

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

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

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

- ☒ PLANNING BOARD
 - ☒ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER

- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 4000 Collins Avenue

LEGAL DESCRIPTION: THE CONTINENTAL COLLINS AV CONDO MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE CR OF LOT 13 BOUNDED BY THE TANGENTS TO AN ARE OF A CURVE HAVING A C/A OF 90 DEG & A RAD OF 20FT GRANTED TO THE CITY OF M B. Please see Legal Description attached as "Exhibit A".

FOLIO NUMBER (S) 02-3226-034-0001

FILE NO. _____

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

NAME Sukkah Miami Beach Acquisitions, LLC
ADDRESS c/o Pebb Capital, LLC, 7900 Glades Road, # 260, Boca Raton, FL 33434
BUSINESS PHONE (561) 961-1862 CELL PHONE N/A
E-MAIL ADDRESS c/o shane@duncanhillsley.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME same as above
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin
ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika Entin
ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445
E-MAIL ADDRESS MEntin@BRZoningLaw.com

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Charles Benson
ADDRESS 1665 Washington Avenue 2nd Floor, Miami Beach, FL 33139
BUSINESS PHONE (305) 532-6161 CELL PHONE (786) 246-8180
E-MAIL ADDRESS Carkitect@aol.com

FILE NO. _____

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

The Applicant is requesting a Conditional Use Permit for mechanical parking, specifically for car elevators.

Please refer to the plans and the letter of intent for more details

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☒ YES ☐ NO

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

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☐ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF FLORIDACOUNTY OF PAUM BEACH

I, Shane Hillsley, being duly sworn, depose and certify as follows: (1) I am member of Sukkah Miami Beach Acquisitions, LLC. (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

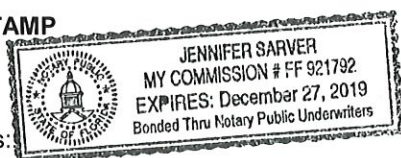
Sworn to and subscribed before me this 25 day of January, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

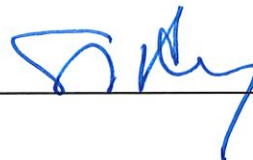
My Commission Expires:



FILE NO. _____

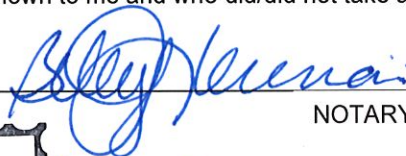
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

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



SIGNATURE

Sworn to and subscribed before me this 26th day of January, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member, of Sukkah Miami Beach Acquisitions, LLC, who has produced 2.FLDC as identification and/or is personally known to me and who did/did not take an oath.



NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires



PRINT NAME

CONTRACT FOR PURCHASE

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

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Sukkah Miami Beach Acquisitions, LLC
c/o Pebb Capital, LLC, 7900 Glades Road, # 260, Boca Raton, FL 33434
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<i>See Attached Exhibit B</i>	

N/A
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

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

2. TRUSTEE

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

<u>N/A</u>	
TRUST NAME	
NAME AND ADDRESS	% OF 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. <u>Michael Larkin, Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>(305) 374-5300</u>
b. <u>Monika Entin, Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>(305) 374-5300</u>
c. <u>Charles Benson, 1665 Washington Avenue 2nd Floor, Miami Beach, FL 33139</u>		<u>(305) 532-6161</u>

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

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PAUM BEACH

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



SIGNATURE

Sworn to and subscribed before me this 25 day of January, 2017. The foregoing instrument was acknowledged before me by Shane Hillsley as a member of Sukkah Miami Beach Acquisitions, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:



NOTARY PUBLIC

PRINT NAME

FILE NO. _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 1/25/2017

Property Information	
Folio:	02-3226-034-0001
Property Address:	4000 COLLINS AVE Miami Beach, FL 33140-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
THE CONTINENTAL COLLINS AV CONDO
MIAMI BEACH IMPROVEMENT CO SUB
PB 5-7 & 8 LOTS 10 THRU 15 BLK 34
LESS NE CR OF LOT 13 BOUNDED BY
THE TANGENTS TO AN ARE OF A CURVE

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

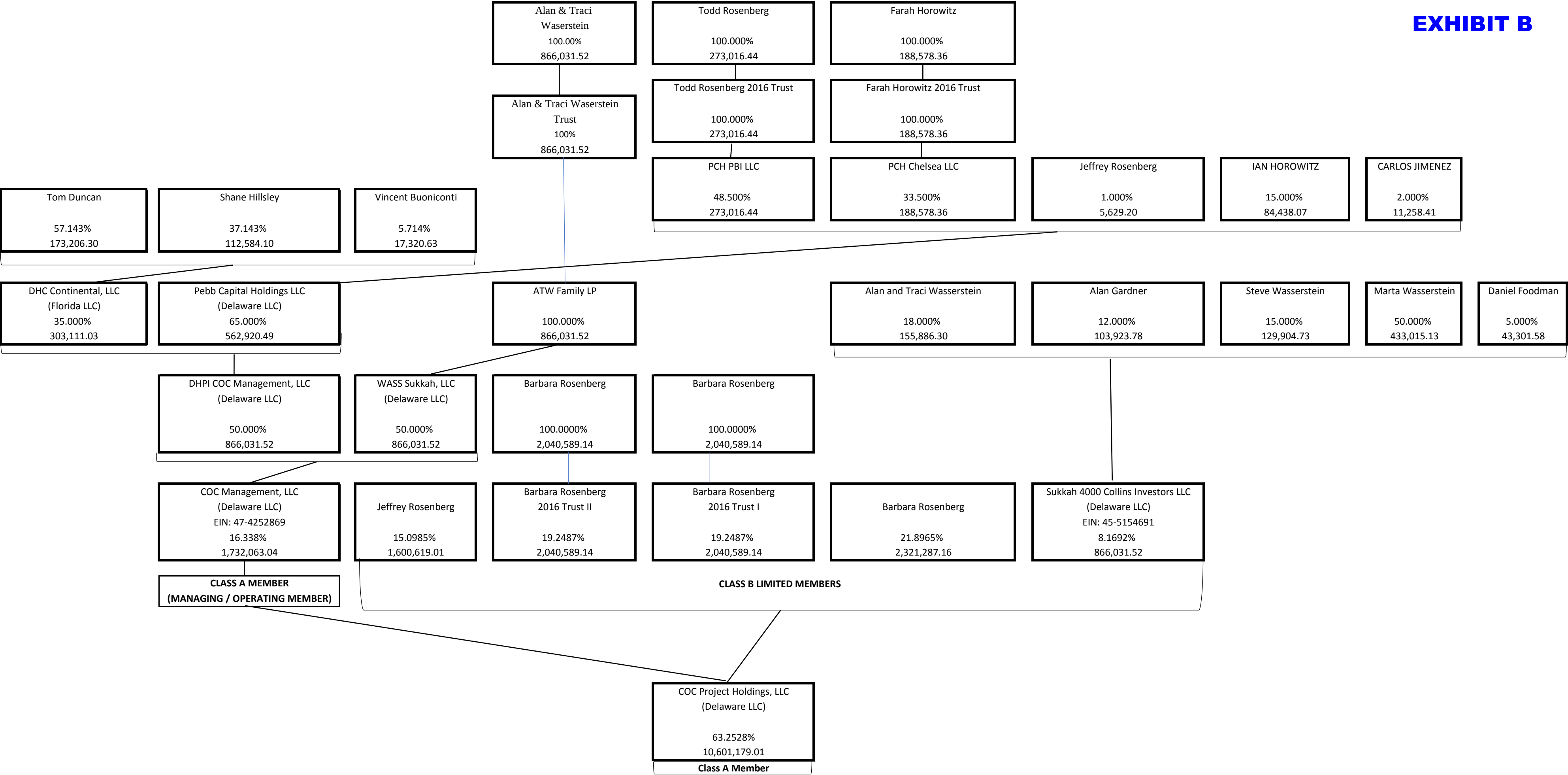
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

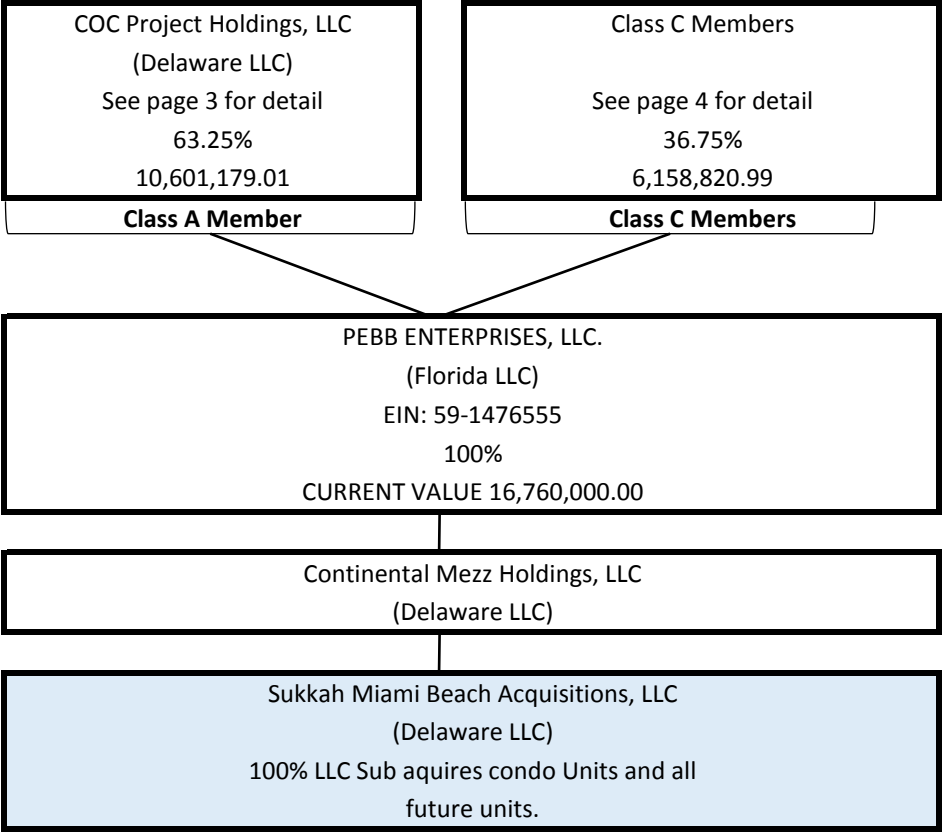
The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

