

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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: \_\_\_\_\_

1701 Washington Avenue  
Miami Beach, FL 33139

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

FOLIO NUMBER (S) 02-3234-019-0210

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

NAME LEV Montessori (501c3) Non Profit  
 ADDRESS 1701 Washington Ave  
 BUSINESS PHONE (3) 538 2503 CELL PHONE (3) 773-0742  
 E-MAIL ADDRESS levmontessori@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Temple Emanu-EL  
 ADDRESS 1701 Washington Ave  
 BUSINESS PHONE (3) 538-2503 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:  
 NAME Steven Polisar  
 ADDRESS 407 Lincoln Rd  
 BUSINESS PHONE (3) 788-7179 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☐ 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 \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

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

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

Establish a new Montessori Day Care, Ages 2-6, with hours  
of operation 8-5pm, 5 days a week, M-F. ~~7-11pm~~

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) \_\_\_\_\_ 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) \$ \_\_\_\_\_

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

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY  
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

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

*Erin Jacob*

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

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY  
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

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

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

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)

(501C3)

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

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

I, Jerry Jacobs, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Temple Emanuel (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 10 day of January, 2017. The foregoing instrument was acknowledged before me by Jerry Jacobs, 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:

My Commission Expires:



Diana B. Rio  
 Commission # FF059637  
 Expires: Oct 03, 2017  
 www.AARONNOTARY.com

NOTARY PUBLIC

Diana B. Rio

PRINT NAME

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

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)

STATE OF  
COUNTY OF

I, Rebecca Kryz, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Leu Montessori School (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 10 day of January, 2017. The foregoing instrument was acknowledged before me by Rebecca Kryz, pres of Leu Montessori, 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:



Diana B. Rio  
Commission # FF059657  
Expires: Oct 03, 2017  
WWW.AARONNOTARY.COM

Diana B. Rio  
PRINT NAME

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

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, Jerry Jacobs, 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 \_\_\_\_\_ 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.

Jerry Jacobs Pres.  
 PRINT NAME (and Title, if applicable)

[Signature]  
 SIGNATURE

Sworn to and subscribed before me this 10 day of January, 2017. The foregoing instrument was acknowledged before me by Jerry Jacobs of Temple Channel who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires


[Signature]  
 NOTARY PUBLIC

Diana B. Rio.  
 PRINT NAME
CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

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

Temple Emanuel EL

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

SEE EXHIBIT "B"

NON-PROFIT 501 C 3

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. \_\_\_\_\_

# EXHIBIT B

## **Temple Emanu-El**

Dr. Phillip Frost - chairman of the board  
Jacqueline Simkin – vice chairman of the board  
Jerry Jacobs – president  
David Greenberg – president elect  
Joy Spill – 1st vice president  
Arthur Shifrin – 2nd vice president  
Jacqueline Simkin – secretary/treasurer

## Board of Directors

Geoffrey Aaronson  
Sandra Aaronson  
Ellen Brazier  
Earl Campos Devine  
Bruce Coane  
Betty Glarick  
Dedee Cohen  
Howard Cohen  
Ann-lynn Denker, ph d  
Brian Heller  
Tibor Hollo  
Steve Kaplan  
Kent Karosen  
Richard Lehrman  
Raul Moncarz, ph d  
Dr. Alberto Morjaim  
Jeffrey Rynor  
Lawrence Schantz  
Shayna Sirkin  
Leon Tenebaum  
George Weiss  
Janet Wolk  
Judith Wurtman, ph d

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.\*

Leu Montessori

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

SEE EXHIBIT C  
NON-PROFIT 501C3

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. \_\_\_\_\_

# Exhibit C

**The name of corporate entity is the non-profit school Lev Montessori, Inc. The board members are:**

1. President: Rebeca Kryz, 1701 Washington Ave., Miami Beach, FL 33139
2. Vice President: Natalia Hunt, 1701 Washington Ave., Miami Beach, FL 33139
3. Treasurer: Alex Kryz, 1701 Washington Ave., Miami Beach, FL 33139
4. Board Member: Steven Waserstein, 11 Brickell Ave., Suite 2200, Miami FL 33131

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. \_\_\_\_\_

### 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.	Steve Polisar	407 Lincoln Rd.	
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  
COUNTY OF

I, Rebecca Krys, 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.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 10 day of January, 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

My Commission Expires:



Diana B. Rio  
Commission # FF059657  
Expires: Oct. 03, 2017  
WWW.AARONNOTARY.COM

[Signature]  
NOTARY PUBLIC  
Diana B. Rio  
PRINT NAME

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

## **EXHIBIT A**

LEGAL DESCRIPTION: ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

March 17, 2017

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

**Re: Application for Conditional Use per Section 118-192 (a)(1)-(7)**

Dear Mr. Mooney and Members of the Planning Board:

The applicant, LEV Montessori, 501(c)(3), located at 1701 Washington Avenue, Miami Beach, is requesting a Conditional Use Permit in order to operate a new daycare, the Muss Family Montessori School at Temple Emanu-El, for 25 children ages 2-6 at a facility located at the rear of the Temple, with a main entrance on James Avenue, according to the following sections of the Code:

**Sec. 118-192. - Review guidelines.**

- (a) *Conditional uses may be approved in accordance with the procedures and standards of this article provided that:*
- (1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located. Use is consistent with the neighborhood.*
  - (2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan. The intended use will not exceed the levels of service as set forth in the Comp Plan.*
  - (3) Structures and uses associated with the request are consistent with these land development regulations. The structure is existing and the use is consistent with the LDRs.*
  - (4) The public health, safety, morals, and general welfare will not be adversely affected. These will not be adversely affected*
  - (5) Adequate off-street parking facilities will be provided. The project proposes to restripe to provide a total of 9 parking spaces.*
  - (6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values. All required safeguards will be provided.*
  - (7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged. Similar type uses do not exist within the immediate area.*



A Conditional Use permit was approved at this location on July 25, 2006, under File No. 1776. It was issued to Touro College, as a school for adults. The proposed Muss Family Montessori School at Temple Emanu-El hours of operation are Monday to Friday from 8:00 a.m. 12:30 p.m. and 8:00a.m. to 3:00 p.m. A small group of kids stay for the after school program until 5:00 p.m. and many of the younger students only stay until 12:30 p.m.

Ms. Rebeca Krys will be operating the Muss Family Montessori. She has been a Montessori teacher and administrator since 1982, worked for Montessori School of Kendal 22 years until the school was sold. She was interviewed at the Cuban Hebrew Congregation to start a Jewish Montessori School and successfully opened their doors in 2004 and worked there until September 2016.

The applicant will be applying for variances for the drive aisles and setbacks from the HPB.

### **Staff vehicles**

8 Staff: 7 vehicles, 1 scooter

#### **Operational Information:**

- Access to the facility will be through James Ave. in drop off area.
- School operation hours are Monday to Friday, from 8:00 am. to 5:00 pm.
- Drop off time will differ depending on age group, starting at 8:15 am. and ending at 9:15 am.
- Pick up also differs depending on age and full day or half day programs.
- Students will be dropped off in the designated drop off area. School staff will then take over and escort them to their classrooms.
- A security guard will be on site at all times when school is operative.
- The amount of maximum student at this time is 25.
- Number of staff: 8 teachers, 3 office staff.
- Our school doesn't receive any sort of deliveries.
- Our sanitation procedures are the same as the temple's.
- Our school strived to be a green school, therefore we will recycle and consume as little as possible to have less garbage.
- Our playground will promote active- based play and it will have the safety features required by The Florida Department of Children and Families. A soft flooring will be added for impact protection.

Per Section 130-32. Junior high, elementary or nursery school: 1 space per 15 seats in main assembly room plus 1 space per classroom. There is no main assembly area, only 4 classrooms; therefore, only 4 spaces are required. We are not showing a bike rack as of yet. If required as part of the Final Order, we will add. The playground is going to be under a separate permit and only the area has been designated for now.

## **Traffic: Time and Flow**

### **Classes**

1. Preschool A 12 approx.
2. Preschool B 13 approx.

Total of 25 students (approximately)

## **During School Hours – Drop-off & Pickup**

### **School Arrival: 7:45 – 9:15**

	Nº children approx.	Time
Students with siblings	8	7:45-8:45
Students without siblings	17	7:45-9:15

\*Teachers will receive students at the drop off lane. Children will then be escorted to their respective classrooms.

