705

0232341532180
101 20 ST, #2407
SETAI RESORT & RESIDENCES CONDO UNIT 2407
UNDIV 3.170592 INT IN COMMON ELEMENTS

ROBERT FETTY &W AMELIA TIERNEY
C/O PERRY D REED
1223 JUDSON RD
LONGVIEW, TX 75601-3922

0232341532190
101 20 ST, #2507
SETAI RESORT & RESIDENCES CONDO UNIT 2507
UNDIV 0.211373% INT IN COMMON ELEMENTS

ALEXANDRE VON FURSTENBERG TRS
C/O ARROW INVESTMENTS
ALEXANDRE VON FURSTENBERG
555 W 18TH ST
NEW YORK, NY 10011-2822

0232341532200
101 20 ST, #2607
SETAI RESORT & RESIDENCES CONDO UNIT 2607
UNDIV 0.211373% INT IN COMMON ELEMENTS

RALPH NAKASH
101 20TH ST # 2607
MIAMI BEACH, FL 33139-1903

0232341532210
101 20 ST, #2707
SETAI RESORT & RESIDENCES CONDO UNIT 2707
UNDIV 0.211373% INT IN COMMON ELEMENTS

VICIT TRADING CORP
101 20TH ST # 2707
MIAMI BEACH, FL 33139-1903

0232341532220
101 20 ST, #2807
SETAI RESORT & RESIDENCES CONDO UNIT 2807
UNDIV 0.211373% INT IN COMMON ELEMENTS

CHRISTOPHER D PARE
101 20TH ST # 2807
MIAMI BEACH, FL 33139-1903

0232341532230
101 20 ST, #2907
SETAI RESORT & RESIDENCES CONDO UNIT 2907
UNDIV 0.211373% INT IN COMMON ELEMENTS

SETAI 2907 LLC
101 20TH ST UNIT 2806
MIAMI BEACH, FL 33139-1903

0232341532240
101 20 ST, #3007
SETAI RESORT & RESIDENCES CONDO UNIT 3007
UNDIV 3.170592 INT IN COMMON ELEMENTS

CAMBRIA PROPERTIES LLC
8626 WESTPARK DR
HOUSTON, TX 77063-5812

0232341532250
101 20 ST, #3107
SETAI RESORT & RESIDENCES CONDO UNIT 3107
UNDIV 0.211373% INT IN COMMON ELEMENTS

MARGARITA RUDYAK TRS
101 20TH ST # 3107
MIAMI BEACH, FL 33139-1903

0232341532260
101 20 ST, #3207
SETAI RESORT & RESIDENCES CONDO UNIT 3207
UNDIV 0.211373% INT IN COMMON ELEMENTS

RICHARD E GRIFFIN TRS
50 MEETINGHOUSE RD
BEDFORD, NH 03110-5525

0232341532270
SETAI RESORT & RESIDENCES CONDO UNIT 3307
UNDIV 0.211373% INT IN COMMON ELEMENTS

DAVID BLOOM
C/O PHILIP WEBER BLOOM OFFICE LLC
DAVID C BLOOM REVOCABLE TR
575 MADISON AVE FL 10
NEW YORK, NY 10022-2511

0232341532280
101 20 ST, #1808
SETAI RESORT & RESIDENCES CONDO UNIT 1808
UNDIV 0.42886 INT IN COMMON ELEMENTS

RONALD M GOLDSTEIN &W DEP
PO BOX 2461
NEW YORK, NY 10021-0058

0232341532290
101 20 ST, #1908
SETAI RESORT & RESIDENCES CONDO UNIT 1908
UNDIV 0.211373 INT IN COMMON ELEMENTS

SETAI 1908 LLC
101 20TH ST STE 2806
MIAMI BEACH, FL 33139-1903

0232341532300
101 20 ST, #2008
SETAI RESORT & RESIDENCES CONDO UNIT 2008
UNDIV 0.205258% INT IN COMMON ELEMENTS

BLUMARK US CORP
3370 MARY ST
MIAMI, FL 33133-5215

0232341532310
101 20 ST, #2108
SETAI RESORT & RESIDENCES CONDO UNIT 2108
UNDIV 0.205258% INT IN COMMON ELEMENTS

BK FAMILY ASSOCIATES LLC
C/O BARRY KRINGSTEIN
463 7TH AVE FL 12TH
NEW YORK, NY 10018-7499

0232341532320
101 20 ST, #2208
SETAI RESORT & RESIDENCES CONDO UNIT 2208
UNDIV 0.205258% INT IN COMMON ELEMENTS

WEST BENIDORM LLC
101 20TH ST # 2208
MIAMI BEACH, FL 33139-1903

0232341532330
101 20 ST, #2308
SETAI RESORT & RESIDENCES CONDO UNIT 2308
UNDIV 0.422746 INT IN COMMON ELEMENTS

2308 6 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

0232341532340
101 20 ST, #2408
SETAI RESORT & RESIDENCES CONDO UNIT 2408
UNDIV 0.188566 INT IN COMMON ELEMENTS

SETAI 2408 LLC
450 PARK AVE STE 1403
NEW YORK, NY 10022-2699

0232341532350
101 20 ST, #2508
SETAI RESORT & RESIDENCES CONDO UNIT 2508
UNDIV 0.188566% INT IN COMMON ELEMENTS

OCEAN FRONT LLC
101 20TH ST # 2508
MIAMI BEACH, FL 33139-1903

0232341532360
101 20 ST, #2608
SETAI RESORT & RESIDENCES CONDO UNIT 2608
UNDIV 0.188566% INT IN COMMON ELEMENTS

JOSEPH NAKASH
101 20TH ST # 2608
MIAMI BEACH, FL 33139-1903

0232341532370
101 20 ST, #2708
SETAI RESORT & RESIDENCES CONDO UNIT 2708
UNDIV 0.188566% INT IN COMMON ELEMENTS

REDMARK US CORP
3370 MARY ST
MIAMI, FL 33133-5215

0232341532380
101 20 ST, #2808
SETAI RESORT & RESIDENCES CONDO UNIT 2808
UNDIV 0.188566% INT IN COMMON ELEMENTS

ROBERT ZANGRILLO
101 20TH ST # 2808
MIAMI BEACH, FL 33139-1903

0232341532390
101 20 ST, #2908
SETAI RESORT & RESIDENCES CONDO UNIT 2908
UNDIV 0.188566% INT IN COMMON ELEMENTS

SETAI UNIT 2908 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

0232341532400
101 20 ST, #3008
SETAI RESORT & RESIDENCES CONDO UNIT 3008
UNDIV 0.188566% INT IN COMMON ELEMENTS

HOLLYBROOK INVEST INC
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

0232341532410
101 20 ST, #3108
SETAI RESORT & RESIDENCES CONDO UNIT 3108
UNDIV 0.188566% INT IN COMMON ELEMENTS

PLEASANT PLACE SOUTH LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 26
NEW YORK, NY 10167-2699

0232341532420
101 20 ST, #3208
SETAI RESORT & RESIDENCES CONDO UNIT 3208
UNDIV 0.188566% INT IN COMMON ELEMENTS

MATTHEW BAYER TR
PO BOX 7
BEDFORD PARK, IL 60499-0007

0232341532430
101 20 ST, #3308
SETAI RESORT & RESIDENCES CONDO UNITS 3308
& 3306 UNDIV 0.188566% & 0..2
17488% INT IN COMMON ELEMENTS

DAVID BLOOM TRS
C/O PHILIP LEBER ETAL LLC
DAVID C BLOOM REV TRUST
575 MADISON AVE 10TH
NEW YORK, NY 10022-2511

0232341532440
101 20 ST, #3409
SETAI RESORT & RESIDENCES CONDO UNIT 3409
UNDIV 0.416631 INT IN COMMON ELEMENTS

PRINCESS SERENITY LLC
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133-4651