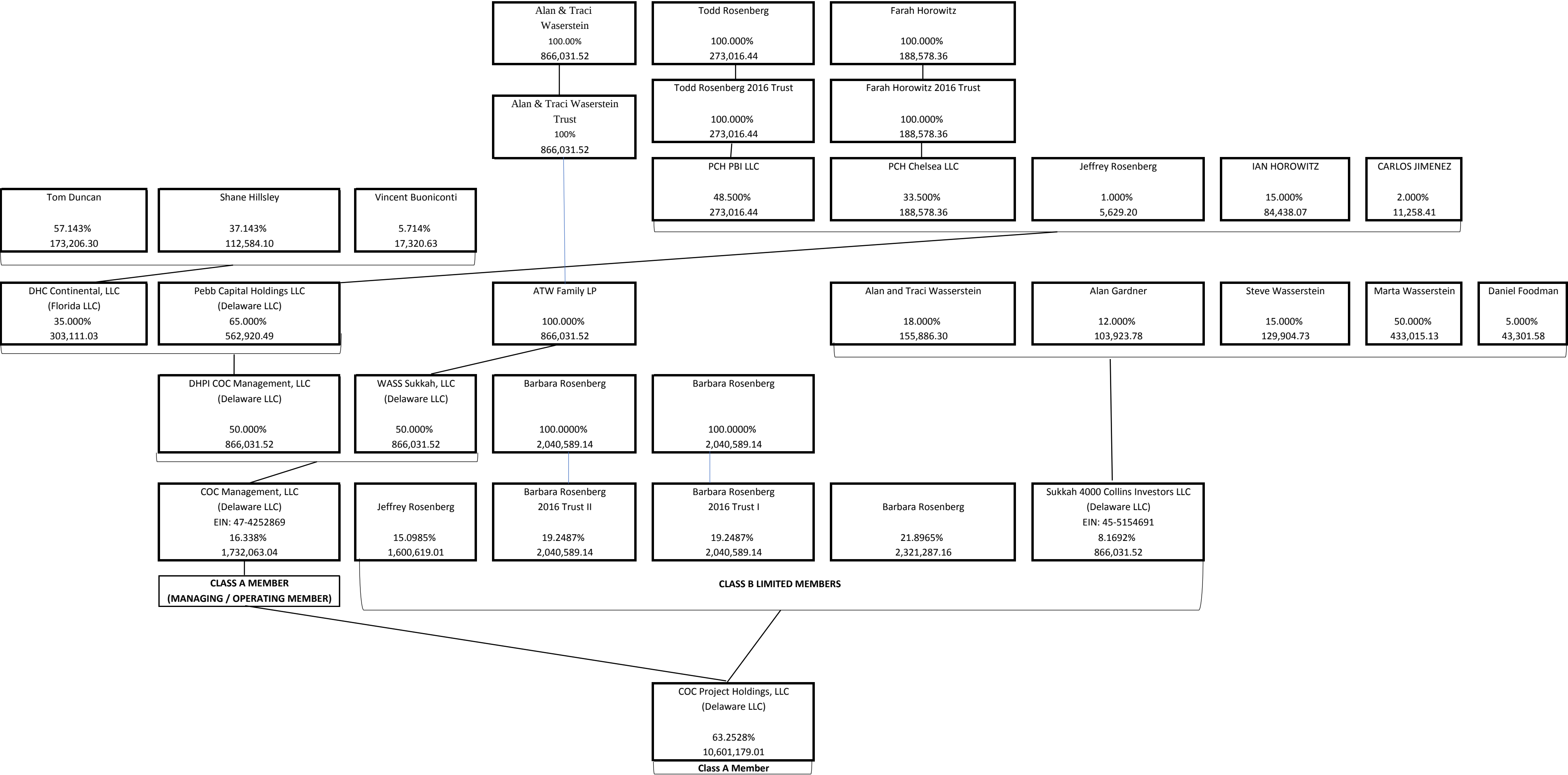
CLASS A MEMBER ORG CHART

EXHIBIT B

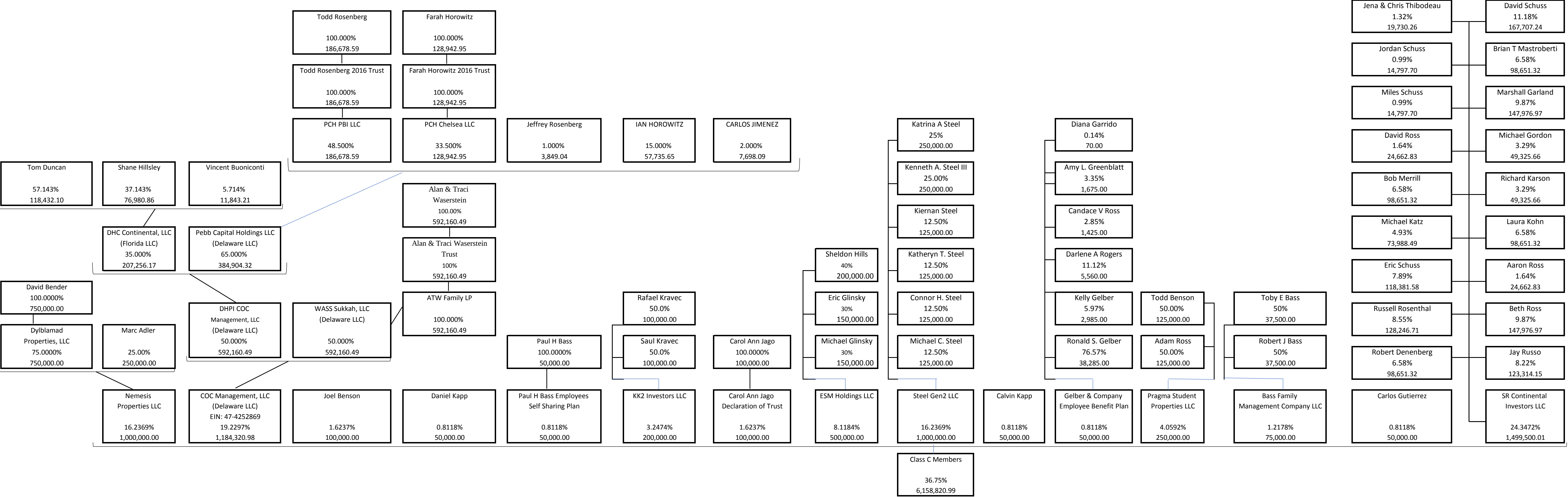




CLASS A MEMBER ORG CHART



CLASS C MEMBERS ORG CHART



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: THE CONTINENTAL ON COLLINS AVE CONDO
IN CARE OF: CONDO ASSOC
ADDRESS: 4000 COLLINS AVE
MIAMI BEACH, FL 33140-3714

RECEIPT NUMBER: RL-10001107
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232260340910

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 4000 COLLINS AVE

Code 800000	Certificate of Use/Occupation CONDOMINIUM
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CERTIFICATE OF USE	100
SQUARE FOOTAGE	102
C_U # OF UNITS	102

Storage Locations

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

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

MY PROFESSIONAL MGMT & ASSOC.
16155 SW 117TH AVE, STE B14
MIAMI, FL 33177-1622





BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC SUBMISSION

March 2, 2017

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

Re: Letter of Intent for Approval of a Conditional Use Permit for the Property
Located at 4000 Collins Avenue in Miami Beach, Florida

Dear Tom:

As you may know, this law firm represents Sukkah Miami Beach Acquisitions, LLC (the "Applicant"), the owner of the above-referenced property (the "Property"), which is located in the City of Miami Beach, Florida ("City"). See Exhibit A. Please allow the following to serve as the revised letter of intent in connection with the Applicant's request for a Conditional Use Permit ("CUP") to allow car elevators to access the upper levels of the garage.

Description of Property. The Property, which is identified by Miami-Dade County Tax Folio Nos. 02-3226-034-0001 through 02-3226-034-1200, encompasses the entire City block between from 40th Street to 41st Street, along the west side of Collins Avenue. The Building Card, obtained from the City of Miami Beach Building Department, reflects that the Property was originally constructed on April 1, 1948 as a 102 room hotel with dining and swimming pool areas. See Exhibit B. The Property is approximately 27,914 square feet in size, and contains an existing structure that is approximately 44,520 square feet in size.