### **Early Dismissal for half-day students:**

	Nº children approx.	Time
Half-day students	5	12:15-12:45

### **Regular dismissal for students:**

	Nº children approx.	Time
Full-day students	10	2:30-3:00

## **After School Hours Pickup**

### **After Care Dismissal (picked up at any given time)**

	Nº children approx.	Time
After Care students	10	3:00-5:00

## **Staff vehicles**

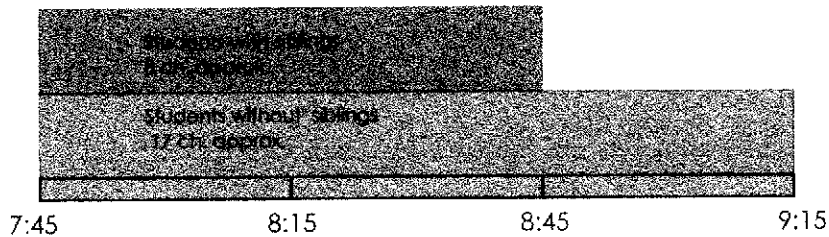
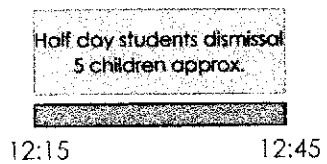
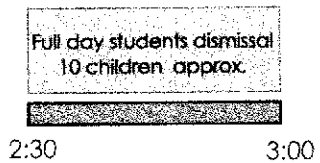
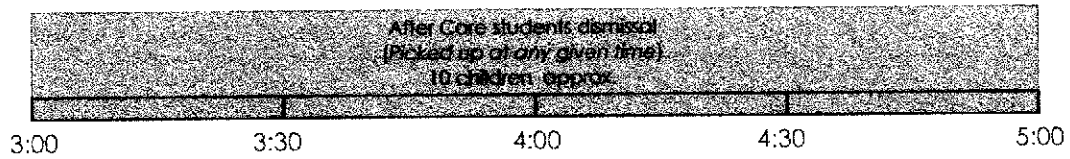
8 Staff: 7 vehicles, 1 scooter

**Classes:**

Preschool A 12 ch. aprox.

Preschool B 13 ch. aprox.

Total 25 students approx.

**Arrival****Early Dismissal (half-day students)****Regular Dismissal****After Care Dismissal**

All vehicular access to this facility will occur on James Avenue. In fact, the existing curb-cuts will not be affected, and neither will the drives. We are proposing to create a pedestrian and bicycle entrance, still on James Avenue but to accommodate many of the parents that walk and use bikes to drop off and pick up their children. Some on-site parking spaces will be designated for staff.

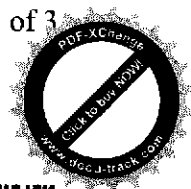
There are no open violations associated with the space as of the date this letter was drafted.

Based on the foregoing, the submitted supporting material, which includes an application, current photographs of the area, and proposed interior floor plans, the applicant respectfully requests that the Board review and give favorable consideration to this application.

Sincerely,



Steven Polisar  
407 Lincoln Road Suite 2A  
Miami Beach, FL



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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OR Bk 24834 Pgs 0599 - 6011 (3p)  
RECORDED 08/18/2006 09:07:09  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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

**PROPERTY:** 1701 Washington Avenue  
Touro College

**FILE NO:** 1776

**IN RE:** The application by Touro College, Inc. requesting Conditional Use approval to operate a new campus for Touro College in a two-story classroom building at the facilities of Temple Emanu-El.

**LEGAL**

**DESCRIPTION:** Lots 2, 3 and the south ½ of lot 4, together with lots 16, 17, 18, 19, and 20, all in block 26 of Alton Beach, according to the plat thereof, as recorded in plat book 2, at page 77, of the public records of Miami-Dade County, Florida.

**MEETING DATE:** July 25, 2006

**CONDITIONAL USE PERMIT**

The applicant, Touro College, Inc. filed an application with the Planning Director for a Conditional Use Permit to operate a new campus for Touro College at the facilities of Temple Emanu-El. 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 RM-2, Residential Multifamily Medium Intensity Zoning District;

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 if the following conditions are met.

1 of 3

3



**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 recommendation, that the Conditional Use Permit as requested and set forth above be **GRANTED**, subject to the conditions listed below:

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 provide a progress report to the Board. 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 Touro College, Inc. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and managers shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
3. The hours of operation shall be as proposed by the applicant, Monday through Thursday 9:00 AM to 9:00 PM; Friday, 9:00 AM to 2:00 PM; and Sunday, 10:00 AM to 9:00 PM.
4. Any business identification signs shall be submitted to staff for review and approval before installation.
5. The applicant, Touro College, shall maintain the leased parking spaces at all time. Should the attendance grow where there is a need to add additional parking spaces, the applicant shall come back to the Board with a revised parking plan as a modification to this Conditional Use Permit.
6. The applicant shall provide documents verifying any agreements with the City's Parking Department and/or a private lot operator specifying the locations where vehicles will be parked and the number of spaces. These documents shall be submitted to staff prior to the approval of a Certificate of Use or Occupational License, whichever is required.
7. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property clean and free of debris.
8. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license.
9. 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

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LAST PAGE

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.

10. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified certificate of use.
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 114-8 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.

Dated this 3rd day of AUGUST, 2006.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Jorge G. Gomez, AICP, Planning Director  
FOR THE CHAIRMAN

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 3rd day of AUGUST, 2006, 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: [Signature]  
Print Name CHARLES A. TARR  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department (Filed 8-3-06)

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Page 3 of 3

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

Address: 1701 WASHINGTON AVE  
File Number:

Date: 1-19-17

BOARD APPLICATION CHECK LIST

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

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

Indicate N/A If Not Applicable

Initials: MB



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

Address:

File Number:

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

Indicate N/A If Not Applicable

Initials: MB

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

Address:

File Number:

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

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


NOTES:

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

  
APPLICANT'S OR DESIGNEE'S SIGNATURE

1/19/17  
Date

Indicate N/A If Not Applicable

Initials: 



zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels  
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 1, 2017

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

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

**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26

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

Sincerely,

Rio Development Resources, LLC

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Diana B. Rio

Total number of property owners without repetition: **308, including 7 international**

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

Name	Address	City	State	Zip	Country
DENVER HUMPHREY GILLIAN HUMPHREY	EXLEY JACKSONS LN HAZEL GROVE	STOCKPORT CHESHIRE SK7 5JW			UNITED KINGDOM
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
IVONETTE JULIANA GONCALVES	RUA SAO JOAQUIM DA BARRA 274	CATANDUVA SP 15800-000			BRAZIL
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126 00194	ROME			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
PETER L CALDWELL STEPHEN R MADER	130 CARLTON ST #1210	TORONTO ON M5A 4K3			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
2E LLC	1680 MICHIGAN AVE SUITE 700	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
A DREXEL & R FORREST ETALS LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ABDEL EL KHRIM FOUADI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ABDESSLEM BENABDELJILIL	1775 WASHINGTON AVE #4G	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADOLFO SANTILLAN	1751 JAMES AVE 107	MIAMI BEACH	FL	33139-7515	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
AIDA D LOPEZ LE REM JOSEPH F LOPEZ REM KATHLEEN A LOPEZ	1776 JAMES AVE 3E	MIAMI BEACH	FL	33139-7539	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA M MARTINEZ	4240 SW 60TH CT	MIAMI	FL	33155-5224	USA
ANA MARIA DE LA CRUZ MORALES	1775 WASHINGTON AVE UNIT 10-B	MIAMI BEACH	FL	33139	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANNE H HASTINGS	1775 WASHINGTON AVE #4B	MIAMI BEACH	FL	33139-7543	USA
ANO LLC	3000 JOHN DEERE RD	TOANO	VA	23168	USA
ANTONIO A CEPERO ANAIS CEPERO	1750 JAMES AVE # 6 K	MIAMI BEACH	FL	33139	USA
ANTONIO ABUCHAIBE &W ROSA RENDON	1776 JAMES AVE #4G	MIAMI BEACH	FL	33139-7521	USA
ANTONIO C DIAS NUNES	5600 COLLINS AVE 11D	MIAMI BEACH	FL	33140	USA
ANTONIO FARINA TRS ANTONIO FARINA REVOCABLE TRUST CARMEN FARINAS TRS	29 TIFFANY PL PH 3	BROOKLYN	NY	11231	USA
ARCIDES MACHADO LE REM ALCIDES MACHADO	1776 JAMES AVE 3B	MIAMI BEACH	FL	33139	USA
ARIAN CAMPO FLORES	1775 WASHINGTON AVE #7D	MIAMI BEACH	FL	33139-7543	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ &W AIDA G	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
BRB REAL ESTATE PROPERTIES INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
BRIAN S HIRSCH	1775 WASHINGTON AVE #3E	MIAMI BEACH	FL	33139-7543	USA