0232341532450
101 20 ST, #3509
SETAI RESORT & RESIDENCES CONDO UNIT 3509
UNDIV 0.416631 INT IN COMMON ELEMENTS

SETAI 3509 LLC
101 20TH ST # 3509
MIAMI BEACH, FL 33139-1903

0232341532460
101 20 ST, #3609
SETAI RESORT & RESIDENCES CONDO UNIT 3609
UNDIV 0.416631 INT IN COMMON ELEMENTS

MH HOLDINGS II LLC
C/O SUZANNA GARCIA FALCON
101 20TH ST PH VILLAA
MIAMI BEACH, FL 33139-1903

0232341532470
101 20 ST, #3709
SETAI RESORT & RESIDENCES CONDO UNIT 3709
UNDIV 0.416631 INT IN COMMON ELEMENTS

SETAI 3709 LLC
C/O LEFRAK ORGANIZATION
40 W 57TH ST # 23FL
NEW YORK, NY 10019-4001

0232341532480
101 20 ST, #PH B
SETAI RESORT & RESIDENCES CONDO UNIT PH
SUITE B UNDIV 0.416631 INT IN COMMON
ELEMENTS

ANDREW ROSEN
38 GANSEVOORT ST 5
NEW YORK, NY 10014-1502

0232341532490
101 20 ST, #PH A
SETAI RESORT & RESIDENCES CONDO UNIT PH
SUITE A UNDIV 0.416631 INT IN COMMON
ELEMENTS

NIVA HOLDING LLC
C/O MICHAEL A SILVA ESQ
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

0232341532500
101 20 ST, #VIL B
SETAI RESORT & RESIDENCES CONDO UNIT PH
VILLA B UNDIV 1.02596 INT IN COMMON
ELEMENTS

FLPH LLC
C/O SUZANNA GARCIA FALCON
101 20TH ST PH VILLAA
MIAMI BEACH, FL 33139-1903

0232341532510
101 20 ST, #VIL A
SETAI RESORT & RESIDENCES CONDO UNIT PH
VILLA A UNDIV 0.959028 INT IN COMMON
ELEMENTS

MH HOLDINGS I LLC
C/O SUZANNA GARCIA FALCON
101 20 STREET UNIT PH VILLA A
MIAMI BEACH, FL 33139

0232341532520
101 20 ST, #CU
SETAI RESORT & RESIDENCES CONDO UNIT CU
UNDIV 1.966313 INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341532530
101 20 ST, #HU
SETAI RESORT & RESIDENCES CONDO UNIT HU
UNDIV 51.21998 INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232341532540
101 20 ST, #UU
SETAI RESORT & RESIDENCES CONDO UNIT UU
UNDIV 00.008263 INT IN COMMON ELEMENTS

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

0232342210001
BOULAN SOUTH BEACH CONDO
MIAMI BEACH IMP CO SUB PB 5-7
A PORT OF LOTS 1 THRU 4 & E25.5FT OF LOT 6
BLK C AS DESC OM DECL OR 27626-3375
LOT SIZE 2115 SQ FT

REFERENCE ONLY

0232342210010
220 21 ST, #301
BOULAN SOUTH BEACH CONDO UNIT 301 UNDIV
1.4872% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210020
220 21 ST, #401
BOULAN SOUTH BEACH CONDO UNIT 401 UNDIV
1.4872% INT IN COMMON ELEMENTS

BOULAN HOLDINGS LLC
863 REMSENS LN
OYSTER BAY, NY 11771-4508

0232342210030
220 21 ST, #501
BOULAN SOUTH BEACH CONDO UNIT 501 UNDIV
1.4872% INT IN COMMON ELEMENTS

DURGA G EDSON TRS
10 NORDEN LN
HUNTINGTON STATION, NY 11746-2134

0232342210040
220 21 ST, #302
BOULAN SOUTH BEACH CONDO UNIT 302 UNDIV
1.9751% INT IN COMMON ELEMENTS

ALEXANDER YAKUBOV
1521 ALTON RD # 725
MIAMI BEACH, FL 33139-3301

0232342210050
220 21 ST, #402
BOULAN SOUTH BEACH CONDO UNIT 402 UNDIV
1.9751% INT IN COMMON ELEMENTS

MIAMIBOU LLC
250 W 57TH ST STE 26
NEW YORK, NY 10107-0101

0232342210060
220 21 ST, #502
BOULAN SOUTH BEACH CONDO UNIT 502 UNDIV
1.9751% INT IN COMMON ELEMENTS

VIS REAL ESTATE LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131-3322

0232342210070
220 21 ST, #303
BOULAN SOUTH BEACH CONDO UNIT 303 UNDIV
1.9731% INT IN COMMON ELEMENTS

CORMACK DEVELOPMENTS LP
1842 LAKE SHORE BLVD E
TORONTO ONTARIO M4L 6S8 OC
CANADA

0232342210080
220 21 ST, #403
BOULAN SOUTH BEACH CONDO UNIT 403 UNDIV
1.9731% INT IN COMMON ELEMENTS

SAMUEL E BEALL III
SUZANNA MARION HILL
PO BOX 4249
MARYVILLE, TN 37802-4249

0232342210090
220 21 ST, #503
BOULAN SOUTH BEACH CONDO UNIT 503 UNDIV
1.9731% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210100
220 21 ST, #304
BOULAN SOUTH BEACH CONDO UNIT 304 UNDIV
2.6255% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210110
220 21 ST, #404
BOULAN SOUTH BEACH CONDO UNIT 404 UNDIV
2.6255% INT IN COMMON ELEMENTS

THOMAS JAMES NICHOLS
220 21ST ST APT 404
MIAMI BEACH, FL 33139-1745

0232342210120
220 21 ST, #504
BOULAN SOUTH BEACH CONDO UNIT 504 UNDIV
2.6255% INT IN COMMON ELEMENTS

PETER ROSTEN
JOANNE ROSTEN
505 W 19TH ST APT 2A
NEW YORK, NY 10011-2885

0232342210130
220 21 ST, #305
BOULAN SOUTH BEACH CONDO UNIT 305 UNDIV
1.6974% INT IN COMMON ELEMENTS

305BOULANSOUTH LLC
206 SPRING ST FL 5TH
NEW YORK, NY 10012-3559

0232342210140
220 21 ST, #405
BOULAN SOUTH BEACH CONDO UNIT 405 UNDIV
1.6974% INT IN COMMON ELEMENTS

405 BOULAN LLC
201 E 36TH ST APT 15E
NEW YORK, NY 10016-3609

0232342210150
220 21 ST, #505
BOULAN SOUTH BEACH CONDO UNIT 505 UNDIV
1.6974% INT IN COMMON ELEMENTS

MIAMI 505 LLC
C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232342210160
220 21 ST, #206
BOULAN SOUTH BEACH CONDO UNIT 206 UNDIV
1.6974% INT IN COMMON ELEMENTS

NYFLAPT LLC
109 W 27TH ST RM 9
NEW YORK, NY 10001-6208

0232342210170
220 21 ST, #306
BOULAN SOUTH BEACH CONDO UNIT 306 UNDIV
1.6974% INT IN COMMON ELEMENTS

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570-2529

0232342210180
220 21 ST, #406
BOULAN SOUTH BEACH CONDO UNIT 406 UNDIV
1.6974% INT IN COMMON ELEMENTS

406 BOULAN LLC
66 POWERHOUSE RD STE 301
ROSLYN HEIGHTS, NY 11577-1372

0232342210190
220 21 ST, #506
BOULAN SOUTH BEACH CONDO UNIT 506 UNDIV
1.6974% INT IN COMMON ELEMENTS

MIAMI 505 LLC
C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232342210200
220 21 ST, #207
BOULAN SOUTH BEACH CONDO UNIT 207 UNDIV
1.9830% INT IN COMMON ELEMENTS