The Continental, a condominium-hotel, is situated on the southern portion of the Property, while an at-grade parking lot is located on the northern portion of the Property. The Property is zoned RM-2, as are the adjacent properties to the north, west and south. The Property is also located within Collins Waterfront Historic District, Collins Waterfront Architectural District and is listed as a contributing structure in the City's records. The property is separated on three

sides from its neighbors. It is surrounded by two State Roads, 41st Street to the north and Collins Avenue to the east. It is also separated from its neighbor to the south by 40th Street. Its only direct neighbors are located to the west of the Property, and those neighbors front on Indian Creek Drive. The properties to the east of the Property are zoned RM-3. Specifically, the property to the west houses the Confidante Miami Beach, which is a hotel. The properties to the west consist of multi-family units and condominiums. The property to the north houses the Westover Arms hotel while the property to the south consists of a commercial and residential mixed-use structure.

Description of the Development Program. The Applicant previously obtained permits for renovations of the existing historic structure located on the southern half of the Property. This project proposes to add onto the historic structure. Through File No. HPB17-0097 to the Historic Preservation Board ("HPB") submitted on January 31, 2017, the Applicant seeks approval of partial demolition of the existing historic structure to construct an addition on the north half of the Property. Specifically, the Applicant proposes to create a new structure, in place of the at-grade parking lot, which will house accessory uses and parking for same. In order to incorporate the accessory use into the existing structure, minor demolition must occur on the ground level of the Continental. The demolition will allow both structures to operate as one property, allowing patrons to traverse into the accessory space from within the Continental building. In order to make these plans a reality, the Applicant also sought the following variances from the HPB:

- (1) a variance from the required street side a front setback, to allow five feet (5') where sixteen feet (16') are required;
- (2) a variance from the required sum of the side yards to permit ten feet (10') when thirty-two (32') are required;
- (3) a variance from the required rear setback, to permit a five foot (5') setback, for the new construction, when fourteen feet (14') are required;
- (4) a variance from to allow the front setback to be at five feet (5') when twenty feet (20') are required; and
- (5) a variance from the maximum permissible projection of 25% for the north portion of the building.

The Applicant proposes an accessory, retail use within the new construction to serve the hotel use. Specifically, the addition will include retail use on the ground level and second floor, while the third floor, fourth floor and rooftop will provide all of the project's required parking. The Applicant proposes

mechanical parking to allow for car elevators to be located on the western portion of the Property, which will transport vehicles to the various parking levels.

As part of the program, the Applicant also proposes a decorative screen on the eastern facade of the new construction that will wrap around the northeast corner of the Property towards the west. This decorative screen will be framed to emulate the historic elements of the historic hotel structure. Further, the staircase that is visible from West 40th Street will be screened in an almost translucent nature so as to become a significant architectural feature. Last, the Applicant proposes additional landscaping along West 41 Street and Collins Avenue, as well as on the various levels of the addition.

Requests. The Applicant seeks a CUP for mechanical parking from the Planning Board ("PB"). Specifically, the Applicant seeks approval of mechanical parking pursuant to Section 130-38(4) of the City Code of Ordinances ("Code") to permit car elevators to transport vehicles to the various levels of the parking garage.

Satisfaction of Conditional Use Permit General Review Criteria. The Applicant's request also satisfies the general review criteria for conditional use permits, found in Code Section 118-192(a), as follows:

- (1) **The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

CONSISTENT – The proposed retail use and required parking are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

- (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.**

CONSISTENT – The conclusion of the traffic study by Traf Tech Engineering, Inc. states that the proposed construction will not exceed the thresholds for levels of service of the surrounding roadway network. Please refer to the report prepared by Traf Tech Engineering, Inc.

- (3) **Structures and uses associated with the request are consistent with these land development regulations.**

CONSISTENT - The proposed retail use addition with mechanical parking is consistent with the City's land development regulations (LDRs) because they are permitted and conditionally permitted uses in the RM-12 Zoning District.

- (4) The public health, safety, morals, and general welfare will not be adversely affected.**

CONSISTENT - The Applicant's proposal is consistent with the density of the surrounding area. The use of mechanical parking allows for narrow, one-way ingress and egress, which is half as wide as would be necessary under a conventional parking layout and thus reduces the vehicular impact through the sidewalk and into the street. Further, unlike the majority of the properties in the surrounding area that have no off-street parking, all required parking for the proposed addition is located on the Property. As such, the proposed use is appropriate and will not adversely affect the public health, safety, morals or general welfare.

- (5) Adequate off-street parking facilities will be provided.**

CONSISTENT - The Applicant's proposal provides all required off-street parking on the Property.

- (6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**

CONSISTENT - The proposed traffic circulation protects pedestrians and ensures fewer vehicle conflicts. All required parking is provided on the Property, so no on-street parking is necessary. Also, the retail use and decorative screen conceal the interior parking providing an attractive and artistic addition that will be in harmony with the existing historic structure and a welcome addition to the neighborhood.

- (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.**

CONSISTENT - The density of the project is consistent with the density of the surrounding area and there are no car elevators in the direct vicinity. As a result, there will not be any adverse cumulative effect.

Satisfaction of Conditional Use Permit Criteria for Mechanical Parking. The Applicant's proposed car elevators satisfy the review criteria in Section 130-38(4) of the City Code as follows:

(a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood;

CONSISTENT - As discussed above, the Applicant has submitted File No. HPB17-0097 to the HPB for an addition to the existing structure. The Applicant's proposed structure is compatible and consistent not only with the existing historic structure, but also with the fabric of the surrounding neighborhood. For instance, the proposed addition is merely four (4) stories in height while the existing structure is five (5) stories in height. Further, the property to the west is fourteen (14) stories in height, while the property to the north is one (1) floor in height, the property to the south is five (5) stories in height.

(b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood and has demonstrated to the Planning Board how the scale, mass, volume and height of the building are reduced by the use of mechanical parking;

CONSISTENT - The proposed use of mechanical parking results in the improvement of design characteristics and compatibility with the surrounding neighborhood. The completely internal parking garage will not detract from its surroundings, but rather add much needed character to the Property's northern façade. In addition to adding character to the northern façade of the Property, the proposed garage will keep vehicles within the structure and out of the surrounding streets. Providing for vehicle pick-up and drop-off along 39th Street will also mean that valets will only need to circle one City block to utilize the parking facility. Ultimately, the introduction of a significant number of parking spaces on the Property will benefit the community by reducing traffic congestion on the surrounding roadways. Without the car elevators, additional levels of standard parking would be needed and each of these requires a twenty-two (22) foot wide ingress/egress that disproportionally accentuates the

massing of the upper floors and downgrades the pedestrian experience on the street and creates safety concerns.

(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking;

CONSISTENT - The mechanical parking does not result in an increase in density. All required parking is located on the Property, without any need to utilize the street for required parking. Many other buildings in the area do not provide any off-street parking and all parking must occur on the street or require valet operations that transport vehicles to off-site parking garages.

(d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view;

CONSISTENT - The parking elevators will be located completely inside the proposed addition, concealed as required by retail uses on the ground level and they will not be visible from the exterior. The Applicant also proposes a decorative screen on the eastern facade of the addition that will wrap around the northeast corner of the Property towards the west, lining the parking levels and providing an artistic element. This decorative screen will be framed to emulate the historic elements of the existing hotel structure.

(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings, whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner;

NOT APPLICABLE - The proposed mechanical parking is not proposed for self-parking in a multifamily residential building.

(f) In cases where mechanical parking lifts are used for valet parking, whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues;

CONSISTENT - The proposed car elevators will be used for valet parking and the Applicant will proffer a declaration of restrictive covenant

stipulating that a valet service or operator must be provided for such parking for so long as the use continues.

(g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way;

CONSISTENT - Traf Tech Engineering, Inc. has conducted a traffic study for the proposed addition with mechanical parking. See memo included in the application packet.

(h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided;

CONSISTENT - See the attached Operations Plan. Exhibit C.

(i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed;

CONSISTENT - The addition does propose an accessory retail use to the existing hotel structure as well as mechanical parking. The proposed accessory use is in proportion to the site as a whole as the retail use is merely proposed on the ground level and the parking is proposed on the second, third and rooftop levels. All loading and refuse retrieval will take place within the structure, along the western property line, and within the garage.

(j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated;

CONSISTENT - The proposed addition is similar in size than the existing structure and many neighboring structure. The property to the west is fourteen (14) stories in height, the property to the north is one (1) floor in height, and the property to the south is five (5) stories in height. As such, the proposed addition is similar in size to neighboring structures, is compatible with the surrounding neighborhood, and will not create any

adverse impact. The use of mechanical parking allows a more compact addition that is in scale with the neighborhood and will provide a safer traffic flow.

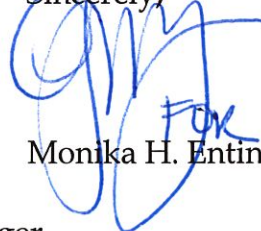
(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

CONSISTENT - The parking level allows the Applicant to provide the required parking on the Property, thus taking vehicle trips off the surrounding roadways and providing much-needed off-street parking in this neighborhood. The parking levels are exclusive to the existing hotel and proposed retail use, and will not create any negative cumulative effect regarding similar structures.