BUONAVITA HOLDINGS LLC	1775 WASHINGTON AVENUE #11F	MIAMI BEACH	FL	33139	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARL WEISTROD JODY ADAMS	531 MAIN ST #906	NEW YORK	NY	10044	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CARMEN GARCIA ANDRES CARRERA	8941 SW 20 ST	MIAMI	FL	33165	USA
CARMEN L & LYDIA E ORTIZ	1776 JAMES AVE #2G	MIAMI BEACH	FL	33139-7519	USA
CAROL RICHNER	107 JEFFERSON ST	GARDEN CITY	NY	11530	USA
CATALINA HANAT LLC CATALINA DORSET LLC CATALINA HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
CENGIZ CAKMAK	1751 JAMES AVE STE 102	MIAMI BEACH	FL	33139-7546	USA
CHARLES HINES HAI HO	284 E 10 ST 3D	NEW YORK CITY	NY	10009	USA
CHRISTOPHE SAVORNIN	1775 WASHINGTON AVE #12B	MIAMI BEACH	FL	33139	USA
CITIBANK NA	1685 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CRISTINA E INFANTE	1776 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID B COMMON &W RUMI YASUDA	108 EAST 82 ST	NY	NY	10028	USA
DAVID E WHEADON JTRS PAUL E SCHAPER JTRS	241 5TH AVE #7B	NEW YORK	NY	10016	USA
DAVID F ROBERTS	1775 WASHINGTON AVE #PH-3	MIAMI BEACH	FL	33139-7547	USA
DAVID HARLESTON	1775 WASHINGTON AVE #8E	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
DENNIS L HOLDING TR DENNIS L HOLDING (BEN)	1775 WASHINGTON AVE #11C	MIAMI BEACH	FL	33139-7544	USA
DERRICK G WONG TRS JANEL S WONG TRS	1751 JAMES AVE #207	MIAMI BEACH	FL	33139	USA
DION K BORKOWICZ	8560 S Ventana Dr Unit 4214	Oak Creek	WI	53154-8334	USA
DOREEN HEMLOCK	1775 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7543	USA
E D ACOSTA TR & C E ROMERO TR ELIO D ACOSTA (BEN)	1776 JAMES AVE #5B	MIAMI BEACH	FL	33139-7520	USA
EDO1 LLC	100 SE 2 ST STE 2610	MIAMI	FL	33131	USA
EDUARDO C BEJAR TRS EDUARDO C BEJAR REVOCABLE LIV TR	1776 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
EDWARD BOOTH	20 7TH ST	BAYVILLE	NY	11709-2429	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELISA ERMINERO	222 8TH AVE APT 200	SAN MATEO	CA	94401	USA
ELISE A GRANJOT	1775 WASHINGTON AVE #12-E	MIAMI BEACH	FL	33139	USA
ELIZABETH PELLICI GLENN PELLICI	1775 WASHINGTON AVE #7B	MIAMI BEACH	FL	33139	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERIC NEWILL	1775 WASHINGTON AVE #9E	MIAMI BEACH	FL	33139-7544	USA
ERNEST JOHN HERNANDEZ	101 WYCKOFF AVE #4F	BROOKLYN	NY	11237	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FELICE PAPPAS	1775 WASHINGTON AVE #8C	MIAMI BEACH	FL	33139-7543	USA

FH: DAVID FRY TR LESSEE: OCTAGON TOWERS ASSOC	1881 WASHINGTON AVE	MIAMI BCH	FL	33139-7408	USA
FLORENCE WINTHROP FICHMAN	1776 JAMES AVE #7E	MIAMI BEACH	FL	33139-7522	USA
FRANCESCA MARIA LOSITO	1750 JAMES AVE #5B	MIAMI BEACH	FL	33139	USA
FRANK FERREIRO	1751 JAMES AVE APT 204	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FRANK VAN HEULE TRS VAN HEULE FAMILY TR BARBARA VAN HEULE TRS	1535 AUTUMN HILL RD	DIAMOND BAR	CA	91765	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
FREDERICO AZEVEDO	PO BOX 3178	SAL HARBOUR	NY	11963	USA
FREDRIC & KAREN EDELSTEIN	315 SO. LAWRENCE CT	PHILADELPHIA	PA	19106	USA
GARY GOTTFRIED	1776 JAMES AVE #3-A	MIAMI BEACH	FL	33139-7519	USA
GARY T FARTHING JTRS JOSHUA R FARTHING JTRS	871 PEMBROKE DR	WHITE LAKE	MI	48386	USA
GASTON BURBANO	1776 JAMES AVE #6E	MIAMI BEACH	FL	33139-7522	USA
GENARO RODRIGUEZ JTRS CARMEN RODRIGUEZ JTRS	2401 COLLINS AVE #1802	MIAMI	FL	33160	USA
GINA M NORWOOD	2400 BEVERLY AVE #9	SANTA MONICA	CA	90405	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GLENDIA WERNER	1775 WASHINGTON AVE #PH-4	MIAMI BEACH	FL	33139-7547	USA
GLENN E DAVIS	96 5 AVE #17L	NEW YORK	NY	10011	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
GUILLERMO CABRERA	1776 JAMES AVE # 3C	MIAMI BEACH	FL	33139	USA
HARVEY BURSTEIN	1775 WASHINGTON AVE #PH-5	MIAMI BEACH	FL	33139-7538	USA
HAYDEE G BOLADO	PO BOX 350511	MIAMI	FL	33135-0511	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HECTOR S TORRES C/O JOE APUZZO	150 AIRPORT RD #1000	LAKEWOOD	NJ	08701	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HOTEL 18 GROUP LLC	1111 KANE CONCOURSE STE 217	BAY HARBOR ISLANDS	FL	33154	USA
HUBERT CRUZ & W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INNOVATIVE HOLDINGS LTD	1775 WASHINGTON AVE #8D	MIAMI BEACH	FL	33139-7543	USA
IRA J & SHIRLEY WEINSTEIN LESSOR C/O STANLEY WEINSTEIN LINCOLN ARMS MIAMI BEACH LLC	1680 MERIDIAN AVE#102	MIAMI BEACH	FL	33139	USA
IRA SCOTT STRONGIN TRS IRA SCOTT STRONGIN LIVING TRUST	1751 JAMES AVE #203	MIAMI BEACH	FL	33139	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JACOB FISHMAN (LESSOR ) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
JACQUELINE FOGLIA	PO BOX 025320	MIAMI	FL	33102	USA
JADE CANTOR & ANNE CANTOR JTRS	13 HIDDEN LEDGE	ENGLEWOOD	NJ	07631	USA
JAMES C BETHARD DESIREE BETHARD	1776 JAMES AVE # 6 G	MIAMI BEACH	FL	33139	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JANICE B JENKINS	1775 WASHINGTON AVE 7F	MIAMI BEACH	FL	33139	USA
JANIS E ROE	1776 JAMES AVE #6B	MIAMI BEACH	FL	33139	USA
JAVID AMINI	579 RUTTER AVE	KINGSTON	PA	18704	USA
JAVIER E DELGADO-SILVA & CARLOS A DELGADO-OCANDO	1775 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7543	USA
JAY MIRMEILLI GLENDIA MIRMEILLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEFFREY L TRINKLE & FERNANDO D GUITERREZ	1775 WASHINGTON AVE #11B	MIAMI BEACH	FL	33139-7544	USA
JEFFREY MARKOWITZ PRODUCTIONS INC	1015 N FAIRFAX AVE	LOS ANGELES	CA	90046	USA
JEFFREY S HILLOCK HAROLD BRAVO	268 E BROADWAY #A2002	NEW YORK	NY	10002	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JEROME HARVEY GINZBURG	1775 WASHINGTON AVENUE #6D	MIAMI BEACH	FL	33139	USA

JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN J DEVONE	1775 WASHINGTON AVE #5G	MIAMI BEACH	FL	33139-7543	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN NAVAS MARIA L NAVAS	43 GREENHILLS RD	HUNTINGTON STATION	NY	11746-3928	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARIA CASTRO TRS KEIKO & JOSE FAMILY REVOCABLE TR KEIKO FUJIMOTO TRS	3610 AVOCADO AVE	MIAMI	FL	33133	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH E GAZAREK	1776 JAMES AVE #6F	MIAMI BEACH	FL	33139	USA
JOSEPH F LOPEZ KATHLEEN A LOPEZ	1776 JAMES AVE UNIT 3-D	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN M DE LA NUEZ	1725 JAMES AVE UNIT 5	MIAMI BEACH	FL	33139	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA CANCIO	1776 JAMES AVE APT 3F	MIAMI BEACH	FL	33139-7521	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KARLENE MARIE CHIN TRS KARLENE MARIE CHIN REVOCABLE TR	1775 WASHINGTON AVE 3G	MIAMI BEACH	FL	33139	USA
LAWRENCE D FABIAN &W TONI L FABIAN	6202 RAMBLEWOOD TRAIL	MANASSAS	VA	20112	USA
LAWRENCE MICHAEL DOANE	1776 JAMES AVE APT 4F	MIAMI BEACH	FL	33139-7521	USA
LAWRENCE W LOGSDON	2400 ARCHBURY LANE UNIT 3D	PARK RIDGE	IL	60068	USA
LEE TACHMAN	120 NASSAU ST	NEW YORK	NY	10038	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LLOYD A FREEMAN	1775 WASHINGTON AVE APT 7E	MIAMI BEACH	FL	33139-7543	USA
LOIS A MIMS	1776 JAMES AVE #5-F	MIAMI BEACH	FL	33139-7520	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUIS A CASTRO	1775 WASHINGTON AVE #7C	MIAMI BEACH	FL	33139-7543	USA
LUIS ARTOLA EST OF	1750 JAMES AVE UNIT 8F	MIAMI BEACH	FL	33139-7530	USA
LUIS P SOUZA	1775 WASHINGTON AVE #5D	MIAMI BEACH	FL	33139-7543	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAINE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND &W CHRISTINE C	1775 WASHINGTON AVE #3C	MIAMI BEACH	FL	33139-7543	USA
MANUELA MENENDEZ JTRS PEDRO R MONTEAGUDO RIANO JTRS	1776 JAMES AVE #6C	MIAMI BEACH	FL	33139	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARCELLO BARBA	1775 WASHINGTON AVE. PH-1	MIAMI BEACH	FL	33139	USA
MARIA A MAIO TUCCI	1776 JAMES AVE #4A	MIAMI BEACH	FL	33139-7521	USA
MARIA CLARA QUINTERO DE DAZA	1745 JAMES AVE #203	MIAMI BEACH	FL	33139	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARIA L CASTANO	1776 JAMES AVE #7D	MIAMI BEACH	FL	33139-7522	USA