LEN BOULAN 207 LLC
38 E 32ND ST RM 603
NEW YORK, NY 10016-5507

0232342210210
220 21 ST, #307
BOULAN SOUTH BEACH CONDO UNIT 307 UNDIV
1.9830% INT IN COMMON ELEMENTS

HUNTER GELLIN
225 E 34TH ST APT 15H
NEW YORK, NY 10016-4739

0232342210220
220 21 ST, #407
BOULAN SOUTH BEACH CONDO UNIT 407 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210230
220 21 ST, #507
BOULAN SOUTH BEACH CONDO UNIT 507 UNDIV
1.9830% INT IN COMMON ELEMENTS

THOMAS JAMES NICHOLAS
220 21ST ST APT 404
MIAMI BEACH, FL 33139-1745

0232342210240
220 21 ST, #208
BOULAN SOUTH BEACH CONDO UNIT 208 UNDIV
1.9830% INT IN COMMON ELEMENTS

RONALD ABOODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417-2821

0232342210250
220 21 ST, #308
BOULAN SOUTH BEACH CONDO UNIT 308 UNDIV
1.9830% INT IN COMMON ELEMENTS

RAYMOND ABOODY
LINDA ABOODY
16 THE LOCH
ROSLYN, NY 11576-1917

0232342210260
220 21 ST, #408
BOULAN SOUTH BEACH CONDO UNIT 408 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210270
220 21 ST, #508
BOULAN SOUTH BEACH CONDO UNIT 508 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210280
220 21 ST, #209
BOULAN SOUTH BEACH CONDO UNIT 209 UNDIV
1.9830% INT IN COMMON ELEMENTS

DURGA EDSON TRS
10 NORDEN LN
HUNTINGTON STATION, NY 11746-2134

0232342210290
220 21 ST, #309
BOULAN SOUTH BEACH CONDO UNIT 309 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN 309 LLC
9 TRAPPING WAY
PLEASANTVILLE, NY 10570-2522

0232342210300
220 21 ST, #409
BOULAN SOUTH BEACH CONDO UNIT 409 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210310
220 21 ST, #509
BOULAN SOUTH BEACH CONDO UNIT 509 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210320
220 21 ST, #210
BOULAN SOUTH BEACH CONDO UNIT 210 UNDIV
1.9830% INT IN COMMON ELEMENTS

DURGA EDSON TRS
10 NORDEN LN
HUNTINGTON STATION, NY 11746-2134

0232342210330
220 21 ST, #310
BOULAN SOUTH BEACH CONDO UNIT 310 UNDIV
1.9830% INT IN COMMON ELEMENTS

FIRE FLY 310 INC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

0232342210340
220 21 ST, #410
BOULAN SOUTH BEACH CONDO UNIT 410 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210350
220 21 ST, #510
BOULAN SOUTH BEACH CONDO UNIT 510 UNDIV
1.9830% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210360
220 21 ST, #211
BOULAN SOUTH BEACH CONDO UNIT 211 UNDIV
1.8660% INT IN COMMON ELEMENTS

RONALD A BODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417-2821

0232342210370
220 21 ST, #311
BOULAN SOUTH BEACH CONDO UNIT 311 UNDIV
1.8660% INT IN COMMON ELEMENTS

BOULAN HOLDINGS LLC
863 REMSENS LN
OYSTER BAY, NY 11771-4508

0232342210380
220 21 ST, #411
BOULAN SOUTH BEACH CONDO UNIT 411 UNDIV
1.8660% INT IN COMMON ELEMENTS

BOULAN 411 LLC
2665 S BAYSHORE DR STE 906
MIAMI, FL 33133-5462

0232342210390
220 21 ST, #511
BOULAN SOUTH BEACH CONDO UNIT 511 UNDIV
1.8660% INT IN COMMON ELEMENTS

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570-2522

0232342210400
220 21 ST, #212
BOULAN SOUTH BEACH CONDO UNIT 212 UNDIV
1.3360 % INT IN COMMON ELEMENTS

JASON W BROWN
66 E 79TH ST
NEW YORK, NY 10075-0244

0232342210410
220 21 ST, #312
BOULAN SOUTH BEACH CONDO UNIT 312 UNDIV
1.3306% INT IN COMMON ELEMENTS

BOULAN 312 LLC
36 PEBBLE LN
ROSLYN HEIGHTS, NY 11577-2712

0232342210420
220 21 ST, #412
BOULAN SOUTH BEACH CONDO UNIT 412 UNDIV
1.3306% INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210430
220 21 ST, #512
BOULAN SOUTH BEACH CONDO UNIT 512 UNDIV
1.3306% INT IN COMMON ELEMENTS

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570-2522

0232342210440
220 21 ST, #PH01
BOULAN SOUTH BEACH CONDO UNIT PH-01 UNDIV
2.4251 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210450
220 21 ST, #PH02
BOULAN SOUTH BEACH CONDO UNIT PH-02 UNDIV
1.7548 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210460
220 21 ST, #PH03
BOULAN SOUTH BEACH CONDO UNIT PH-03 UNDIV
3.8410 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210470
220 21 ST, #PH04
BOULAN SOUTH BEACH CONDO UNIT PH-04 UNDIV
2.0762 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210480
220 21 ST, #PH05
BOULAN SOUTH BEACH CONDO UNIT PH-05 UNDIV
2.0762 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210490
220 21 ST, #PH06
BOULAN SOUTH BEACH CONDO UNIT PH-06 UNDIV
1.6974 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210500
220 21 ST, #PH07
BOULAN SOUTH BEACH CONDO UNIT PH-07 UNDIV
1.6974 % INT IN COMMON ELEMENTS

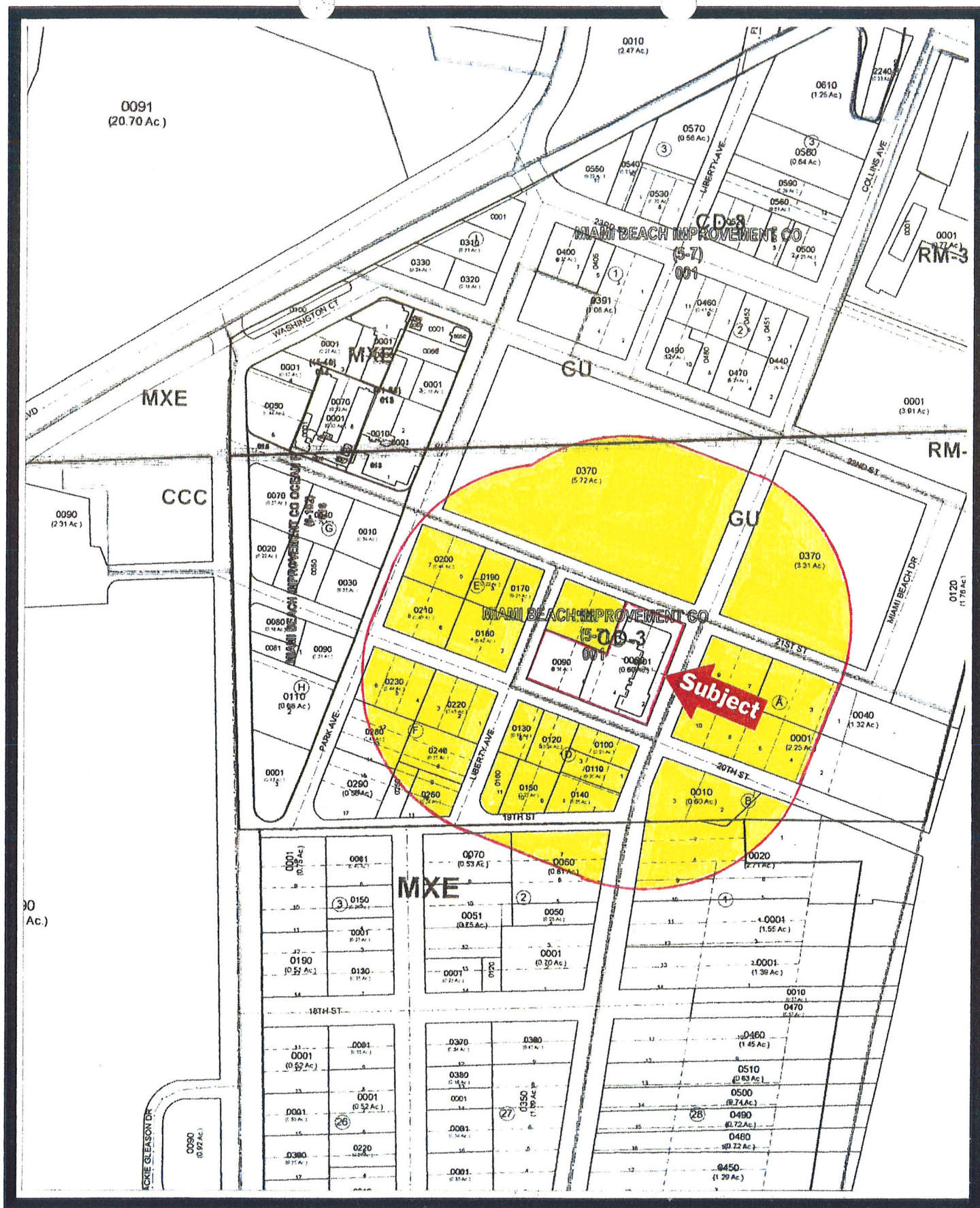
BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210510
220 21 ST, #PH08
BOULAN SOUTH BEACH CONDO UNIT PH-08 UNDIV
1.9830 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