The car elevators will also satisfy the operational criteria in City Code Section 130-38(5), including quiet operation, operational safeguards, and ability to operate in the event of a power outage. The Applicant will ensure that the car elevators are properly maintained and kept in good working order.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed renovation, car elevators, and accessory use, as will the surrounding neighborhood. The hotel renovation and addition will add to the community while the garage will contain all the related vehicular traffic within the Property. This project will help improve vehicle circulation along 40th Street, while giving one of the most visible entrances to Miami Beach a much needed facelift and the valet-only enclosed garage will ensure that the Property does not become a nuisance to the existing neighborhood traffic. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Michael Belush, Planning Manager



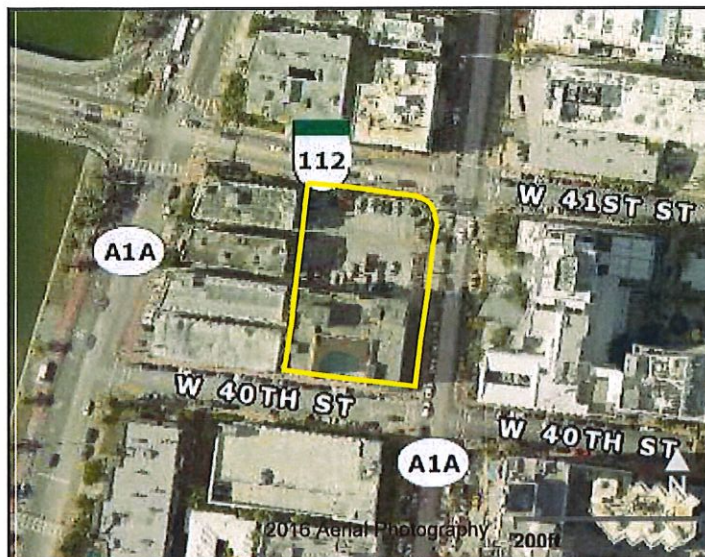
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 1/25/2017

Property Information	
Folio:	02-3226-034-0001
Property Address:	4000 COLLINS AVE Miami Beach, FL 33140-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
THE CONTINENTAL COLLINS AV CONDO	
MIAMI BEACH IMPROVEMENT CO SUB	
PB 5-7 & 8 LOTS 10 THRU 15 BLK 34	
LESS NE CR OF LOT 13 BOUNDED BY	
THE TANGENTS TO AN ARE OF A CURVE	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Owner CONTINENTAL HOTEL
Lot 10, 11 & 12, 13 Block 34
General Contractor Lincoln Construction Co. (Al. W. Smith)
Architect A. Herbert Mathes
V--Zoning Regulations: Use RE Front 90' Depth 120'
Building Size: Front 90' Depth 120'
Certificate of Occupancy No. 950 (Dec. 14, 1948)
Type of Construction #1 CBS Foundation Spread Footing

17186
Area 15

Engineer Alfred Oboler
Lot Size 190-X 140
Height 67'

Use HOTEL-102 rms, 102 baths, Dining Room, & SWIMMING POOL
Roof Flat Date April 1, 1948

Plumbing Contractor # 26353 Markowitz Brothers
Sewer Connection 2 - 6" Date Mar. 16, 1948
Temporary Closet 4

Plumbing Contractor Date

Water Closets 111 Bath Tubs 102 Floor Drains 8 Rain Leader 4
Lavatories 112 Showers 7 Grease Traps 1 Stand Pipe 2
Urinals 2 Sinks 3 - 6 slop Drinking Fountains 1

Gas Stoves 6 Gas Heaters Rough Approved Date

Gas Radiators Gas Turn On Approved T. A. O'Neill, Dec. 14, 1948 Date

Septic Tank Contractor Tank Size Date

Oil Burner Contractor Tank Size Date

Sprinkler System Tank Size Date

METRO ORD. #75-34
RECERTIFICATION DATE

Electrical Contractor # 26857 Haskell Electric Date July 28, 1948
Switch 200 Range Motors 14 Fans
OUTLETS Light 451 HEATERS Water Space 20
Receptacles 418

Centers of Distribution 10
Service-Equipment 1

Sign Outlets

No. FIXTURES 562 Electrical Contractor # 27855 B. Haskell Electric Date Dec. 8, 1948

FINAL APPROVED BY Woodmansee Date of Service December 14, 1948

ELECTRICAL PERMIT # 26426 Fla. Power & Light Co: Transformer vault - June 2, 1948
Alterations or Repairs-Over

ALTERATIONS & ADDITIONS

Building Permits: # 27648 Two passenger elevators 2,000 lbs. cap. - (#223069) - Otis Elevator Co.
 # 28256 Air Conditioning - Norton R. Ganger Company \$ 37,500... June 23, 1948
 # 28332 Fuel Oil Tank - 1,000 gals. - Fla. Fuel Oil Co. \$ 70,000... Sept. 15, 1948
 # 29075 3 flat wall signs - 130 sq. ft. - Claude Neon - \$ 200... Sept. 29, 1948
 # 34002 Enclosing porch on south side - A. Herbert Mathes, arch: Lelfert Construction Co., contr. \$ 900... Dec. 10, 1948
 # 34513 Metal sign on post - York Sign Company \$ 1,000... Nov. 3, 1950
 # 43264 Painting: J. Weitzman: \$ 75... Dec. 3, 1950
 # 52036 Fence: 50 ft. concrete back fence at 10' wall height; 10 ft. of wall at 5' height, as wing and paving area back of street - 12 x 24 footing - Lelfert Construction Co.: \$2000. - 11/7/56
 # 52088 Parking Lot OK 11/8/56 - Approx. 180' of 6" curb and new open terrace in front of hotel (See Permit #52036 for plan)
 # 52545 Claude Southern: 1 pole sign, 30 sq. ft.; 1 wall sign, 50 sq. ft. 1/25/57
 # 57843 Giffert Industries: Apply fiberglass set in gilsonite & marble chips over concrete deck - \$550, - 11/12/58
 # 60669 Solon B. Riggins: Exterior Painting - \$1347 - 11/14/56
 # 60720 Ward Roofing Co.: Repairs to roof - \$200. - 12/4/59
 # 66306 Joseph A. Collins: Repair 134.7 ton cooling tower - \$3,000. - 11/7/61 OK Flaag 2/9/62
 # 72042 Hy Weiss: Paint exterior - \$1850. - 7/20/64
 # 74088 Owner, Continental Hotel - \$1300 - 5/18/65 - 300 ft cbs wall, 3 ft high - LK BROWN 6/11/65
 PLUMBING PERMITS:
 # 42288 Pitch & Morgen: 1 floor drain, relocated - 4/5/60
 # 42439 Pitch & Morgen: 1 water closet; 1 lavatory - 6/16/60 OK 6/27/60 Rothman
 # 45344 Serota Plumbing: 10 lavatories - 6/2/66
 Electrical Permits # 27877 Claude Neon: 14 neon transformers - Dec. 10, 1948
 # 49338 Claude Neon: 4 neon transformers, 1/25/57
 # 54754 Astor Elec: 1 light outlet; 18 fixtures - 2/3/60 OK 3/10/60 Meginniss
 # 57222 Astor Elec: 1 range outlet; 1 motor, 0-1 hp - 8/22/61 OK Scarborough 9/22/61
 # 62058 Astor Elec. Serv. Inc.: 1 meter change - 3/5/65
 # 61 Claude Southern Corp.: 10 sign lamps - 6/23/65
 # 96 C. J. Kay Electric Co.: 11 appliance outlets - 6/24/66
 # 6298 - Astor Electric Ser. - 2 Fixtures - 10/21/68.
 BUILDING PERMITS - continued:
 # 74299 Claude Southern Corp.: 4' x 6' pole sign, HOTEL CONTINENTAL - \$350 - 6/23/65
 # 75286 Alert Sandblasting Co: Sandblast pool, \$295. - 11/18/65
 # 76117 - SIDNEY HYMAN: - 25' x 33' Typel Stg. Room on Roof Hgt. 8'6" - \$1500.00 - 4/12/66 OK Brown 6/24/66
 # 79166 Navildo Vichot; High pressure clean and paint exterior - \$630.00 - 10/23/67 OK 3/14/68

Subdivision

Block

Lot

ALTERATIONS & ADDITIONS

Building Permits:

#82711 Capital Roofing Co. Re-roof job 25 squares \$2,000.00 7/23/69
#84725 - BB Rosman - Exterior painting & cleaning \$3,400.00 8/3/70
#84952 - Capital Roofing - 18 sq. built up \$1,260.00 9/2/70

FILE NO. 1632 - JULY 6, 1984 - BOARD OF ADJUSTMENTS - APPEAL FROM ADMINISTRATIVE DECISION-----
APPLICANT IS APPEALING THE ADMINISTRATIVE DETERMINATION THAT THE SUBJECT PROPERTY IS NOT A NON-CONFORMING
(ADULT CONGREGATE LIVING FACILITY - A.C.L.F.).

APPROVED - NON-CONFORMING USE OF AN 80-BED ACLF FACILITY, THEREBY REVERSING THE ADMINISTRATIVE DECISION
SUBJECT TO THE ACTING PLANNING DIRECTOR'S RECOMMENDATIONS WITH THE FOLLOWING CHANGES: 1. CONDITION NO. 3
CHANGE THE TIME FRAME FROM SIX TO NINE MONTHS. 2. CONDITION 5, AMENDED TO RESTRICT THE ACLF FACILITY
TO A MAXIMUM 80 BEDS: THE REST OF THE CONDITION 5 IS UNCHANGED. 3. CONDITION 7 - AMENDED TO READ:
COOKING FACILITIES SHALL BE PROHIBITED IN ANY ACLF UNIT.

SUBJECT TO ALL THE CONDITIONS AS RECOMMENDED BY THE DIRECTOR OF PUBLIC WORKS.