MARIANO ALEJANDRO DABINI	1775 WASHINGTON AVE #6 E	MIAMI BEACH	FL	33139-7543	USA
MARIO A SABATES	1775 WASHINGTON AVE #14F	MIAMI BEACH	FL	33139-7544	USA
MARIO W VASQUEZ &W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK BENNETT KLEIN	1775 WASHINGTON AVE #11E	MIAMI BEACH	FL	33139	USA
MARK D WOOD	1531 CLIFFTOP AVE	SAN MARCOS	CA	92078-1075	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARSHA INDOWSKY EST OF	1776 JAMES AVE UNIT 5-G	MIAMI BEACH	FL	33139-7522	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MAXIMILIANO MORALES & JESUS L MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
MAXIMILIANO MORALES JTRS JESUS L MORALES JTRS	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
MCF PROJECTS LLC	6050 SW 114 ST	MIAMI	FL	33156	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MIRPURI REAL ESTATE HOLDINGS LLC	1071 S CLARKE RD	OCOE	FL	34761	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
MYRON SULZBERGER ROLFE JTRS BRUCE FORD TRACY JTRS	25 SUTTON PLACE SOUTH # 16N	NEW YORK	NY	10022	USA
NANCY BETH ABRAMS	2401 SW 23 ST	MIAMI	FL	33145-3423	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
OSCAR REY	1400 LINCOLN RD STE 504	MIAMI BEACH	FL	33139	USA
PAOLA DE ANGELI	1775 WASHINGTON AVE #10E	MIAMI BEACH	FL	33139-7544	USA
PATRICIA ANN LAVENSTEIN TRS PATRICIA ANN LAVENSTEIN REVOC TR ROBERT GAVIN ODDO	1776 JAMES AVE 7B	MIAMI BEACH	FL	33139	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PATRICK DUFFY O'NEILL CHEYNEY	702 ROOSEVELT ST #501	SAN JUAN	PR	00907	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER &W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA
PIED A TERRE LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
PRECOURT & CONSTANTINO LLC	13 PIN OAK ESTATES DR	BELLAIRE	TX	77401	USA
R S D EVANS	1751 JAMES AVE #205	MIAMI BEACH	FL	33139	USA
RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RALPH UMANSKY TR	1263 E 56 ST	BROOKLYN	NY	11234	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDA NATAILE SAOUD	1775 WASHINGTON AVE #5F	MIAMI BEACH	FL	33139-7543	USA
RANDALL LEE HODGES JTRS DAVID BERRY JTRS CARLOS J SANTA CRUZ JTRS	1755 WASHINGTON AVE #2A	MIAMI BEACH	FL	33139-7542	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
RHODESSA B CAPULONG	124 CHESTNUT HILLS CIR	BURRIDGE	IL	60521	USA
RICHARD HUGH FISK & UNA FISK WILTSE	1776 JAMES AVE #6A	MIAMI BEACH	FL	33139-7522	USA
RICHARD RAFULS	3340 NE 164 ST	MIAMI BEACH	FL	33160-4128	USA
RICHMOND HOTEL CORP	1757 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT GAVIN ODDO	1776 JAMES AVE #7C	MIAMI BEACH	FL	33139-7522	USA
ROBERT MATTHEWS &W RITA	18 EAST 94 ST	NEW YORK	NY	10128	USA
ROBERT MATTHEWS RITA MATTHEWS	15 E 94 ST	NEW YORK	NY	10128	USA



ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGELIO N LOPEZ	1128 NE 16th St	Fort Lauderdale	FL	33304-4853	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
ROSANNA DE GUZMAN	10100 SW 122 TERR	MIAMI	FL	33176	USA
SAMUEL STRAUCH	5555 COLLINS AVE #7K	MIAMI BEACH	FL	33140	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES AVE #7	MIAMI BEACH	FL	33139	USA
SAUL DYMAN & W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SERGIO LOPEZ DE ARCAUTE CLAUDIA C MEDINA	1775 WASHINGTON AVE #4C	MIAMI BEACH	FL	33139	USA
SILVIO FIGUEIREDO TORRES MARIA C FIGUEIREDO TORRES	1775 WASHINGTON AVE 6C	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE HOTEL MIAMI BEACH LLLP	1776 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEPHANIE ESPINOSA	1725 JAMES AVE #28	MIAMI BEACH	FL	33139	USA
STEVEN J MURPHY	1775 WASHINGTON AVE #12F	MIAMI BEACH	FL	33139-7544	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO LLC	21355 E DIXIE HWY # 117	AVENTURA	FL	33180	USA
THEODORE M DAVID	12 NORTH ST	RAMSEY NEW	NJ	07446	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIANO FIGUEREDO EST OF	1776 JAMES AVE UNIT 2A	MIAMI BEACH	FL	33139-7519	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS & W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VICTOR BALLESTAS IVETTE BALLESTAS	4779 COLLINS AVE # 1504	MIAMI BEACH	FL	33140	USA
VILMA SIM	1776 JAMES AVE 2F	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ & W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WALTER L COFER & NICOLA R HESKETT	3610 GILLHAM RD	KANSAS CITY	MO	64111	USA
WILLIAM CARSON	33 STONEWALL CIRCLE	PRINCETON	NJ	08540	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
WILLIAM NOONAN & W VALORIE	1776 JAMES AVE APT 6D	MIAMI BEACH	FL	33139-7522	USA
XAVIER J SAINZ & W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA
YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA

YOLANDA FERNANDEZ TRS & ABILIO FERNANDEZ TRS	872 BRAEBURN DRIVE	MARTINSBURG	WV	25403	USA
YOUINVEST LLC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA

DENVER HUMPHREY GILLIAN HUMPHREY  
EXLEY JACKSONS LN HAZEL GROVE  
STOCKPORT CHESHIRE SK7 5JW  
UNITED KINGDOM

GADIROU DIAKITE &W ROSALIE JELENCIC  
28 WOODLAND AVE  
BEACONSFIELD QUEBEC H9W4V9  
CANADA

GIOVANNI MELIADO  
VIA LE PINTURICCHIO 44  
ROME 00196  
ITALY

IVONETTE JULIANA GONCALVES  
RUA SAO JOAQUIM DA BARRA 274  
CATANDUVA SP 15800-000  
BRAZIL

MADDAELENA DE SIMONE  
VIA DEGLIL ORTI DELLA FARNESINA 126  
00194  
ROME  
ITALY

PEARL DRABINSKY MARILYN KAPLAN DAVIS  
587 ST CLEMENTS AVE  
TORONTO ONTARIO M5N1M5  
CANADA

PETER L CALDWELL STEPHEN R MADER  
130 CARLTON ST #1210  
TORONTO ON M5A 4K3  
CANADA

1665 WASHINGTON AVE LLC  
1665 WASHINGTON AVE STE 400  
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC  
1760 NE 144 ST  
MIAMI, FL 33181

1745 JAMES AVE 210 LAND TRUST THE  
TRUST COMPANY TRS  
1602 ALTON ROAD STE 72  
MIAMI BEACH, FL 33139

1755 WASHINGTON CORP  
1688 MERIDIAN AVE 803  
MIAMI BEACH, FL 33139

2E LLC  
1680 MICHIGAN AVE SUITE 700  
MIAMI BEACH, FL 33139

300 17TH STREET INVESTMENT LLC  
4770 BISCAYNE BLVD STE #640  
MIAMI, FL 33137

7 BUTTERFLIES LLC  
87889 OVERSEAS HWY  
ISLAMORADA, FL 33036

7H-1750 JAMES LLC  
1750 JAMES AVE #7H  
MIAMI BEACH, FL 33139

A DREXEL & R FORREST ETALS LESSEE:  
NEW REX CORP  
515 E LAS OLAS BLVD #400  
FT LAUDERDALE, FL 33301

ABDEL EL KHRIM FOU DI  
1755 WASHINGTON AVE 2D  
MIAMI BEACH, FL 33139

ABDESSLEM BENABDELJLIL  
1775 WASHINGTON AVE #4G  
MIAMI BEACH, FL 33139

ADELINA G LARENA  
2130 N 49TH AVE  
HOLLYWOOD, FL 33021-4040

ADOLFO SANTILLAN  
1751 JAMES AVE 107  
MIAMI BEACH, FL 33139-7515

ADRIANA CANTA KNAPP  
1750 JAMES AVE #6-A  
MIAMI BEACH, FL 33139-7514

AGNES E RODRIGUEZ JORGE I RODRIGUEZ  
1751 WASHINGTON AVE #3F  
MIAMI BEACH, FL 33139-7542

AIDA D LOPEZ LE REM JOSEPH F LOPEZ REM  
KATHLEEN A LOPEZ  
1776 JAMES AVE 3E  
MIAMI BEACH, FL 33139-7539

ALBERTO CORTES TRS ALBERTO CORTES  
AMENDED & RESTATED REVOCABLE TRUST  
1750 JAMES AVE #6H  
MIAMI BEACH, FL 33139

ALBERTO RIVERO & JUAN B SUAREZ &W  
MIRIAM  
1725 JAMES AVE UNIT 4  
MIAMI BEACH, FL 33139-7510

ALBERTO RIVERO MIRIAM SUAREZ  
1725 JAMES AVE #12A  
MIAMI BEACH, FL 33139-7511

ALCIDES GONZALEZ CHRISTINA GONZALEZ  
39-19 220 ST  
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &  
MARGARITA SALABERRY EST OF  
13311 SW 99 ST  
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &  
CHARITO J DAVIS  
312 LAMELLA LN  
PEACHTREE CITY, GA 30269