0232342210520
220 21 ST, #PH09
BOULAN SOUTH BEACH CONDO UNIT PH-09 UNDIV
1.8700 % INT IN COMMON ELEMENTS

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884



IKHTIYAR AKHUNDOV
BALAJAKHANIM ISMAYILOVA
SALYAN HIGHWAY
BAKU AZ1083
AZERBAIJAN

SETAI 2904 CORP
RUBEN DARIO 281-1402
COL BOSQUE
DE CHAPULTEPEC 11580
MEXICO

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

2705 SETAI INVEST LLC
305 E 51ST ST # 4D
NEW YORK, NY 10022-6702

3801 INVESTMENTS LLC
C/O BILLIE J ELLIS JR
301 LOMMERCE ST STE 3300
FORT WORTH, TX 76102

406 BOULAN LLC
66 POWERHOUSE RD STE 301
ROSLYN HEIGHTS, NY 11577-1372

AGI PROPERTIES INC
C/O ARGO GROUP US INC
PO BOX 469011
SAN ANTONIO, TX 78246-9011

ALEXANDER YAKUBOV
1521 ALTON RD # 725
MIAMI BEACH, FL 33139-3301

AMERICAN LATIN ENTERTAINMENT CORP
C/O MARCELL FELIPE
1001 BRICKELL BAY DR STE 1800
MIAMI, FL 33131-4925

ANDREW ROSEN
38 GANSEVOORT ST 5
NEW YORK, NY 10014-1502

CORMACK DEVELOPMENTS LP
1842 LAKE SHORE BLVD E
TORONTO ONTARIO M4L 6SB OC
CANADA

VADE RETRO INC
C/O FIDSERVE SA
RUE DU PURGATOIRE 3
PO BOX 3156
1211 GENEVA 3
SWITZERLAND

1941 LIBERTY LLC
230 20TH ST
MIAMI BEACH, FL 33139-1906

2802/2804 SETAI LLC
4735 MALLARD POND DR
AKRON, OH 44333-1671

3803 LLC
101 20TH ST # 3803
MIAMI BEACH, FL 33139-1903

ABBNEY HOTEL ACQUISITION LLC
1400 BROADWAY # 15FL
NEW YORK, NY 10018-5300

AGI PROPERTIES INC
C/O ARGO GROUP US
ATTN B LEFLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205-2265

ALEXANDRE VON FURSTENBERG TRS
C/O ARROW INVESTMENTS
ALEXANDRE VON FURSTENBERG
555 W 18TH ST
NEW YORK, NY 10011-2822

ANDRE ALTHOLZ
NAOMI ALTHOLZ
950 3RD AVE
NEW YORK, NY 10022-2705

ARKADIIY PERVYY BAKHTIN
100 S POINTE DR APT 2106
MIAMI BEACH, FL 33139-7384

INTER OIL MANAGEMENT LTD
ATTN CLEA KATCHLES
232 ARCH MAKARIOS AVE
APOLLO COURT OFFICE 31
LIMASSAOL 3030
CYPRUS

101 20TH ST MIAMI LLC
101 20TH ST
MIAMI BEACH, FL 33139-1903

2308 6 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

305BOULANSOUTH LLC
206 SPRING ST FL 5TH
NEW YORK, NY 10012-3559

405 BOULAN LLC
201 E 36TH ST APT 15E
NEW YORK, NY 10016-3609

AGI PROPERTIES INC
C/O BYRON LE FLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205-2265

ALBERT N BRUNO
&W DENISE BRUNO
101 20TH ST # 3002
MIAMI BEACH, FL 33139-1903

ALI K FARD
101 20TH ST # 3105
MIAMI BEACH, FL 33139-1903

ANDREA LEONE LE
REM BARBARA ALIPERTI LE
REM FLAMINIA LEONE
101 20TH ST # 3102
MIAMI BEACH, FL 33139-1903

ARTI MEDIA HOLDINGS LLC
C/O JAY PHILLIP PARKER P A
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

BENBO INTERNATIONAL LTD
% REJEAN LAPIERRE
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

BK FAMILY ASSOCIATES LLC
C/O BARRY KRINGSTEIN
463 7TH AVE FL 12TH
NEW YORK, NY 10018-7499

BLOFELD LLC
1390 BRICKELL AVE
MIAMI, FL 33131-3316

BLUM REALTY MANAGEMENT LLC
40 RECTOR ST RM 1502
NEW YORK, NY 10006-1721

BLUMARK US CORP
3370 MARY ST
MIAMI, FL 33133-5215

BOJAN JOVANOVIĆ
ANNIKA RISSJO JOVANOVIĆ
101 20TH ST # 2304
MIAMI BEACH, FL 33139-1903

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570-2529

BOULAN 309 LLC
9 TRAPPING WAY
PLEASANTVILLE, NY 10570-2522

BOULAN 312 LLC
36 PEBBLE LN
ROSLYN HEIGHTS, NY 11577-2712

BOULAN 411 LLC
2665 S BAYSHORE DR STE 906
MIAMI, FL 33133-5462

BOULAN HOLDINGS LLC
863 REMSENS LN
OYSTER BAY, NY 11771-4508

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

BOULAN HOTEL LLC
38 W 32ND ST STE 603
NEW YORK, NY 10001-3884

CAMBRIA PROPERTIES LLC
8626 WESTPARK DR
HOUSTON, TX 77063-5812

CARL S ROSENDORF TRS
CARL S ROSENDORF REVOCABLE TRUST
101 20TH ST # 2603
MIAMI BEACH, FL 33139-1903

CHARLES T CLOSE
20 BOND ST
NEW YORK, NY 10012-2689

CHARLES T CLOSE
SIENNA SHIELDS HORTON
20 BOND ST
NEW YORK, NY 10012-2689

CHRISTOPHER D PARE
101 20TH ST # 2807
MIAMI BEACH, FL 33139-1903

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

COLLINS PARK HOTEL LLC
236 21ST ST
MIAMI BEACH, FL 33139-1702

DANIEL G LAZAREK
NATALIE CHENG LAZAREK
101 20TH ST # 2505
MIAMI BEACH, FL 33139-1903

DARBLAY INVESTMENTS LIMITED
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