Electrical Permits:

ALTERATIONS & ADDITIONS

Building Permits: #2164-Raisco Corp.- 2 Cooling Towers 90 Ton-\$6000-7-21-72
#04706-Dingle and Cooper-Re-roofing 10 sqs-\$500-12-5-73

#09240-Crown Neon-Continental Hotel-Two double face pdesigns-\$500-6-11-76

#26614 3/6/85 owner paint exterior \$110.

#26724 3/29/85 Candy Painting pressure clean and paint exterior white only \$10,000.

#91925 10/29/86 owner addition to dining area per plans \$5,000.

#M08747 2/6/87 Chanin Air - 1-15 kw central heat, 1-7½ ton air cond central, 1 duct work only

Plumbing Permits:

#51912-Peoples Gas- set meter-12-26-74

#61985 2/27/85 Pro Plumb - fire pump, fire spkr-heads 200

Electrical Permits:

#72165-B & G Electric- 1 insta. system fire alarm; 15 bells, 10 pulls-4-25-75

#53536-Stanley Bottacovallo-70 lavatory-3-12-76

#73193-Crown Neon-Continental Hotel- 6 sign tubes; 2 sign transformers-5-10-76

#73993-County Wide Electric- telephone booth-4-15-77

#81753 2/10/87 G.H.C. Elec - 1-5 ton air cond, 1-15 kw strip heater

4000 Collins Avenue

FOR VALET-ONLY PARKING WITH CAR ELEVATORS

1. Hours of operation for the valet-only parking level are 24 hours a day, 7 days a week.
2. The number of employees in the valet-only parking level will vary from 1 to 3 depending on demand as determined by the valet operator.
3. The car elevators will be maintained in accordance with the manufacturer's requirements.
4. The car elevators will operate in a quiet manner. The proposed elevators will make very little noise when being lowered and raised. The elevator enclosures will greatly control sounds from the elevators and vehicles.
5. In the event of a power outage, generators will assist with the operation of the car elevators, to be able to remove cars from the building.



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

January 27, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 4000 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-034-0001

LEGAL DESCRIPTION: THE CONTINENTAL COLLINS AV CONDO MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE CR OF LOT 13 BOUNDED BY THE TANGENTS TO AN ARE OF A CURVE HAVING A C/A OF 90 DEG & A RAD OF 20FT GRANTED TO THE CITY OF M B

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

Sincerely,

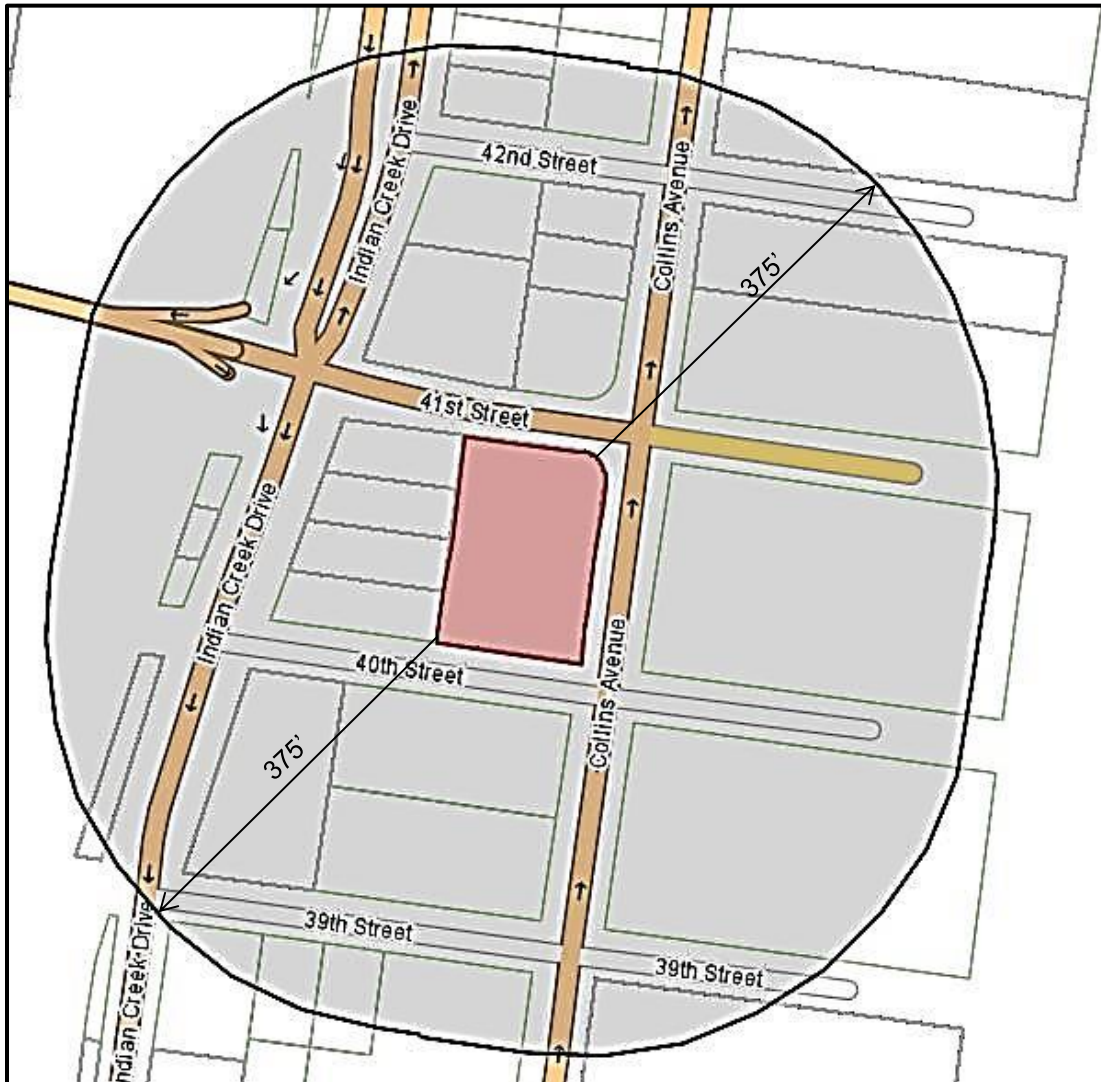
Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **403, including 8 international**

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

375' RADIUS MAP



SUBJECT: 4000 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-034-0001

LEGAL DESCRIPTION: THE CONTINENTAL COLLINS AV CONDO MIAMI BEACH IMPROVEMENT CO SUB PB 5-7 & 8 LOTS 10 THRU 15 BLK 34 LESS NE CR OF LOT 13 BOUNDED BY THE TANGENTS TO AN ARC OF A CURVE HAVING A C/A OF 90 DEG & A RAD OF 20FT GRANTED TO THE CITY OF M B