ANA M MARTINEZ  
4240 SW 60TH CT  
MIAMI, FL 33155-5224

ANA MARIA DE LA CRUZ MORALES  
1775 WASHINGTON AVE UNIT 10-B  
MIAMI BEACH, FL 33139

ANA ROSA SISMONDI  
1750 JAMES AVE UNIT 4K  
MIAMI BEACH, FL 33139

ANDRES LUCAS SILVA WOOD  
1750 JAMES AVE #8L  
MIAMI BEACH, FL 33139

ANDREW MIRMELLI  
1210 MICHIGAN AVE  
MIAMI BEACH, FL 33139

ANGEL O MOREYRA &W PETRONA  
1755 WASHINGTON AVE #1A  
MIAMI BEACH, FL 33139-7548

ANGELO P PANOS &W MAGDALENA K & JOHN  
KALB &W EFFIE  
1750 JAMES AVE #9D  
MIAMI BEACH, FL 33139

ANNE H HASTINGS  
1775 WASHINGTON AVE #4B  
MIAMI BEACH, FL 33139-7543

ANO LLC  
3000 JOHN DEERE RD  
TOANO, VA 23168

ANTONIO A CEPERO ANAIS CEPERO  
1750 JAMES AVE # 6 K  
MIAMI BEACH, FL 33139

ANTONIO ABUCHAIBE &W ROSA RENDON  
1776 JAMES AVE #4G  
MIAMI BEACH, FL 33139-7521

ANTONIO C DIAS NUNES  
5600 COLLINS AVE 11D  
MIAMI BEACH, FL 33140

ANTONIO FARINA TRS ANTONIO FARINA  
REVOCABLE TRUST CARMEN FARINAS TRS  
29 TIFFANY PL PH 3  
BROOKLYN, NY 11231

ARCIDES MACHADO LE REM ALCIDES  
MACHADO  
1776 JAMES AVE 3B  
MIAMI BEACH, FL 33139

ARIAN CAMPO FLORES  
1775 WASHINGTON AVE #7D  
MIAMI BEACH, FL 33139-7543

ASHLEY & WENDY MORISSETTE  
1754 MERIDIAN AVE 304  
MIAMI BEACH, FL 33139

BENITO MARTINEZ &W AIDA G  
1750 JAMES AVE UNIT 7L  
MIAMI BEACH, FL 33139-7537

BENJAMIN MARCO &W CARIDAD  
3500 CORAL WAY #601  
MIAMI, FL 33145-3064

BRB REAL ESTATE PROPERTIES INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

BRIAN S HIRSCH  
1775 WASHINGTON AVE #3E  
MIAMI BEACH, FL 33139-7543

BUONAVITA HOLDINGS LLC  
1775 WASHINGTON AVENUE #11F  
MIAMI BEACH, FL 33139

CAITLIN R LEOR FISHMAN  
1720 JAMES AVE 3B  
MIAMI BEACH, FL 33139-7507

CARL WEISTROD JODY ADAMS  
531 MAIN ST #906  
NEW YORK, NY 10044

CARMEN CASTELLANOS  
152 FERNWOOD DR  
OLD TAPPAN, NJ 07675

CARMEN GARCIA ANDRES CARRERA  
8941 SW 20 ST  
MIAMI, FL 33165

CARMEN L & LYDIA E ORTIZ  
1776 JAMES AVE #2G  
MIAMI BEACH, FL 33139-7519

CAROL RICHNER  
107 JEFFERSON ST  
GARDEN CITY, NY 11530

CATALINA HANAT LLC CATALINA DORSET  
LLC CATALINA HOTEL LLC  
1680 MERIDIAN AVE SUITE#102  
MIAMI BEACH, FL 33139-2704

CENGIZ CAKMAK  
1751 JAMES AVE STE 102  
MIAMI BEACH, FL 33139-7546

CHARLES HINES HAI HO  
284 E 10 ST 3D  
NEW YORK CITY, NY 10009

CHRISTOPHE SAVORNIN  
1775 WASHINGTON AVE #12B  
MIAMI BEACH, FL 33139

CITIBANK NA  
1685 WASHINGTON AVE  
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH  
FLA BAY SHORE CLUB COURSE  
MIAMI, FL 33125