DAVID BLOOM
C/O PHILIP WEBER
DAVID C BLOOM REVOCABLE TRUST
575 MADISON AVE FL 16
NEW YORK, NY 10022-8508

DAVID BLOOM
C/O PHILIP WEBER BLOOM OFFICE LLC
DAVID C BLOOM REVOCABLE TR
575 MADISON AVE FL 10
NEW YORK, NY 10022-2511

DAVID BLOOM TRS
C/O PHILIP WEBER ETAL LLC
DAVID C BLOOM REV TRUST
575 MADISON AVE 10TH
NEW YORK, NY 10022-2511

DAVID C BLOOM REVOCABLE TRUST
C/O PHILIP WEBER BLOOM OFFICE LLC
DAVID BLOOM
575 MADISON AVE FL 10
NEW YORK, NY 10022-2511

DAVID P MICHALSKI
1374 NORTHWYCK CT
MC LEAN, VA 22102-2610

DAVID W NIEMIEC & W MELANIE M
1 E END AVE
NEW YORK, NY 10075-1102

DECO BEACH INNS LTD
% MCM CORPORATION
1741 COLLINS AVE
MIAMI BEACH, FL 33139-2006

DENNIS H LEEBOW
31099 CHAGRIN BLVD STE 150
CLEVELAND, OH 44124-5930

DESING ITALINO LLC
1643 BRICKELL AVE APT 2902
MIAMI, FL 33129-1296

DF INVESTMENTS OF ILLINOIS LLC
840 N LAKE SHORE DR APT 2402
CHICAGO, IL 60611-2490

DIANE CHANG TRS
PATRICK WIESEL TRS
CHANG FAMILY 2012 IRREVOCABLE TR
256 S COLUMBIA AVE
COLUMBUS, OH 43209-1627

DOUGLAS CHARLES ROGERS
MELISSA RUTH ROGERS
8404 HOLLYWOOD BLVD
WEST HOLLYWOOD, CA 90069-1511

DOV GOLDSTEIN
&W SUSANNA GOLDSTEIN
24 CENTRAL PARK S # 18E
NEW YORK, NY 10019-1691

DURGA EDSON TRS
10 NORDEN LN
HUNTINGTON STATION, NY 11746-2134

DURGA G EDSON TRS
10 NORDEN LN
HUNTINGTON STATION, NY 11746-2134

ECEMIR INC
101 20TH ST # 1903
MIAMI BEACH, FL 33139-1903

ELARA CONTINUM CORP
3370 MARY ST
MIAMI, FL 33133-5215

ERMINIA LLC
101 20TH ST # 1907
MIAMI BEACH, FL 33139-1903

EVAN SACKS
200 E END AVE APT 4J
NEW YORK, NY 10128-7888

FIRE FLY 310 INC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

FLPH LLC
C/O SUZANNA GARCIA FALCON
101 20TH ST PH VILLAA
MIAMI BEACH, FL 33139-1903

G200 EXCHANGE LLC
C/O LEFRAK ORGANIZATION
40 W 57TH ST FL 23
NEW YORK, NY 10019-4001

GARDENIA 1 SETAI INC
C/O MARIO GAZZOLA ESQ
444 MADISON AVE STE 1206
NEW YORK, NY 10022-6957

GARY M SAFADY
9663 SANTA MONICA BLVD # 406
BEVERLY HILLS, CA 90210-4303

GERSON GOMES
PO BOX 580007
FLUSHING, NY 11358-0007

GERTRAUD E KIRCHMAYER
101 20TH ST UNIT 3204
MIAMI BEACH, FL 33139-1903

GLENN R HEAD
101 20TH ST # 3201
MIAMI BEACH, FL 33139-1903

GOLD FALCON LLC
C/O HIQ CORPORATE SERVICES INC
3500 S DUPONT HWY
DOVER, DE 19901-6041

GRAUS INTERNATIONAL CORP
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

GREYSTONE TERRA FIRMA LLC
C/O TRANS INNS MGMT INC
4111 ANDOVER RD STE 110W
BLOOMFIELD HILLS, MI 48302-1930

GRUPO JESSY FLORIDA INC
101 20TH ST # 1906
MIAMI BEACH, FL 33139-1903

HANS BRULAND &W JOSIE
1429 H ST NW
WASHINGTON, DC 20005-2202

HAPPY PLACE SOUTH BEACH LLC
PO BOX 2540
EDGARTOWN, MA 02539-2540

HOLLYBROOK INVEST INC
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

HUNTER GELLIN
225 E 34TH ST APT 15H
NEW YORK, NY 10016-4739

ITAL PLAZA OF PARK AVENUE LLC
1935 PARK AVE
MIAMI BEACH, FL 33139-1949

JASON W BROWN
66 E 79TH ST
NEW YORK, NY 10075-0244

JAY BLOOM
EILEEN BLOOM
9 COOPER RD
SCARSDALE, NY 10583-2801

JCS SOUTH BEACH LLC
1986 EINBINDER FAMILY LTD PART 1986
YOUNG FAMILY LTD PARTNERSHIP ETALS
4333 COLLINS AVE
MIAMI BEACH, FL 33140-3212

JEFFREY T APTER
256 BUNN DR STE 6
PRINCETON, NJ 08540-2859

JHC REAL ESTATE HOLDINGS I LLC
C/O TANTON & COMPANY
37 W 57TH ST FL 5TH
NEW YORK, NY 10019-3411

JOBROTAM DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

JOHN BARMAN
500 PARK AVE APT 21A
NEW YORK, NY 10022-1629

JOHN C ABBOTT
324 DATURA ST STE 114
WEST PALM BEACH, FL 33401-5415

JOLIA LLC
15W700 N FRONTAGE RD STE 130
WILLOWBROOK, IL 60527-7617

JOLIA LLC
C/O RICHARD P BREGER P A
20801 BISCAYNE BLVD STE 300
MIAMI, FL 33180-1422

JOSEPH LOMBARDI
KENNETH CUBELLI
101 20TH ST # 3205
MIAMI BEACH, FL 33139-1903

JOSEPH NAKASH
101 20TH ST # 2608
MIAMI BEACH, FL 33139-1903

JOSEPH TESEO TRS
ENEA FILENO TESEO IRREVOCABLE TR
PHILIP TESEO TRS
160 E 22ND ST
NEW YORK, NY 10010-6327

JUST AROUND THE CORNER LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050-4602