Name	Address	City	State	Zip	Country
ARA SELYAN	1783 AVENUE ROAD	TORONTO ON M5M 3Y8			CANADA
CAMPFIELD HOLDING INC	90 PRUE AVE	TORONTO ONTARIO M6B 1R5			CANADA
HANS CHRISTOPH BANGEN	FLOTTBEKER STIEG 21	HAMBURG 22607			GERMANY
HORACIO GAISER TRS HORACIO GAISER AND PATRICA GNAVI REVOCABLE TRUST	BAHIA BLANCA 787 3 PISO APT A WILDE	BUENOS AIRES 1875			ARGENTINA
JACK HIRSHMAN	2 HARLOCK BLVD	TORONTO ONT M3H 3L5			CANADA
JOHANNES ALEXANDER BUERGER TRS JOHANNES ALEXANDER BUERGER REV TR	SCHENKENDORFSTRASSE 31	D-60431 FRANKFURT			GERMANY
LLSUN LLC	10 12 SPRINGATES EAST GOV RD	CHARLESTOWN			SAINT KITTS AND NEVIS
MARTIN LANGE FANNY SEDELMAYR	RVA ITAPAIUNA 1800 FEDIFICLO CYPRIS 161	SAOPAULO SP 05707-001			BRAZIL
1202 LA TOUR LLC	4201 COLLINS AVE 1202	MIAMI BEACH	FL	33140	USA
122 ENTERPRISES	736 ALLERTON AVENUE	BRONX	NY	10467	USA
1503 MOSAIC LLC	3801 COLLINS AVE #1503	MIAMI BEACH	FL	33140	USA
1703 LLC	3030 NORTH ROCKY POINT DR # 150A	TAMPA	FL	33607	USA
1803 MOSAIC LLC	170 EAST END AVE #19B	NEW YORK	NY	10128	USA
3801 COLLINS AVENUE UNIT 1104 LLC	3801 COLLINS AVE 1104	MIAMI BEACH	FL	33140	USA
3801 COLLINS LLC C/O NEIL WEEKS MANAGER	PO BOX 778	NEW YORK	NY	10185	USA
3901 INDIAN CREEK HOLDING LLC	23 HEYWARD ST 2B	BROOKLYN	NY	11246	USA
4201 COLLINS CORP	4201 COLLINS AVE UNIT 2101	MIAMI BEACH	FL	33140-328	USA
8 RONALD DRIVE REALTY LLC	8 RONALD DR	MONSEY	NY	10952	USA
AARON HOLLANDER SHARON HOLLANDER	4525 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
ABRAHAM DEUTSCH &W BERTA	3901 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-378	USA
ABRAHAM ROSENBERG	66 HEWES ST	BROOKLYN	NY	11249	USA
ADELA SANCHEZ	252 12 ST	HOBOKEN	NJ	07030	USA
ADOLFO BUENROSTRO YVONNE TUMA	4201 INDIAN CREEK DR #8	MIAMI BEACH	FL	33140-327	USA
ALAMO HOTEL LLC	210-71 ST #309	MIAMI BEACH	FL	33141	USA
ALDEN GROUP OF FLORIDA INC	100 LINCOLN 1516	MIAMI BEACH	FL	33139	USA
ALEX ANDRUSS JTRS GISELDA MARGARITA ANDRUSS JTRS JONATHAN ANDRUSS JTRS	122 PARK RD NORTH	ROYAL PALM BEACH	FL	33411	USA
ALEX AUSPITZ TRS AUSPITZ FAMILY IRREV TR	898 GREEN PL	WOODMERE	NY	11598	USA
ALEX BERENSTEIN MARIE JOSE BERENSTEIN	3801 COLLINS AVE 905	MIAMI BEACH	FL	33140	USA
ALEX NEUSTADT	116 SEVEN SPRING RD	MONROE	NY	10950	USA
ALLEGIANCE ASSETS LTD	6910 NW 50 ST #4611	MIAMI	FL	33166-563	USA
ALY N LIZZA JR	50 ENGEL ST	HICKSVILLE	NY	11801	USA
AMERICAN TRADE AND EXPORT INC	10850 NW 30 ST	DORAL	FL	33172	USA
ANA M CHAVEZ & ALICIA P CHAVEZ IBARRA ETALS	4101 INDIAN CREEK DR #506	MIAMI BEACH	FL	33140-325	USA
ANATOLI NEKHIM TRS THE ANATOLI NEKHIM LIVING TRUST IRINA NEKHIM TRS	3801 COLLINS AVE 605	MIAMI BEACH	FL	33140	USA
ANDREW LOYOLA &W ANGELA	8646 NW 1 TERR	MIAMI	FL	33126-832	USA
ANDREW SCHALLY	3801 COLLINS AVE #1506	MIAMI BEACH	FL	33140-370	USA
ANGEL CRESPO &W CRICEIDA	5115 BERGENLINE AVE	WEST NEW YORK	NJ	07093	USA
ANTHONY FAZIO &W ANNA FAZIO	3801 COLLINS AVE #802	MIAMI BEACH	FL	33139	USA
ANTOINETTE NOBILE	6365 COLLINS AVE #2311	MIAMI BEACH	FL	33141-961	USA
ARLINE J MINTZ	9455 COLLINS AVE #908	SURFSIDE	FL	33154-267	USA
ARON CYMERMAN &W SHIRLEY	28 10 210 PL	BAYSIDE	NY	11360-000	USA
ARTHUR GLUCK &W ELSA	5416-14 AVE	BROOKLYN	NY	11219	USA
ARTURO CALDERIN &W CARMELINA & FREDDY SEMINO &W ANA A	7231 SW 5 ST	MIAMI	FL	33144-271	USA
AURELIO J & XIOMARA I CARMENATES	9400 SW 91 ST	MIAMI	FL	33176-192	USA
B&C INVESTCO LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
BARRY DRUCKER &W LAURIE	2000 ROYAL COURT # 2311	NORTH HILLS	NY	11040	USA
BARRY SINE	4201 COLLINS AVE #402	MIAMI BEACH	FL	33140-323	USA
BARRY T KATZEN JUDITH S KATZEN	1125 SAN PEDRO AVE	CORAL GABLES	FL	33156	USA
BEJUAN CORP	1200 BRICKELL AVE #1800	MIAMI	FL	33131	USA

BERNARD A ADLER &W LONA	10 COOLIDGE AVE	WHITE PLAINS	NY	10606	USA
BERNARD JACOBOWITZ	634 WYTHE AVE	BROOKLYN	NY	11211	USA
BERNARD POULIN	4779 COLLINS AVE #3302	MIAMI BEACH	FL	33140-325	USA
BERTA KLEIN	5 IDA ROAD	MONSEY	NY	10952	USA
BESSIE HIRTH & ARNOLD SUDBERG &W SANDRA TR	3404 FAIRWAY RD	OCEANSIDE	NY	11572	USA
BEULAH RUDNER LE & LIZ STEINMAN LESSEE: BAY POINT OFFICE TOWER	180 ISLAND DR	KEY BISCAYNE	FL	33149-241	USA
BEVERLY ROSENGARD	4201 COLLINS AVE #1101	MIAMI BEACH	FL	33140-327	USA
BINYOMIN WEINSTEIN MIRIAM WEINSTEIN	126 AUTUMN RD	LAKEWOOD	NJ	08703	USA
BLUE HARBOUR LIMITED	4201 COLLINS AVE UNIT 401	MIAMI BEACH	FL	33140-323	USA
BORBER LLC	1390 BRICKELL AVE #104	MIAMI	FL	33131	USA
BRAULIO LEOPOLDO ORTIZ SILVIA MARTINEZ ORTIZ	3511 VISTA CT	MIAMI	FL	33133	USA
BRIAN CHARTERS ELISA CHARTERS	30 FOREST HILLS WAY	CEDAR GROVE	NJ	07009	USA
BRIDGE APPROACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
BRUCE INVESTMENTS INC	7800 RED ROAD #127	MIAMI	FL	33143	USA
CANDYCE L PRESTON	4201 COLLINS AVE #2202	MIAMI BEACH	FL	33140	USA
CARLOS ALBERTO DIAZ	517 ALCAZAR AVE	CORAL GABLES	FL	33134	USA
CARLOS VALERA &W MARISA	1350 ALHAMBRA CIR	CORAL GABLES	FL	33134-352	USA
CARMEN TANUZ & MIGUEL A TANUZ & MARIA TANUZ	4201 COLLINS AVE #601	MIAMI BEACH	FL	33140-323	USA
CASIMIRA VAZQUEZ JTRS AMALIA VAZQUEZ BZYDRA JTRS	4141 COLLINS AVE UNIT 103	MIAMI BEACH	FL	33140	USA
CAULFIELD AND CARRAWAY LLC	4730 S FORT APACHE RD STE 300	LAS VEGAS	NV	89147	USA
CHAIM & YECHIEL ROTBLAT TRS	1347 - 48 ST #C6	BROOKLYN	NY	11219	USA
CHALLENGE INVESTMENTS 1 LLC	3137 NE 163 ST	MIAMI	FL	33160	USA
CHARLES TRAUBE &W SHOSHANA TRAUBE	11 ROLLING HILL LN	LAWRENCE	NY	11559	USA
CHASE CAPITAL CORP	1602 ALTON RD #36	MIAMI BEACH	FL	33139	USA
CHRISTOPHE LISE	100 N BISCAYNE BLVD # 500	MIAMI	FL	33132	USA
CLAUDIA HERMAN	1125 WEST AVE 5	MIAMI BEACH	FL	33139	USA
COINCO INVESTMENT COMPANY INC	844 SW 1ST ST	MIAMI	FL	33130	USA
COLLINS AVENUE 104 LLC	3 DOLSON RD	MONSEY	NY	10952	USA
COLOJAVI LLC	11 11 ELAINE TERRACE	FAIR LAWN	NJ	07410	USA
DAMON E GIGLIO	3801 COLLINS AVE #2006	MIAMI BEACH	FL	33140-370	USA
DANIEL E VERON ADRIANA G SCHVARTZ	4201 COLLINS AVE #2001	MIAMI BEACH	FL	33140	USA
DANIEL VITULLI	4 ETON DR	NORTH CALDWELL	NJ	07006	USA
DANIEL WEISS	4101 INDIAN CREEK DR #503	MIAMI BEACH	FL	33140	USA
DARRELL E GARBE	PO BOX 1217	NEW YORK	NY	10159-121	USA
DAVID BEALL LAUREN BEALL	4201 COLLINS AVE UNIT 1903	MIAMI BEACH	FL	33140	USA
DAVID FLEISCHMAN &W SARA	3901 INDIAN CREEK DR UNIT 206	MIAMI BEACH	FL	33140-378	USA
DAVID HOFFMAN LE REM SILAH ROSENBERG JTRS REM JOEL J ROSENBERG JTRS	4141 COLLINS AVE #105	MIAMI BEACH	FL	33140-323	USA
DAVID NEUSTADT TRS DAVID NEUSTADT TRUST MALKA NEUSTADT TRS	39 FRANCIS PLACE	MONSEY	NY	10952	USA
DENNY SHESTACK	4201 COLLINS AVE #803	MIAMI BEACH	FL	33140-323	USA
DEUTSCH RLTY ELENA TRU DEUTSCH TRS	854 49 ST	BROOKLYN	NY	11220	USA
DEV DABAS &W SUMEDHA & VIVEK DABAS JTRS	3801 COLLINS AVE #1404	MIAMI BEACH	FL	33140	USA
DEV DATT DABAS SUMEDHA DABAS	3801 COLLINS AVE PH3	MIAMI BEACH	FL	33140	USA
DIANE F & CHANTELL M MONTOUR TRS	3801 COLLINS AVE #1106	MIAMI BEACH	FL	33140-370	USA
DOGLA INC	4409 ALTON RD.	MIAMI BEACH	FL	33140	USA
DOLOMITI PROPERTIES LLC	108 6 DILIDO TER	MIAMI BEACH	FL	33139	USA
DONALD D REED &W SARA	1170 S BISCAYNE PT RD	MIAMI BEACH	FL	33141	USA
DWAYNE SAMUELS & LUIS F SORIA	4101 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-320	USA
EARL INTERNATIONAL INC	4201 COLLINS AVE #2501	MIAMI BEACH	FL	33140	USA
EJB INVESTMENT GROUP INC	2 S UNIVERSITY DR	PLANTATION	FL	33324	USA
ELIAS SULTAN	3901 INDIAN CREEK DR 503	MIAMI BEACH	FL	33140	USA