CLARA BELLO  
1750 JAMES AVE UNIT 5 E  
MIAMI BEACH, FL 33139-7527

CLARA BELLO TR  
1750 JAMES AVE #5H  
MIAMI BEACH, FL 33139-7533

COLLINS HOTEL ASSN LLC C/O MORGANS  
HOTEL GROUP LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

CONDOINVEST LLC  
18851 NE 29 AVE STE 732  
AVENTURA, FL 33180

CREST HOTEL GROUP LLC  
1111 KANE CONCOURSE 217  
BAY HARBOR ISLANDS, FL 33154

CRISTINA E INFANTE  
1776 JAMES AVE #4D  
MIAMI BEACH, FL 33139

CYNTHIA J OTTCHEN  
1755 WASHINGTON AVE #1D  
MIAMI BEACH, FL 33139-7548

DAKSHESH KUMAR  
1750 JAMES AVE #5J  
MIAMI BEACH, FL 33139-7533

DAVID B COMMON &W RUMI YASUDA  
108 EAST 82 ST  
NY, NY 10028

DAVID E WHEADON JTRS PAUL E SCHAPER  
JTRS  
241 5TH AVE #7B  
NEW YORK, NY 10016

DAVID F ROBERTS  
1775 WASHINGTON AVE #PH-3  
MIAMI BEACH, FL 33139-7547

DAVID HARLESTON  
1775 WASHINGTON AVE #8E  
MIAMI BEACH, FL 33139

DELMONT REALTY WASHINGTON AVE LLC  
179 CANTERBURY GATE  
LYNBROOK, NY 11563

DENIS MISHULIN  
1045 79 ST  
MIAMI BEACH, FL 33141

DENNIS J CHUNG  
201 WEST 21 ST APT 10K  
NEW YORK, NY 10011

DENNIS L HOLDING TR DENNIS L HOLDING  
(BEN)  
1775 WASHINGTON AVE #11C  
MIAMI BEACH, FL 33139-7544

DERRICK G WONG TRS JANEL S WONG TRS  
1751 JAMES AVE #207  
MIAMI BEACH, FL 33139

DION K BORKOWICZ  
8560 S Ventana Dr Unit 4214  
Oak Creek, WI 53154-8334

DOREEN HEMLOCK  
1775 WASHINGTON AVE #4E  
MIAMI BEACH, FL 33139-7543

E D ACOSTA TR & C E ROMERO TR ELIO D  
ACOSTA (BEN)  
1776 JAMES AVE #5B  
MIAMI BEACH, FL 33139-7520

EDO1 LLC  
100 SE 2 ST STE 2610  
MIAMI, FL 33131

EDUARDO C BEJAR TRS EDUARDO C BEJAR  
REVOCABLE LIV TR  
1776 JAMES AVE 5C  
MIAMI BEACH, FL 33139

EDWARD BOOTH  
20 7TH ST  
BAYVILLE, NY 11709-2429

ELIO A GARCIA  
1750 JAMES AVE #10J  
MIAMI BEACH, FL 33139-7534

ELISA ERMINERO  
222 8TH AVE APT 200  
SAN MATEO, CA 94401

ELISE A GRANJOT  
1775 WASHINGTON AVE #12-E  
MIAMI BEACH, FL 33139

ELIZABETH PELLICI GLENN PELLICI  
1775 WASHINGTON AVE #7B  
MIAMI BEACH, FL 33139

ELMIRA MIAMI LLC  
1133 BROADWAY  
NEW YORK, NY 10010

EMMA MORALES  
1750 JAMES AVE UNIT 9G  
MIAMI BEACH, FL 33139-7531

ENRIQUE J GOMEZ  
1725 JAMES AVE #14  
MIAMI BEACH, FL 33139

ERIC NEWILL  
1775 WASHINGTON AVE #9E  
MIAMI BEACH, FL 33139-7544

ERNEST JOHN HERNANDEZ  
101 WYCKOFF AVE #4F  
BROOKLYN, NY 11237

ERNESTO LOPEZ  
1750 JAMES AVE APT 10-L  
MIAMI BEACH, FL 33139-7537

ERNESTO ROBAU &W ELVIRA  
1170 W 50 PL  
HIALEAH, FL 33012

EZEQUIEL F FERNANDEZ PETER LOUIS  
HYAMS  
2465 TRAPP AVE  
COCONUT GROVE, FL 33133

F2 MIAMI LLC  
8301 NW 197 ST  
MIAMI, FL 33015

FABIO A SERRET LE MILAGROS BENITO LE  
REM YISBEL SERRET JTRS  
4103 SW 153 PL  
MIAMI, FL 33185

FELICE PAPPAS  
1775 WASHINGTON AVE #8C  
MIAMI BEACH, FL 33139-7543

FH: DAVID FRY TR LESSEE: OCTAGON  
TOWERS ASSOC  
1881 WASHINGTON AVE  
MIAMI BCH, FL 33139-7408

FLORENCE WINTHROP FICHMAN  
1776 JAMES AVE #7E  
MIAMI BEACH, FL 33139-7522

FRANCESCA MARIA LOSITO  
1750 JAMES AVE #5B  
MIAMI BEACH, FL 33139

FRANK FERREIRO  
1751 JAMES AVE APT 204  
MIAMI BEACH, FL 33139

FRANK ROA RITA ROA  
1750 JAMES AVE 5C  
MIAMI BEACH, FL 33139

FRANK ROA RITA ROA  
1750 JAMES AVE #4 C  
MIAMI BEACH, FL 33139

FRANK VAN HEULE TRS VAN HEULE FAMILY  
TR BARBARA VAN HEULE TRS  
1535 AUTUMN HILL RD  
DIAMOND BAR, CA 91765

FREDERIC G APPLETON  
25 ADAMS AVE # 214  
STANFORD, CT 06902

FREDERICO AZEVEDO  
PO BOX 3178  
SAL HARBOUR, NY 11963

FREDRIC & KAREN EDELSTEIN  
315 SO. LAWRENCE CT  
PHILADELPHIA, PA 19106

GARY GOTTFRIED  
1776 JAMES AVE #3-A  
MIAMI BEACH, FL 33139-7519

GARY T FARTHING JTRS JOSHUA R  
FARTHING JTRS  
871 PEMBROKE DR  
WHITE LAKE, MI 48386

GASTON BURBANO  
1776 JAMES AVE #6E  
MIAMI BEACH, FL 33139-7522

GENARO RODRIGUEZ JTRS CARMEN  
RODRIGUEZ JTRS  
2401 COLLINS AVE #1802  
MIAMI, FL 33160

GINA M NORWOOD  
2400 BEVERLY AVE #9  
SANTA MONICA, CA 90405

GIOVANNI DENICOLAI  
1750 JAMES AVE # 6B  
MIAMI BEACH, FL 33139

GKK HOLDINGS LLC  
4152 SW 137 AVE  
FORT LAUDERDALE, FL 33330

GLENDA WERNER  
1775 WASHINGTON AVE #PH-4  
MIAMI BEACH, FL 33139-7547

GLENN E DAVIS  
96 5 AVE #17L  
NEW YORK, NY 10011

GREENVIEW HOTEL LLC  
1671 WASHINGTON AVE  
MIAMI BEACH, FL 33139

GREGORY SOMOZA  
1903 RADCLIFFE AVE C  
BRONX, NY 10462

GUILLERMO CABRERA  
1776 JAMES AVE # 3C  
MIAMI BEACH, FL 33139

HARVEY BURSTEIN  
1775 WASHINGTON AVE #PH-5  
MIAMI BEACH, FL 33139-7538

HAYDEE G BOLADO  
PO BOX 350511  
MIAMI, FL 33135-0511

HEATHER C MORRIS  
1750 JAMES AVE #9B  
MIAMI BEACH, FL 33139-7525

HECTOR S TORRES C/O JOE APUZZO  
150 AIRPORT RD #1000  
LAKEWOOD, NJ 08701

HELENA TETZELI C/O KURZBAN  
2650 SW 27 AVE  
MIAMI, FL 33133-3003

HILDA GOITIA (EST OF) % IVETTE  
VELAZQUEZ  
6239 BROADWAY APT A19  
BRONX, NY 10471

HOTEL 18 GROUP LLC  
1111 KANE CONCOURSE STE 217  
BAY HARBOR ISLANDS, FL 33154

HUBERT CRUZ &W MERCEDES  
5760 SW 30 ST  
MIAMI, FL 33155-4009

HUBERTO R CRUZ  
1750 JAMES AVE APT 4B  
MIAMI BEACH, FL 33139-7535

INNOVATIVE HOLDINGS LTD  
1775 WASHINGTON AVE #8D  
MIAMI BEACH, FL 33139-7543

IRA J & SHIRLEY WEINSTEIN LESSOR C/O  
STANLEY WEINSTEIN LINCOLN ARMS MIAMI  
BEACH LLC  
1680 MERIDIAN AVE#102  
MIAMI BEACH, FL 33139

IRA SCOTT STRONGIN TRS IRA SCOTT  
STRONGIN LIVING TRUST  
1751 JAMES AVE #203  
MIAMI BEACH, FL 33139

ISRAEL KAHANA TRS MIRIAM KAHANA TRS  
ISRAEL KAHANA REVOCABLE TR  
985 E 24 ST  
BROOKLYN, NY 11210

JACOB FISHMAN (LESSOR ) BELLA FISHMAN  
(LESSOR) PRIME HOTELS USA LLC (LEASEE)  
1238 COLLINS AVE  
MIAMI BEACH, FL 33139

JACQUELINE FOGLIA  
PO BOX 025320  
MIAMI, FL 33102

JADE CANTOR & ANNE CANTOR JTRS  
13 HIDDEN LEDGE  
ENGLEWOOD, NJ 07631

JAMES C BETHARD DESIREE BETHARD  
1776 JAMES AVE # 6 G  
MIAMI BEACH, FL 33139

JAMES J EVANS  
1750 JAMES AVE #8K  
MIAMI BEACH, FL 33139

JANET L EYMAN  
1725 JAMES AVE UNIT 12  
MIAMI BEACH, FL 33139-7511

JANICE B JENKINS  
1775 WASHINGTON AVE 7F  
MIAMI BEACH, FL 33139

JANIS E ROE  
1776 JAMES AVE #6B  
MIAMI BEACH, FL 33139

JAVID AMINI  
579 RUTTER AVE  
KINGSTON, PA 18704

JAVIER E DELGADO-SILVA & CARLOS A  
DELGADO-OCANDO  
1775 WASHINGTON AVE #3F  
MIAMI BEACH, FL 33139-7543

JAY MIRMELLI GLENDA MIRMELLI  
2160 NE 190TH TER  
NORTH MIAMI BEACH, FL 33179-4382

JEFFREY L TRINKLE & FERNANDO D  
GUITERREZ  
1775 WASHINGTON AVE #11B  
MIAMI BEACH, FL 33139-7544

JEFFREY MARKOWITZ PRODUCTIONS INC  
1015 N FAIRFAX AVE  
LOS ANGELES, CA 90046

JEFFREY S HILLOCK HAROLD BRAVO  
268 E BROADWAY #A2002  
NEW YORK, NY 10002

JEREMY MICHAEL WILSON  
1750 JAMES AVE 6F  
MIAMI BEACH, FL 33139

JEROME HARVEY GINZBURG  
1775 WASHINGTON AVENUE #6D  
MIAMI BEACH, FL 33139

JOAQUIN TOYOS LAMADRID TRS JOAQUIN  
TOYOS LAMADRID TRUST JOAQUIN TOYOS  
LAMADRID  
1725 JAMES AVE #29  
MIAMI BEACH, FL 33139