JVN HOLDINGS INC
3556 FLAMINGO DR
MIAMI BEACH, FL 33140-3923

JYANINVEST USA INC
C/O HOWARD L GOLDSTEIN CPA
1001 BRICKELL BAY DR STE 1400
MIAMI, FL 33131-4938

KOHHANN YEE
36 JANE DR
ENGLEWOOD CLIFFS, NJ 07632-2307

LAS CATONAS CORP
2875 NE 191ST ST STE 801
MIAMI, FL 33180-2803

LEN BOULAN 207 LLC
38 E 32ND ST RM 603
NEW YORK, NY 10016-5507

LENNOX MIAMI CORP
1881 WASHINGTON AVE APT 8A
MIAMI BEACH, FL 33139-7412

LENNOX MIAMI CORP
1900 COLLINS AVE
MIAMI BEACH, FL 33139-1912

LUIS MANUEL CHIBRAS ROMERO
MIGUEL ANGEL CHIBRAS ROMERO
325 S BISCAYNE BLVD APT 3823
MIAMI, FL 33131-2479

MADISON K KARLOCK
KENDRA KARLOCK JTRS
995 N VENETIAN DR
MIAMI BEACH, FL 33139-1014

MARCUS R ROWAN
101 20TH ST
MIAMI BEACH, FL 33139-1903

MARGARITA RUDYAK TRS
101 20TH ST # 3107
MIAMI BEACH, FL 33139-1903

MARK MILITANA
101 20TH ST # 3706
MIAMI BEACH, FL 33139-1903

MATTHEW BAYER TR
PO BOX 7
BEDFORD PARK, IL 60499-0007

MH HOLDINGS I LLC
C/O SUZANNA GARCIA FALCON
101 20 STREET UNIT PH VILLA A
MIAMI BEACH, FL 33139

MH HOLDINGS II LLC
C/O SUZANNA GARCIA FALCON
101 20TH ST PH VILLAA
MIAMI BEACH, FL 33139-1903

MIAMI 505 LLC
C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

MIAMI BEACH SETAI LLC
101 20TH ST # 1905
MIAMI BEACH, FL 33139-1903

MIAMIBOU LLC
250 W 57TH ST STE 26
NEW YORK, NY 10107-0101

MIAMIBOU LLC
C/O JOEL FADEN
250 W 57TH ST # 26 FL PH
NEW YORK, NY 10107-0001

MM HOLDINGS 2204 INC
101 20TH ST # 2204
MIAMI BEACH, FL 33139-1903

MUKADDES YASEMIN E AKDEMIR
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

NAKASH FLORIDA PROPERTIES LLC
C/O JORDACHE
1400 BROADWAY
NEW YORK, NY 10018-5300

NAKASH HOLDING LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417-0226

NAKASH MIAMI CONDO INVEST LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417-1909

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018-5300

NEW LAND INVESTMENTS LLC
3411 SILVERSIDE RD STE 104
WILMINGTON, DE 19810-4809

NISSAN BOURY
180 E 79TH ST APT 8A
NEW YORK, NY 10075-0569

NIVA HOLDING LLC
C/O MICHAEL A SILVA ESQ
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

NYFLAPT LLC
109 W 27TH ST RM 9
NEW YORK, NY 10001-6208

NYMI 2003 SETAI MIAMI LLC
301 W 57TH ST # 350
NEW YORK, NY 10019-3114

OCEAN FRONT LLC
101 20TH ST # 2508
MIAMI BEACH, FL 33139-1903

OJB TRUST
80 COLUMBUS CIRCLE #71 C
NEW YORK, NY 10023

ONE INVEST LLC
407 LINCOLN RD STE 12L
MIAMI BEACH, FL 33139-3028

PARC PLACE DEVELOPMENT LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050-4602

PETER ROSTEN
JOANNE ROSTEN
505 W 19TH ST APT 2A
NEW YORK, NY 10011-2885

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139-2704

PLEASANT PLACE SOUTH II LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 26
NEW YORK, NY 10167-2699

PLEASANT PLACE SOUTH III LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 27
NEW YORK, NY 10167-2801

PLEASANT PLACE SOUTH IV LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 27
NEW YORK, NY 10167-2801

PLEASANT PLACE SOUTH LLC
C/O ANGELO GORDON & CO
245 PARK AVE FL 26
NEW YORK, NY 10167-2699

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 E 32ND ST
NEW YORK, NY 10016-5503

PORTRADE LTD
101 20TH ST # 2007
MIAMI BEACH, FL 33139-1903

PRINCESS SERENITY LLC
2666 TIGERTAIL AVE STE 106
MIAMI, FL 33133-4651

RALPH NAKASH
101 20TH ST # 2607
MIAMI BEACH, FL 33139-1903

RAM K SHRIVASTAVA
&W SARASWATI P SHRIVASTAVA
101 20TH ST # 2006
MIAMI BEACH, FL 33139-1903

RAN 3101 LLC
101 20TH ST # 3101
MIAMI BEACH, FL 33139-1903

RAYMOND ABOODY
LINDA ABOODY
16 THE LOCH
ROSLYN, NY 11576-1917

REDMARK US CORP
3370 MARY ST
MIAMI, FL 33133-5215

RICCARDO CAPUA
C/O FOWLER WHITE BURNETT PA
NATASHA VICTORIA ZAMBRANO GALARZA
1395 BRICKELL AVE # 14FL
MIAMI, FL 33131-3353

RICHARD BENNETT
ANDREW C FRAKE JTRS
101 20TH ST # 2202
MIAMI BEACH, FL 33139-1903

RICHARD E GRIFFIN TRS
50 MEETINGHOUSE RD
BEDFORD, NH 03110-5525

RIFFEL FLORIDA PROPERTIES LLC
ATTN EDGARDO E DIAZ
101 20TH ST # 3206
MIAMI BEACH, FL 33139-1903

RIPA LLC
651 OKEECHOBEE BLVD APT 1008
WEST PALM BEACH, FL 33401-6037

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139-2704

RIVIERA PLAZA APARTMENTS LLC
1133 E 33RD PL
TULSA, OK 74105-2501

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570-2522

ROBERT FETTY & W AMELIA TIERNEY
C/O PERRY D REED
1223 JUDSON RD
LONGVIEW, TX 75601-3922

ROBERT ZANGRILLO
101 20TH ST # 2808
MIAMI BEACH, FL 33139-1903

ROD FELDMAN TRS
101 20TH ST # 3104
MIAMI BEACH, FL 33139-1903

RONALD ABOODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417-2821

RONALD M GOLDSTEIN & W DEP
PO BOX 2461
NEW YORK, NY 10021-0058

RONNIE W SUDMAN
620 NEWPORT CENTER DR FL 11
NEWPORT BEACH, CA 92660-6420

S A BINKOV & M BINKOV LESSOR
JOBROTAM DEV CORP LESSEE
1900 LIBERTY AVE STE 111
MIAMI BEACH, FL 33139-1939

SADIGO HOTEL LLC
1111 KANE CONCOURSE STE 217
MIAMI BEACH, FL 33154-2040

SAMUEL E BEALL III
SUZANNA MARION HILL
PO BOX 4249
MARYVILLE, TN 37802-4249

SANTA BARBARA 230 LLC
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

SCOTT D DRAGOO
& W ROXANNE DRAGOO
101 20TH ST # 2005
MIAMI BEACH, FL 33139-1903

SETAI 1415 LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417-1909

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417-0226

SETAI 1801 LLC
2 AVERY ST APT 23D
BOSTON, MA 02111-1015

SETAI 1802 LLC
101 20TH ST STE 1802
MIAMI BEACH, FL 33139-1903

SETAI 1908 LLC
101 20TH ST STE 2806
MIAMI BEACH, FL 33139-1903

SETAI 2004 INC
101 20TH ST # 2004
MIAMI BEACH, FL 33139-1903

SETAI 2106 INC
2001 COLLINS AVE # 2106
MIAMI BEACH, FL 33139-1913

SETAI 2302 LLC
101 20TH ST # 2302
MIAMI BEACH, FL 33139-1903

SETAI 2408 LLC
450 PARK AVE STE 1403
NEW YORK, NY 10022-2699

SETAI 2503 LLC
7491 W OAKLAND PARK BLVD STE 306
FORT LAUDERDALE, FL 33319-4970

SETAI 2704 LLC
3320 THREE LAKES LN
WEST BLOOMFIELD, MI 48324-2376

SETAI 2907 LLC
101 20TH ST UNIT 2806
MIAMI BEACH, FL 33139-1903

SETAI 3503 LLC
C/O MICHAEL A SILVA ESQ
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

SETAI 3509 LLC
101 20TH ST # 3509
MIAMI BEACH, FL 33139-1903

SETAI 3709 LLC
C/O LEFRACK ORGANIZATION
40 W 57TH ST # 23FL
NEW YORK, NY 10019-4001

SETAI 3804 OWNERS LLC
C/O JOHN TASHJIAN
605 PARK AVE APT 15D
NEW YORK, NY 10065-7018

SETAI 3903 PH LLC
C/O MICHAEL SILVA
200 S BISCAYNE BLVD STE 2500
MIAMI, FL 33131-5340

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY FL 15
NEW YORK, NY 10018-5300