ELIEZER GOTTLIEB &W LINDA	44 ARROWHEAD LN	LAWRENCE	NY	11559	USA
ELLISHA HOLDING SAS LLC	3801 COLLINS AVE	MIAMI BEACH	FL	33140-370	USA
ELSA M URQUIZA TRS ELSA M URQUIZA REVOCABLE TRUST	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
EMERIO ALONSO AGUDELO	4021 INDIAN CREEK DR #2-E	MIAMI BEACH	FL	33140-375	USA
ENRIQUE DIAZ &W MIRIAM	421 LAGUNA AVE	KEY LARGO	FL	33037	USA
ERIC BROOKS	35795 WOODRIDGE COURT	FARMINTON HILLS	MI	48335	USA
ERIC C BROOKS	4101 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140-320	USA
ERIC DERMOND	757 N WATER ST #200	MILWAUKEE	WI	53202	USA
ERICH HILDENBRANDT &W BIRGIT C/O CHRISTOPHER LANGEN ESQ	PO BOX 398570	MIAMI BEACH	FL	33239	USA
ERNEST FRENKEL &W REGINA	12 CRESTVIEW TER	MONSEY	NY	10952	USA
EROTIDA CARIDAD PEREZ	4201 COLLINS AVE #903	MIAMI BEACH	FL	33140	USA
EST OF SARA WEISS	3901 INDIAN CREEK DR #304	MIAMI BEACH	FL	33140	USA
ESTER PRIZANT	4021 INDIAN CREEK DR UNIT 2-A	MIAMI BEACH	FL	33140-375	USA
ESTHER BLAU	3901 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140	USA
ESTHER M MARTINEZ	4025 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140-375	USA
EUGENE J MODELL &W MARSHA	402 OLD CROSSING DR	PIKESVILLE	MD	21208	USA
EUGENE KERN & JUDITH PERLSTEIN	4141 COLLINS AVE #301	MIAMI BEACH	FL	33140-324	USA
EUGENE SANDER TRS ANITA REISMAN TRS ILONA SANDER	580 5 AVE #537	NEW YORK	NY	10036	USA
EUGENE WEISS RACHEL SARA WEISS	675 BEDFORD AVE	BROOKLYN	NY	11211	USA
EVA GOTTLIEB SARAH GOTTLIEB	260 CENTRAL AVE #330	LAWRENCE	NY	11559	USA
EVELYN L KRISTIN	6549 HAMILTON MIDDLETOWN RD	MIDDLETOWN	OH	45044	USA
FABIO ALVAREZ	4025 INDIAN CREEK DR #105	MIAMI BEACH	FL	33140-370	USA
FABIOLA N LEVA & MARILYN BLANCO REYES	4201 COLLINS AVE APT 902	MIAMI BEACH	FL	33140-321	USA
FERN RESNICK TRS	2925 PADDOCK RD	WESTON	FL	33331	USA
FERNANDO ORTIZ &W LUCY	PO BOX 558354	MIAMI	FL	33255-835	USA
FERNANDO PACHECO	PO BOX 441229	MIAMI	FL	33144	USA
FFMB HOUSING PARTNERS LP	299 BROADWAY 1820	NEW YORK	NY	10007	USA
FH: LUCERNE INVESTMENTS LLC LESSEE: SOKOLOV LTD	4333 COLLINS AVE	MIAMI BEACH	FL	33140-321	USA
FRANCIS N HAWLEY	1110 BRICKELL AVE STE 506	MIAMI	FL	33131	USA
FRANCISCO E MAS &W LOURDES O	4141 COLLINS AVE #507	MIAMI BEACH	FL	33140-324	USA
GABRIELLA GROSSBERGER	1209 EAST 19 ST	BROOKLYN	NY	11230	USA
GIORGIO R SAUMAT	4101 INDIAN CREEK DR 401	MIAMI BEACH	FL	33140	USA
GIRI NARASIMHAN &W KALAIMATHEE NARASIMHAN	4201 COLLINS AVE #1801	MIAMI BEACH	FL	33140-323	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GLADYS LOPEZ	4201 COLLINS AVE #2102	MIAMI BEACH	FL	33140-328	USA
GLENTOWER LLC	3801 COLLINS AVE 705	MIAMI BEACH	FL	33140	USA
GUILLERMO A FERNANDEZ OFELIA R FERNANADEZ	5441 BAYAN DR	CORAL GABLES	FL	33156	USA
HADO KARBE	4141 COLLINS AVE #110	MIAMI BEACH	FL	33140	USA
HARRY CHITRIK	4101 INDIAN CREEK DR 504	MIAMI BEACH	FL	33140	USA
HATHIRAMANI HOLDINGS LLC	10407 VAN PATTON LN	GREAT FALLS	VA	22066	USA
HEIDI SCHOLZ	3801 COLLINS AVE #1003	MIAMI BEACH	FL	33140	USA
HELENE WALLENSTEIN TRS HELENE WALLENSTEIN LIVING TRUST	3006 DAVID PL	OCEANSIDE	NY	11572	USA
HERBERT D CROSS	78 BALEE DR	ETHRIDGE	TN	38456	USA
HERMAN BENEDEK & GERTRUD BENEDEK	1564 51 ST	BROOKLYN	NY	11219-375	USA
HERSHEL SILBERMAN &W ESTHER	4101 INDIAN CREEK DR #201	MIAMI BEACH	FL	33140	USA
HESHMAT MAJLESSI &W VIDA YASMIN	20 STRATFORD RD	HARRISON	NY	10528	USA
HHLP MIAMI BEACH ASSOCIATES LLC	44 HERSHA DR	HARRISBURG	PA	17102	USA
HOTEL LA PETITE MUSE LLC	5025 COLLINS AVE UNIT 2306	MIAMI BEACH	FL	33140	USA
HT MIAMI BEACH LLC C/O HYATT CORPARTION	71 SOUTH WACKER DRIVE	CHICAGO	IL	60606	USA
IAN GINSBERG STEPHANIE GINSBERG	23 KETTLEPOND RD	JERICHO	NY	11753	USA