JOHN F REILLY  
1750 JAMES AVE #9A  
MIAMI BEACH, FL 33139-7500

JOHN J DEVONE  
1775 WASHINGTON AVE #5G  
MIAMI BEACH, FL 33139-7543

JOHN KALB TRS JOHN KALB AND EFFIE KALB  
REVOCABLE FAMILY TRUST  
1444 CAVELL AVE  
HIGHLAND PARK, IL 60035

JOHN KALEB TRS THE JOHN KALB AND EFFIE  
KALB REVOCABLE TRUST  
1444 CAVELL AVE  
HIGHLAND PARK, IL 60035

JOHN MUSARRA  
8 DRING LANE  
PUTNAM VALLEY, NY 10579

JOHN NAVAS MARIA L NAVAS  
43 GREENHILLS RD  
HUNTINGTON STATION, NY 11746-3928

JOHN UBINAS EILEEN UBINAS JOHN UBINAS  
IV  
1750 JAMES AVE #5L  
MIAMI BEACH, FL 33139

JOHN W REID  
211 THOMPSON ST 4A  
NEW YORK, NY 10012

JOSE GARCIGA  
1750 JAMES AVE UNIT 6C  
MIAMI BEACH, FL 33139-7526

JOSE MARIA CASTRO TRS KEIKO & JOSE  
FAMILY REVOCABLE TR KEIKO FUJIMOTO  
TRS  
3610 AVOCADO AVE  
MIAMI, FL 33133

JOSE MARTIN SANCHEZ  
1750 JAMES AVE #4A  
MIAMI BEACH, FL 33139-7514

JOSEPH E GAZAREK  
1776 JAMES AVE #6F  
MIAMI BEACH, FL 33139

JOSEPH F LOPEZ KATHLEEN A LOPEZ  
1776 JAMES AVE UNIT 3-D  
MIAMI BEACH, FL 33139

JOSEPH R D'ACOSTA JR  
1725 JAMES AVE UNIT 20  
MIAMI BEACH, FL 33139-7565

JUAN M DE LA NUEZ  
1725 JAMES AVE UNIT 5  
MIAMI BEACH, FL 33139

JUAN R CHATTAH  
1750 JAMES AVE #8-B  
MIAMI BEACH, FL 33139

JUAN RUIZ (LE) REM GABRIEL ARAVENA  
1750 JAMES AVE #5A  
MIAMI BEACH, FL 33139-7500

JUDITH C ORTEGA  
1750 JAMES AVE #9F  
MIAMI BEACH, FL 33139-7529

JUDY ORTEGA & MARLENE ORTEGA JTRS  
1750 JAMES AVE #7E  
MIAMI BEACH, FL 33139-7529

JULIA CANCIO  
1776 JAMES AVE APT 3F  
MIAMI BEACH, FL 33139-7521

JULIA DAVILA JTRS MAYRA A MIRABENT  
JTRS  
1725 JAMES AVE APT 2  
MIAMI BEACH, FL 33139-7510

KARLENE MARIE CHIN TRS KARLENE MARIE  
CHIN REVOCABLE TR  
1775 WASHINGTON AVE 3G  
MIAMI BEACH, FL 33139

LAWRENCE D FABIAN &W TONI L FABIAN  
6202 RAMBLEWOOD TRAIL  
MANASSAS, VA 20112

LAWRENCE MICHAEL DOANE  
1776 JAMES AVE APT 4F  
MIAMI BEACH, FL 33139-7521

LAWRENCE W LOGSDON  
2400 ARCHBURY LANE UNIT 3D  
PARK RIDGE, IL 60068

LEE TACHMAN  
120 NASSAU ST  
NEW YORK, NY 10038

LEONARD ZIMMERMAN VALERIE YORK  
ZIMMERMAN  
7710 SW 61 AVE  
SOUTH MIAMI, FL 33143



LESLIE GRATZ C/O MANHATTAN  
MANAGEMENT  
703 NW 5 AVE  
MIAMI, FL 33136

LISANIA FLORIN TAYURA  
1750 JAMES AVE UNIT 10-G  
MIAMI BEACH, FL 33139-7532

LLOYD A FREEMAN  
1775 WASHINGTON AVE APT 7E  
MIAMI BEACH, FL 33139-7543

LOIS A MIMS  
1776 JAMES AVE #5-F  
MIAMI BEACH, FL 33139-7520

LOUIS S SCHWEICKART  
1751 WASHINGTON AVE #2F  
MIAMI BEACH, FL 33139-7542

LUIS A CASTRO  
1775 WASHINGTON AVE #7C  
MIAMI BEACH, FL 33139-7543

LUIS ARTOLA EST OF  
1750 JAMES AVE UNIT 8F  
MIAMI BEACH, FL 33139-7530

LUIS P SOUZA  
1775 WASHINGTON AVE #5D  
MIAMI BEACH, FL 33139-7543

LUZ D COLLAZO LE & REM ILEANA L SHOFEL  
& JORGE COLLAZO  
1750 JAMES AVE #7A  
MIAMI BEACH, FL 33139-7500

M B JEWISH COMM CTR & L ROMANOFF %  
PERLMUTTER  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

MAGALY LAPLANA TRS THE MAGALY  
LAPLANA REV TR 001  
240 HARBOR DR  
KEY BISCAYNE, FL 33149

MANHAL TOBIA TRS MANHAL TOBIA LIVING  
TRUST  
850 PIERCE ST  
BIRMINGHAM, MI 48009

MANUEL A IRAOLA (JTRS) MARK SCHARNITZ  
(JTRS)  
517 CADAGUN AVE  
CORAL GABLES, FL 33146

MANUEL MELAND &W CHRISTINE C  
1775 WASHINGTON AVE #3C  
MIAMI BEACH, FL 33139-7543

MANUELA MENENDEZ JTRS PEDRO R  
MONTEAGUDO RIANO JTRS  
1776 JAMES AVE #6C  
MIAMI BEACH, FL 33139

MARBELIA ALVARINO  
33-26 92 ST APT 1M  
JACKSON HEIGHTS, NY 11372

MARCELLO BARBA  
1775 WASHINGTON AVE. PH-1  
MIAMI BEACH, FL 33139

MARIA A MAIO TUCCI  
1776 JAMES AVE #4A  
MIAMI BEACH, FL 33139-7521

MARIA CLARA QUINTERO DE DAZA  
1745 JAMES AVE #203  
MIAMI BEACH, FL 33139

MARIA E SUAREZ  
1750 JAMES AVE #91  
MIAMI BEACH, FL 33139

MARIA ELENA ESPINOSA  
1750 JAMES AVE UNIT 3G  
MIAMI BEACH, FL 33139-7531

MARIA HERNANDEZ  
1725 JAMES AVE #16  
MIAMI BEACH, FL 33139-7565

MARIA L CASTANO  
1776 JAMES AVE #7D  
MIAMI BEACH, FL 33139-7522

MARIANO ALEJANDRO DABINI  
1775 WASHINGTON AVE #6 E  
MIAMI BEACH, FL 33139-7543

MARIO A SABATES  
1775 WASHINGTON AVE #14F  
MIAMI BEACH, FL 33139-7544

MARIO W VASQUEZ &W CISSIE J LE REM  
RICHARD E VASQUEZ  
9701 SW 105 AVE  
MIAMI, FL 33176-2745

MARK BENNETT KLEIN  
1775 WASHINGTON AVE #11E  
MIAMI BEACH, FL 33139

MARK D WOOD  
1531 CLIFFTOP AVE  
SAN MARCOS, CA 92078-1075

MARK LYNTON GARDINER  
1750 JAMES AVE 3D  
MIAMI BEACH, FL 33139

MARSHA INDOWSKY EST OF  
1776 JAMES AVE UNIT 5-G  
MIAMI BEACH, FL 33139-7522

MARTA LOURDES LOCKLEAR TONY  
LOCKLEAR MARGAUX MARIE JESSUP  
6306 WOODBINE RD  
WOODBINE, MD 21797

MAXIMILIANO MORALES & JESUS L MORALES  
JTRS  
1750 JAMES AVE #5F  
MIAMI BEACH, FL 33139-7529

MAXIMILIANO MORALES JTRS JESUS L  
MORALES JTRS  
1750 JAMES AVE #8G  
MIAMI BEACH, FL 33139

MCF PROJECTS LLC  
6050 SW 114 ST  
MIAMI, FL 33156

MELVIN FEIT  
1750 JAMES AVE 10C  
MIAMI BEACH, FL 33139

MIAMI BCH JEWISH COMM CENTER %  
PERLMUTTER  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

MICHAEL J DEPOLI TRS  
3237 NEWBURY PL  
TROY, MI 48084

MICHAEL KOFMAN RAISA KOFMAN  
4452 E LINCOLN DR  
PARADISE VALLEY, AZ 85253-4020

MIKHAIL MIKHAYLOVICH DVORETSKIY  
1750 JAMES AVE # 6D  
MIAMI BEACH, FL 33139

MIRPURI REAL ESTATE HOLDINGS LLC  
1071 S CLARKE RD  
OCOE, FL 34761

MJK GROUP LLC  
2200 BISCAYNE BLVD 7TH FLOOR  
MIAMI, FL 33137

MJK GROUP LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

MJK GROUP LLC C/O ABRAHAM A GALBUT P  
A  
4770 BISCAYNE BLVD STE 450  
MIAMI, FL 33137

MJK GROUP LLC C/O ABRAHAM A GALBUT P  
A  
4770 BISCAYNE BLVD STE 640  
MIAMI, FL 33137

MYRON SULZBERGER ROLFE JTRS BRUCE  
FORD TRACY JTRS  
25 SUTTON PLACE SOUTH # 16N  
NEW YORK, NY 10022

NANCY BETH ABRAMS  
2401 SW 23 ST  
MIAMI, FL 33145-3423

NED EDISON JTRS MURIEL EDISON JTRS  
DEBORAH EDISON JTRS  
1750 JAMES AVE #4G  
MIAMI BEACH, FL 33139

NEW REX CORP  
500 W CYPRESS CREEK ROAD STE 350  
FORT LAUDERDALE, FL 33309

NINO COLNAGHI  
18851 NE 29 AVE STE 732  
AVENTURA, FL 33180

ONE BAL HARBOR 601 LLC  
18851 NE 29 AVE #101  
AVENTURA, FL 33180

OSCAR REY  
1400 LINCOLN RD STE 504  
MIAMI BEACH, FL 33139

PAOLA DE ANGELI  
1775 WASHINGTON AVE #10E  
MIAMI BEACH, FL 33139-7544

PATRICIA ANN LAVENSTEIN TRS PATRICIA  
ANN LAVENSTEIN REVOC TR ROBERT GAVIN  
ODDO  
1776 JAMES AVE 7B  
MIAMI BEACH, FL 33139

PATRICIA BELLE BURNS  
1750 JAMES AVE #6E  
MIAMI BEACH, FL 33139-7528

PATRICK DUFFY O'NEILL CHEYNEY  
702 ROOSEVELT ST #501  
SAN JUAN, PR 00907

PAULA LASOCKI & M INZELBUCH & DAVID &  
STUART & STEVEN BINDER  
50 HILLSIDE BLVD  
LAKEWOOD, NJ 08701

PHILIPPE MULLER &W ANNE MULLER  
1725 JAMES AVENUE #18  
MIAMI BEACH, FL 33139

PIED A TERRE LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

PRECOURT & CONSTANTINO LLC  
13 PIN OAK ESTATES DR  
BELLAIRE, TX 77401

R S D EVANS  
1751 JAMES AVE #205  
MIAMI BEACH, FL 33139

RAFAEL GISBERT &W MAURA  
1750 JAMES AVE #8A  
MIAMI BEACH, FL 33139-7514

RALPH UMANSKY TR  
1263 E 56 ST  
BROOKLYN, NY 11234

RAMON ECHEVERRIA &W ELBA (TRS)  
30 W 19 ST  
HIALEAH, FL 33010-2639

RANDA NATAILE SAOUD  
1775 WASHINGTON AVE #5F  
MIAMI BEACH, FL 33139-7543

RANDALL LEE HODGES JTRS DAVID BERRY  
JTRS CARLOS J SANTA CRUZ JTRS  
1755 WASHINGTON AVE #2A  
MIAMI BEACH, FL 33139-7542