SETAI INVESTMENT HOLDINGS LLC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

SETAI MIAMI 2801 LLC
1410 20TH ST STE 214
MIAMI BEACH, FL 33139-1408

SETAI MIAMI 3304 LLC
87 FOREST AVE
WEST NEWTON, MA 02465-2729

SETAI MIAMI BEACH 2206 LLC
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

SETAI UNIT 2203 LLC
101 20TH ST # 2203
MIAMI BEACH, FL 33139-1903

SETAI UNIT 2405 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

SETAI UNIT 2908 LLC
1400 BROADWAY 15
NEW YORK, NY 10018-5300

SETAI UNIT 3003 LLC
101 20TH ST # 3003
MIAMI BEACH, FL 33139-1903

SHAWLINE PROPERTIES LLC
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2561

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17
NEW YORK, NY 10022-1615

SOFTVISION SRL INC
2201 COLLINS AVE UNIT 1610
MIAMI BEACH, FL 33139-1717

SOUTH BCH SETHAI 3301 LLC
PO BOX 770531
NAPLES, FL 34107-0531

SREEDHAR CHINTAMANENI
9 W 31ST ST APT 35B
NEW YORK, NY 10001-4552

STANLEY JONAS TRS
STANLEY JONAS INTER VIVOS TR
1560 S TREASURE DR
MIAMI BEACH, FL 33141-4127

STEPHEN SOLOWAY
825 DAMASK ROSE CT
VINELAND, NJ 08360-1640

STEPHEN SOLOWAY
101 20TH ST # 3403
MIAMI BEACH, FL 33139-1903

STEVEN C SIMON
101 20TH ST UNIT 3401
MIAMI BEACH, FL 33139-1903

STP SETHAI LLC
590 MADISON AVE FL 21ST
NEW YORK, NY 10022-2545

SYNAMON REAL ESTATE LLC
30 FENWICK HALL ALY
JOHNS ISLAND, SC 29455-3125

SYNDECO INVEST CORP
2455 E SUNRISE BLVD STE 504
FORT LAUDERDALE, FL 33304-3108

THOMAS JAMES NICHOLS
220 21ST ST APT 404
MIAMI BEACH, FL 33139-1745

TYNESIDE PROPERTIES LTD
1395 BRICKELL AVE FL 14
MIAMI, FL 33131-3371

**UNIVERSAL INVS UN LTD INC
17201 COLLINS AVE APT 3308
NORTH MIAMI BEACH, FL 33160-3488**

**UP ALL NIGHT SOUTH BEACH LLC
C/O MARC BELL
6800 BROKEN SOUND PARKWAY SUITE 200
BOCA RATON, FL 33487**

**VICIT TRADING CORP
101 20TH ST # 2707
MIAMI BEACH, FL 33139-1903**

**VIS REAL ESTATE LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131-3322**

**WEST BENIDORM LLC
101 20TH ST # 2208
MIAMI BEACH, FL 33139-1903**



CFN 2016R0555200
OR BK 30241 Pgs 532-536 (5Pgs)
RECORDED 09/22/2016 12:43:06
DEED DOC TAX \$201,120.60
SURTAX \$150,840.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
Scott D. Levine, Esq.
Rennert Vogel Mandler & Rodriguez, PA
100 SE 2nd Street Suite 2900
Miami, FL 33131

Property Folio No. 02-3226-001-0060

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made this 21st day of September, 2016, by **PARC PLACE DEVELOPMENT, LLC**, a Florida limited liability company (the "**Grantor**"), whose post office address is 26 Harbor Park Drive, Port Washington, NY 11050, in favor of **MC GA COLLINS REALTY LLC**, a Delaware limited liability company ("**Grantee**"), whose post office address is c/o PGIM Real Estate, 7 Giralda Farms, Madison, New Jersey 07940.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and adequacy of which is hereby acknowledged, does hereby grant, convey, bargain and sell unto the Grantee and its successors and assigns, the following described land (the "**Property**") located in Miami-Dade County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is made subject to all conditions, restrictions, reservations, agreements, easements and other matters of record, and taxes and assessments for the current year and subsequent years and the rights of all tenants of the Property.

TO HAVE AND TO HOLD in fee simple forever.

And, except as noted above, the Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has herewith set its hand and seal on the day and year first above written.

WITNESSES:

Mary Loria
Signature

Mary Loria
Printed name

Joi Aberde
Signature

Joi Aberde
Printed name

**PARC PLACE DEVELOPMENT, LLC, a
Florida limited liability company**

By: [Signature]
Bert E. Brodsky, Manager

STATE OF New York)

COUNTY OF Nassau)

The foregoing instrument was acknowledged before me this 14th day of September, 2016, by Bert E. Brodsky, as Manager of Parc Place Development, LLC, a Florida limited liability company, who is ☒ personally known to me or ☐ has produced _____ as identification.

(SEAL)

DONNA E. GEHRICH
Notary Public, State of New York
No. 02GE6060086
Qualified in Nassau County
Commission Expires June 11, 2019

[Signature]
Notary Public Signature

Donna E. Gehrich
Notary Printed Name

Commission Expiration Date: 6/11/19

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 2 and 4 and the East 25.5 feet of Lot 6 in Block C, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

AND

Lots 1 and 3 in Block C of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

LESS AND EXCEPT THE FOLLOWING:

All the Units of the BOULAN SOUTH BEACH, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 27626, Page 3375, as amended, of the Public Records of Miami-Dade County, Florida.

AND LESS AND EXCEPT THE FOLLOWING:

Parcel K:

A Parcel located within an existing building, said Parcel being located within Lots 2 and 4, Block C, "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof as recorded in Plat Book 5, Page 7, of the Public Records of Miami - Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 4, thence S19°58'17"W, along the Northerly line of said Lot 4 for 10.19 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'49"E for 1.97 feet; thence S19°57'11"W for 3.51 feet; thence S70°02'49"E for 24.83 feet; thence N19°57'11"E for 3.49 feet; thence S70°02'49"E for 27.17 feet; thence S19°57'11"W for 21.50 feet; thence N70°02'49"W for 14.86 feet; thence S19°57'11"W for 10.00 feet; thence N70°02'49"W for 38.32 feet; thence N19°57'11"E for 13.85 feet; thence N70°02'49"W for 25.98 feet; thence N19°58'17"E for 17.67 feet; thence S70°02'49"E for 25.18 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.74 and the Upper Limit is the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

AND LESS AND EXCEPT THE FOLLOWING:

Parcel L:

A Parcel located within an existing building, said Parcel being located within Lot 3, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3; thence S70°02'13"E along the North line of said Lot 3 for 5.99 feet to the POINT OF BEGINNING; thence continuing S70°02'13"E along the North line of said Lot 3 for 12.05 feet; thence S09°08'31"E for 8.79 feet; thence S70°02'49"E for 1.58 feet; thence S19°57'11"W for 6.32 feet; thence N70°02'49"W for 11.26 feet; thence S19°57'11"W for 6.00 feet; thence

S70°02'49"E for 1.67 feet; thence S19°57'11"W for 5.33 feet; thence N70°02'49"W for 1.67 feet; thence S19°57'11"W for 12.83 feet; thence S70°02'49"E for 1.67 feet; thence S19°57'11"W for 5.50 feet, the preceding nine (9) courses being coincident with the boundary of BOULAN SOUTH BEACH, A CONDOMINIUM, as recorded in Official Records Book 27626, Page 3375, of the Public Records of Miami - Dade County, Florida; thence N70°02'49"W for 8.32 feet; thence N19°57'11"E for 43.66 feet to the POINT OF BEGINNING.