RANDOLPH A MIMS  
1725 JAMES AVE #24  
MIAMI BEACH, FL 33139

RHODESSA B CAPULONG  
124 CHESTNUT HILLS CIR  
BURRIDGE, IL 60521

RICHARD HUGH FISK & UNA FISK WILTSE  
1776 JAMES AVE #6A  
MIAMI BEACH, FL 33139-7522

RICHARD RAFULS  
3340 NE 164 ST  
MIAMI BEACH, FL 33160-4128

RICHMOND HOTEL CORP  
1757 COLLINS AVE  
MIAMI BEACH, FL 33139

ROBELY ROQUE &W LUZ  
1750 JAMES AVE UNIT 9C  
MIAMI BEACH, FL 33139-7525

ROBERT GAVIN ODDO  
1776 JAMES AVE #7C  
MIAMI BEACH, FL 33139-7522

ROBERT MATTHEWS &W RITA  
18 EAST 94 ST  
NEW YORK, NY 10128

ROBERT MATTHEWS RITA MATTHEWS  
15 E 94 ST  
NEW YORK, NY 10128

ROBERT REX CASTILLO JANA MITROVA  
CASTILLO  
2453 23 STREET  
ASTORIA, NY 11102

ROGELIO N LOPEZ  
1128 NE 16th St  
Fort Lauderdale, FL 33304-4853

ROGER L GOLDBLATT  
2127 TUNLAW RD  
WASHINGTON, DC 20000

ROSANNA DE GUZMAN  
10100 SW 122 TERR  
MIAMI, FL 33176

SAMUEL STRAUCH  
5555 COLLINS AVE #7K  
MIAMI BEACH, FL 33140

SAN JUAN HOTEL LLC  
1680 COLLINS AVE  
MIAMI BEACH, FL 33139

SANCTUARY 211 LLC  
1745 JAMES AVE #211  
MIAMI BEACH, FL 33139

SANCTUARY RONRUSS PROPERTIES LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC  
1745 JAMES AVENUE  
MIAMI BEACH, FL 33139

SANCTUARY SOUTH BEACH  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SOUTH BEACH INC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANDEB INC  
100 N BISCAYNE BLVD 2904  
MIAMI, FL 33132

SARA G LIMA  
1725 JAMES AVE #7  
MIAMI BEACH, FL 33139

SAUL DYMANT &W HELEN LIFE ESTATE REM  
TERRY FINE & SUSAN SOBEL  
1 MEADOW DR APT 3-E  
WOODMERE, NY 11598

SERGEI I KOVALEFF  
1750 JAMES AVE #4D  
MIAMI BEACH, FL 33139

SERGIO LOPEZ DE ARCAUTE CLAUDIA C  
MEDINA  
1775 WASHINGTON AVE #4C  
MIAMI BEACH, FL 33139

SILVIO FIGUEIREDO TORRES MARIA C  
FIGUEIREDO TORRES  
1775 WASHINGTON AVE 6C  
MIAMI BEACH, FL 33139

SIOCAM USA LLC  
1000 5 STREET # 206  
MIAMI BEACH, FL 33139

SOBE HOTEL MIAMI BEACH LLLP  
1776 COLLINS AVE  
MIAMI BEACH, FL 33139

SONIA KINBLAD  
1725 JAMES AVE UNIT 15  
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139-7508

ST ANDREWS PROPERTIES LLC  
205 MICHIGAN AVE  
MIAMI BEACH, FL 33139

STEPHANIE ESPINOSA  
1725 JAMES AVE #28  
MIAMI BEACH, FL 33139

STEVEN J MURPHY  
1775 WASHINGTON AVE #12F  
MIAMI BEACH, FL 33139-7544

STEVEN L SCHARF  
1751 WASHINGTON AVE #4E  
MIAMI BEACH, FL 33139-7542

SUNSY GUERRA  
1750 JAMES AVE #9K  
MIAMI BEACH, FL 33139-7535

SYLVIA E CONCHA  
1750 JAMES AVE UNIT 4L  
MIAMI BEACH, FL 33139-7536

TEMPLE EMANUE-EL  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

TERRENCE PAOLI  
1750 JAMES AVE APT 3C  
MIAMI BEACH, FL 33139

TERRUNIO LLC  
21355 E DIXIE HWY # 117  
AVENTURA, FL 33180

THEODORE M DAVID  
12 NORTH ST  
RAMSEY NEW, NJ 07446

TIFFANY MADERA  
1725 JAMES AVE #19  
MIAMI BEACH, FL 33139-7565

TORR INC  
1680 JAMES AVE  
MIAMI BEACH, FL 33139-3115

TRASH TO TREASURES LLC  
PO BOX 402247  
MIAMI BEACH, FL 33140

U S BANK NA TRS C/O OCWEN LOAN  
SERVICING LLC GSAA HOME EQUITY TRUST  
5720 PREMIER PARK DR  
WEST PALM BEACH, FL 33407

VALERIANO FIGUEREDO EST OF  
1776 JAMES AVE UNIT 2A  
MIAMI BEACH, FL 33139-7519

VALERIE FROUMENTIN LEONIAS  
1750 JAMES AVE UNIT 10F  
MIAMI BEACH, FL 33139

VICTOR A BENEMELIS &W ISABEL C  
3403 KIMBERLY DR  
FALLS CHURCH, VA 22042

VICTOR BALLESTAS IVETTE BALLESTAS  
4779 COLLINS AVE # 1504  
MIAMI BEACH, FL 33140

VILMA SIM  
1776 JAMES AVE 2F  
MIAMI BEACH, FL 33139

VINCENZA LIMONGELLO  
1750 JAMES AVE #10-D  
MIAMI BEACH, FL 33139

VINCENZA LIMONGELLO  
1750 JAMES AVE #5-D  
MIAMI BEACH, FL 33139

VIRGILIO PEREZ &W LIDIA & JOEL PEREZ  
6447 MAPEWOOD DR  
FALLS CHURCH, VA 22041

WALTER L COFER & NICOLA R HESKETT  
3610 GILLHAM RD  
KANSAS CITY, MO 64111

WILLIAM CARSON  
33 STONEWALL CIRCLE  
PRINCETON, NJ 08540

WILLIAM JOHN MCGAUL JR  
1750 JAMES AVE #3K  
MIAMI BEACH, FL 33139

WILLIAM NOONAN &W VALORIE  
1776 JAMES AVE APT 6D  
MIAMI BEACH, FL 33139-7522

XAVIER J SAINZ &W THAIS A  
62 FREELAND  
IRVINE, CA 92602

XUN SUN QIAN LIANG  
1745 JAMES AVE #216  
MIAMI BEACH, FL 33139

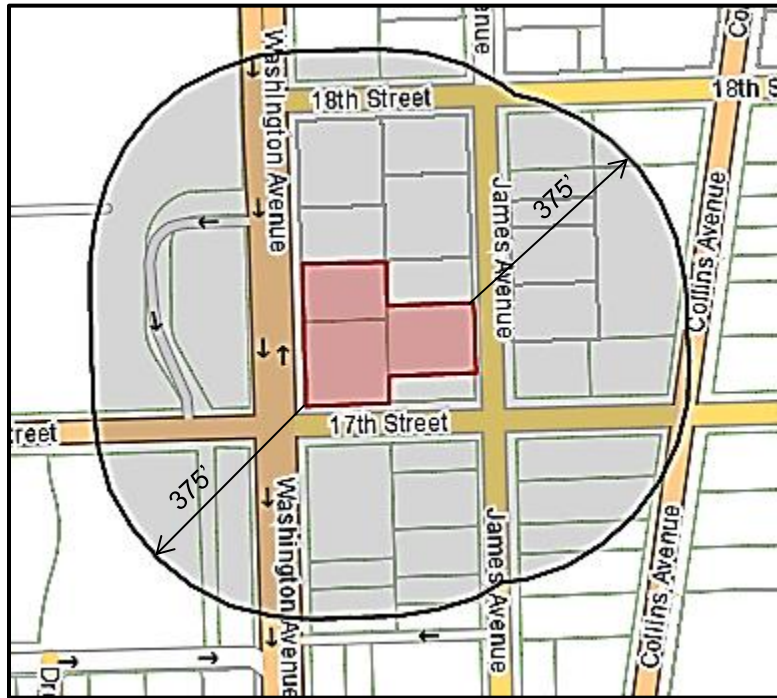
YESHIVA GEDOLAH RAB COLLEGE INC  
6100 PINETREE DR  
MIAMI BEACH, FL 33140

YOLANDA FERNANDEZ TRS & ABILIO  
FERNANDEZ TRS  
872 BRAEBURN DRIVE  
MARTINSBURG, WV 25403

YOUINVEST LLC  
8740 NE 2 AVE  
EL PORTAL, FL 33138

ZELDA W GOLDMAN  
1750 JAMES AVE UNIT 10H  
MIAMI BEACH, FL 33139-7534

## 375' RADIUS MAP



**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26