The Lower Limit of the Parcel is the existing floor at Elevation +6.66 and the Upper Limit is the existing ceiling at Elevation +20.66, National Geodetic Vertical Datum 1929.

AND ALSO LESS AND EXCEPT:

PARCEL "BSBII":

THAT PORTION OF LOTS 1 AND 3, INCLUSIVE, BLOCK C, ACCORDING TO THE PLAT OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING ABOVE THE UPPER SIDE OF THE CONCRETE SLAB FORMING THE FLOOR OF THE SECOND LEVEL (EL=21.66') AND BELOW THE LOWER SIDE OF THE CONCRETE SLAB FORMING THE CEILING OF THE SECOND LEVEL (EL=30.73') FOR ITS HORIZONTAL BOUNDARY PER NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, EXPRESSED IN FEET AND DECIMAL OF A FOOT AND ITS VERTICAL BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, BLOCK C, OF THE SAID PLAT OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (1) THENCE EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3, BLOCK C, FOR 53.67 FEET; (2) THENCE SOUTH FOR 63.17 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING MORE PARTICULARLY DESCRIBED VERTICAL BOUNDARY; (3) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 5.83 FEET; (4) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 8.67 FEET; (5) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 8.67 FEET; (6) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 29.83 FEET; (7) THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR 57.67 FEET; (8) THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST FOR 103.33 FEET TO A POINT OF CURVATURE; (9) THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5.50 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 8.64 FEET TO A POINT OF TANGENCY; (10) THENCE SOUTH 00 DEGREES 00 MINUTES 51 SECONDS EAST FOR 48.44 FEET; (11) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 37.00 FEET; (12) THENCE NORTH 00 DEGREES 00 MINUTES 51 SECONDS WEST FOR 10.77 FEET; (13) THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS WEST FOR 33.33 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT (Garden Courtyard):

A Parcel located adjacent to an existing Building Structure and lying within a portion of Lots 1, 2, 3 and 4 in Block "C", of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH

IMPROVEMENT COMPANY" according to the plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 3, thence S70°02'13"E, along the Northerly line of said Lot 3 for 5.99 feet; thence S19°57'11"W for 43.66 feet; thence S70°02'49"E for 9.01 feet; thence S19°57'11"W for 34.17 feet; thence S70°02'49"E for 1.50 feet; thence N19°57'11"E for 4.75 feet; thence S70°03'11"E for 20.00 feet; thence S19°57'11"W for 4.58 feet; thence S70°02'49"E for 8.10 feet; (the last seven courses being coincident in part with the boundary of "BOULAN SOUTH BEACH, A CONDOMINIUM" as recorded in Official Records Book 27626 Page 3375 of the Public Records of Miami-Dade County, Florida); thence S19°57'11"W for 9.00 feet; thence S70°02'49"E along a portion of the boundary of said "BOULAN SOUTH BEACH, A CONDOMINIUM", for 35.06 feet; thence S19°57'11"W for 47.92 feet; thence N70°02'49"W for 17.89 feet; thence S19°57'11"W for 0.61 feet; thence N70°02'49"W for 35.32 feet; thence S19°57'11"W for 3.49 feet; thence N70°02'49"W for 24.83 feet; thence N19°57'11"E for 3.51 feet; thence N70°02'49"W for 1.65 feet; thence N19°58'17"E, along the Westerly line of said Lot 3 for 135.18 feet to the Northwest Corner of said Lot 3 and the POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT (Rooftop Pool Deck)

A Parcel located on the roof of an existing Building Structure and being located within a portion of Lots 1, 2, 3, 4 and 6, in Block C, of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the plat thereof, as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 3; thence S70°02'13"E, along the North line of said Lot 3 for 15.00 feet; thence S19°57'47"W for 25.83 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'49"E for 103.93 feet to the Point of Curvature of a circular curve to the right; thence Southeasterly, Southerly and Southwesterly along the arc of said circular curve having a radius of 5.15 feet and a central angle of 90°00'00" for 8.09 feet to a Point of Tangency; thence S19°57'11"W for 143.55 feet; thence S70°02'49"E for 6.00 feet; thence S19°57'11"W for 50.46 feet to the Point of Curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said circular curve having a radius of 5.15 feet and a central angle of 90°00'00" for 8.09 feet to a Point of Tangency; thence N70°02'49"W for 59.92 feet; thence N19°57'11"E for 15.33 feet; thence N70°02'49"W for 76.75 feet; thence N19°57'11"E for 70.33 feet; thence S70°02'49"E for 74.11 feet; thence S19°57'11"W for 25.84 feet; thence S70°02'49"E for 18.22 feet; thence N19°57'11"E for 35.66 feet; thence N70°02'49"W for 0.94 feet; thence N19°57'11"E for 48.00 feet; thence S70°02'49"E for 0.97 feet; thence N19°57'11"E for 18.35 feet; thence N70°02'49"W for 36.04 feet; thence S19°57'11"W for 9.51 feet; thence N70°02'49"W for 29.60 feet; thence N19°57'11"E for 52.00 feet to the POINT OF BEGINNING. Said Parcel having a Lower Limit at Elevation +73.16 National Geodetic Vertical Datum (1929).

LESS AND EXCEPT five (5) Roof Level Parcels located within the above described Roof Pool Deck, said five (5) Parcels being a portion of "BOULAN SOUTH BEACH, A CONDOMINIUM" as described in Official Records Book 27626 Page 3375 of the Public Records of Miami-Dade County, Florida.



CFN 2016R0555201
OR BK 30241 Pgs 537-539 (3Pgs)
RECORDED 09/22/2016 12:43:06
DEED DOC TAX \$136,680.00
SURTAX \$102,510.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
Scott D. Levine, Esq.
Rennert Vogel Mandler & Rodriguez, PA
100 SE 2nd Street Suite 2900
Miami, FL 33131

Property Folio No. 02-3226-001-0090

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made this 21st day of September, 2016, by **JUST AROUND THE CORNER LLC**, a Delaware limited liability company (the "Grantor"), whose post office address is 26 Harbor Park Drive, Port Washington, NY 11050, in favor of **MC GA COLLINS REALTY LLC**, a Delaware limited liability company ("Grantee"), whose post office address is c/o PGIM Real Estate, 7 Giralda Farms, Madison, New Jersey 07940.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and adequacy of which is hereby acknowledged, does hereby grant, convey, bargain and sell unto the Grantee and its successors and assigns, the following described land (the "**Property**") located in Miami-Dade County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is made subject to all conditions, restrictions, reservations, agreements, easements and other matters of record, and taxes and assessments for the current year and subsequent years and the rights of all tenants of the Property.

TO HAVE AND TO HOLD in fee simple forever.

And, except as noted above, the Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has herewith set its hand and seal on the day and year first above written.

WITNESSES:

Mary Loria
Signature

Mary Loria
Printed name

Jai Abed
Signature

Jai Abed
Printed name

**JUST AROUND THE CORNER LLC, a
Delaware limited liability company**

By: [Signature]
Bert E. Brodsky, Manager

STATE OF New York)

COUNTY OF Nassau)

The foregoing instrument was acknowledged before me this 14th day of September, 2016, by Bert E. Brodsky, as Manager of Just Around the Corner LLC, a Delaware limited liability company, who is (☒) personally known to me or (☐) has produced as identification.

(SEAL)

DONNA E. GEHRICH
Notary Public, State of New York
No. 02GE6060086
Qualified in Nassau County
Commission Expires June 11, 2019

[Signature]
Notary Public Signature
Donna E. Gehrich
Notary Printed Name
Commission Expiration Date: 6/11/19

Exhibit "A"

The Property

Lot 6 less the East 25.50 feet and all of Lot 8, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.