IBIS GARCIA	6300 SW 39 ST	MIAMI	FL	33155	USA
ICE BLUE INVESTMENTS LLC	900 N VENETIAN DR	MIAMI BEACH	FL	33139	USA
IDALIA I DE GASTELUM IDALIA GASTELUM JTRS	4201 COLLINS AVE #2301	MIAMI BEACH	FL	33140	USA
IDY WEISS TRS	4101 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-320	USA
IMREI YITZCHAK	1501 43 ST	BROOKLYN	NY	11219	USA
INGO PRIEBKE	3801 COLLINS AVE #603	MIAMI BEACH	FL	33140	USA
INGO PRIEBKE LIESELOTTE PRIEBKE	11 SOMERSET LN	WARWICK	NY	10990	USA
IPORANGA FINANCE LIMITED	4201 COLLINS AVE # 2003	MIAMI BEACH	FL	33140	USA
IRENE KLEIN DEVORAH KLEIN	3901 INDIAN CREEK DR UNIT 207	MIAMI BEACH	FL	33140-378	USA
IRMA A STRADA	4201 COLLINS AVE #1201	MIAMI BEACH	FL	33140-327	USA
IRMA CALDERON	4300 N MICHIGAN AVE	MIAMI BEACH	FL	33140-291	USA
ISAAC A & CLARA M ORTEGA (TRS)	4201 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33140-323	USA
ISAAC RAUL ORTEGA	4201 COLLINS AVE UNIT 901	MIAMI BEACH	FL	33140-321	USA
ISAAC WALDMAN &W ESTHER	1329 48 ST	BROOKLYN	NY	11219	USA
ISIDORO JACOBOWICS &W SONIA	3737 INDIAN CREEK DR #601	MIAMI BEACH	FL	33140-404	USA
ISOMG VENTURES LLC	4205 ALHAMBRA CIR	CORAL GABLES	FL	33146	USA
ISRAEL ORDONEZ &W HERIBERTA	4201 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33140-323	USA
IVAN ABRANTES	4015 INDIAN CREEK DR #107	MIAMI BEACH	FL	33140-374	USA
IVAN D CASTANO	4201 INDIAN CREEK DR #2	MIAMI BEACH	FL	33140-321	USA
JACK J MEEHAN	3801 COLLINS AVE UNIT 2005	MIAMI BEACH	FL	33140	USA
JACOBSON EQUITIES CORP JTRS SERENA FRANKFURTER JTRS	5014 16 AVE STE 178	BROOKLYN	NY	11204	USA
JAIER WOLFF	4201 COLLINS AVE # 2401	MIAMI BEACH	FL	33140	USA
JAMES ADAMS WHITLOW	4201 COLLINS AVE #602	MIAMI BEACH	FL	33140-323	USA
JAMIE SAMANTHA CHAVEZ	4101 INDIAN CREEK DR 202	MIAMI BEACH	FL	33140	USA
JAOQUIN LIVINALI	552 W PALM AIRE DR	POMPANO BEACH	FL	33069	USA
JAVIER CASTANEDA &W ELENA COURIEL	9520 SW 117 CT	MIAMI	FL	33186-214	USA
JEANETTE S FURMAN TRS JTRS DANIEL E FURMAN JTRS	4201 COLLINS AVE UNIT 801	MIAMI BEACH	FL	33140	USA
JEFFREY LUSKY	607 JERONIMO DR	CORAL GABLES	FL	33146	USA
JENNY & ANNY TCACHMAN & SABINA & ISAAC TCACHMAN	4141 COLLINS AVE #401	MIAMI BEACH	FL	33140-324	USA
JESUS NADER	805N 10TH SE #677	MCALLEN	TX	78501	USA
JESUS VIERA &W JO JEAN GRAHAM VIERA	4201 INDIAN CREEK DR #10	MIAMI BEACH	FL	33140-327	USA
JOEL GARCIA & GUILLERMO EVIA	326 RIO TERRA	VENICE	FL	34285	USA
JOHANNA SINGER	1336 E 23 ST	BROOKLYN	NY	11210	USA
JOHN F VASQUEZ &W ANNA M (USMC)	4141 COLLINS AVE #109	MIAMI BEACH	FL	33140-323	USA
JOHN T FERGUSON LLC	4023 N 26 ST	ARLINGTON	VA	22207	USA
JONATHAN ADVISORS LTD	5 SPRING HILL RD	MANTUA	NJ	08051	USA
JORGE L PEREZ	4201 COLLINS AVE UNIT 1203	MIAMI BEACH	FL	33140-321	USA
JORGE OSCAR ALMIROTY	3801 COLLINS AVE UNIT 1402	MIAMI BEACH	FL	33140	USA
JOSE H RODRIGUEZ TRS JOSE H AND MARIA M RODRIGUEZ REV TRUST	4201 COLLINS AVE 1502	MIAMI BEACH	FL	33140	USA
JOSE J VARGAS BRANKA VARGAS	4201 COLLINS AVE APT 2503	MIAMI BEACH	FL	33140	USA
JOSE LUIS VAZQUEZ ANA M VAZQUEZ	3901 INDIAN CREEK DR #505	MIAMI BEACH	FL	33140	USA
JOSE RAMON VIGON TRS VIGON WATERVIEW 41 REV FAM TR MARIA CONCEPCION VIGON TRS	2945 SW 109 CT	MIAMI	FL	33165	USA
JOSEPH AND RENEE ARON TRS	4101 INDIAN CREEK DR #502	MIAMI BEACH	FL	33140-325	USA
JOSEPH MARKOWITZ ESTHER MARKOWITZ	27 SUNRISE DR	MONSEY	NY	10952	USA
JUAN & NINA D LAFARGA & SASHA N & KELLY C LAFARGA	4141 COLLINS AVE #409	MIAMI BEACH	FL	33140-324	USA
JUAN CARLOS DIAZ	4201 COLLINS AVE #2402	MIAMI BEACH	FL	33140	USA
JUAN GARCIA	4015 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140-374	USA
JUAN LAFARGA &W LILY & DAVID PINO	4101 INDIAN CREEK DR #406	MIAMI BEACH	FL	33140-325	USA
JUANA MOLINARI	231 E ENID DR	KEY BISCAINE	FL	33149-220	USA
JUDITH SCHWARTZ	1501 43 ST	BROOKLYN	NY	11219	USA

JUDY FRIEDMAN LE REM EVA BEILUS & ETAL(JTRS)	3901 INDIAN CREEK DR #204	MIAMI BEACH	FL	33140-378	USA
JUDY STRAUSS	1369 - 53 ST	BROOKLYN	NY	11219	USA
JULIA H KUDENHOLDT	298 BROOKSIDE RD	DARIEN	CT	06820	USA
JULIAN ARRONTE &W NAYDA	5125 SW 133 CT DR	MIAMI	FL	33175	USA
JULIO A GOMEZ & MARIA A GOMEZ TRS	1329 ALHAMBRA CIR	CORAL GABLES	FL	33134	USA
JULIO IRBAUCH &W CHANA DANIEL MARCOS & ETAL	4101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-325	USA
JULIO IRBAUCH &W CHANA L E REM DANIEL M & DAVID A IRBAUCH	4101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-325	USA
JULIO RODRIGUEZ-CAYRO &W JULIA E RODRIGUEZ-CAYRO	4141 COLLINS AVE #211	MIAMI BEACH	FL	33140-323	USA
JUNE INVEST & CONSULTANT GRP CORP	2101 BRICKELL AVE #502	MIAMI	FL	33129	USA
JUNER TRUCK INC	10505 WEST OKECHOBEE RD STE 201	HIALEAH GARDENS	FL	33018	USA
KARL GUNIA &W GRACIELA	4201 COLLINS AVE #1501	MIAMI BEACH	FL	33140-327	USA
KATHLEEN F ZERBONE	18578 SW 46 ST	MIRAMAR	FL	33029	USA
KINDER ENTERPRISES CORP	247 SW 8 ST PMB 88	MIAMI	FL	33130	USA
L EISGRAV & BARUCH ILLES(TRS) & FEIGE PERLSTEIN (TR)	138 PARKVILLE AVE	BROOKLYN	NY	11230	USA
L RANALLO & K KRAMER ET AL	4015 INDIAN CREEK DR #303	MIAMI BEACH	FL	33140-374	USA
LA TOUR BLANCHE LLC	4201 COLLINS AVE #1701	MIAMI BEACH	FL	33140	USA
LA TOUR INVESTMENTS LLC	525 E SAMPLE RD	POMPANO BEACH	FL	33064	USA
LAISIA LTD	4201 COLLINS AVE UNIT 1603	MIAMI BEACH	FL	33140-323	USA
LAZARO MARIO PEREZ ELVIS S PEREZ	4021 INDIAN CREEK DR # 1E	MIAMI BEACH	FL	33140	USA
LEO J LIEBER &W SARAH	1558 - 49 ST	BROOKLYN	NY	11219	USA
LEON LANDA MARK LANDA	10 WEST 47 ST	NEW YORK	NY	10036	USA
LEON LANDAU &W EVA	1701-50 ST	BROOKLYN	NY	11204	USA
LILIANE LIEBERMAN	3901 INDIAN CREEK DRIVE #404	MIAMI BEACH	FL	33140	USA
LILY LAFARGA &H JUAN JANET LAFARGA	915 COUNTRY CLUB PRADO	CORAL GABLES	FL	33134	USA
LINDA BUGAS DMITRY BUGAS	3801 COLLINS AVE #1705	MIAMI BEACH	FL	33140	USA
LIPOT JEREMIAS & GOLDIE JEREMIAS TRS	4141 COLLINS AVE #402	MIAMI BEACH	FL	33140	USA
LL SOLEIL LLC	3801 COLLINS AVE #702	MIAMI BEACH	FL	33140	USA
LLROYAL LLC	3801 COLLINS AVE # 1003	MIAMI BEACH	FL	33140	USA
LORENA PAULINA ALTAMIRANO PABLO COLL	345 W 42 ST #4	MIAMI BEACH	FL	33140	USA
LUIS ALBERTO ARMONA TRS LUIS AND MARGARET ARMONA LIV TR MARGARET ARMONA TRS	3801 COLLINS AVE 1905	MIAMI BEACH	FL	33109	USA
LUIS C & MIRTHA F ALFARO	597 JONES RD	ENGLEWOOD	NJ	07631	USA
LUIS FELIPE MILANES FERNANDEZ	4201 COLLINS AVE #2502	MIAMI BEACH	FL	33140-328	USA
LUIS IGLESIAS &W ANA	133 44 ST	UNION CITY	NJ	07087	USA
LYDIA PERZOFF	80 SOUTH SHORE DR #311	MIAMI BEACH	FL	33141-670	USA
MACLO LLC	1000 BRICKELL AVE #300	MIAMI	FL	33131	USA
MAEVA LLC	4015 INDIAN CREEK DR #307	MIAMI	FL	33170	USA
MAGDA SILBERMAN TRS KATE BRODT TRS	1543 - 56 ST	BROOKLYN	NY	11219	USA
MAIRELY RODRIGUEZ TRS	8925 COLLINS AVE #7F	SURFSIDE	FL	33154	USA
MALCOM REGO &W RAQUEL	620 W 44 ST	MIAMI BEACH	FL	33140	USA
MALKA BIER & MENDY KOPLOWITZ	31 ALBERT DRIVE	MONSEY	NY	10952	USA
MALKA E ROSENBERG	2315 AVENUE O	BROOKLYN	NY	11210	USA
MANUEL RODRIGUEZ TRS	7077 SW 47 ST	MIAMI	FL	33155-465	USA
MANUEL S SANTOS	3801 COLLINS AVE #1406	MIAMI BEACH	FL	33140-370	USA
MARCELLE DAUSSY JONES	4025 INDIAN CREEK DR #301	MIAMI BEACH	FL	33140	USA
MARCOS A CAMPUZANO	4025 INDIAN CREEK DR #206	MIAMI BEACH	FL	33140-375	USA
MARGARET KLEIN TRS MARGARET KLEIN LIVING TRUST	1437 56 ST	BROOKLYN	NY	11219	USA
MARIA C GARCIA	4141 COLLINS AVE UNIT 504	MIAMI BEACH	FL	33140-324	USA
MARIA DE LOS ANGELES JOHNSON	4101 INDIAN CREEK DR #507	MIAMI BEACH	FL	33140-325	USA
MARIA G ROMERO	4201 INDIAN CREEK DR #4	MIAMI BEACH	FL	33140-321	USA
MARIA TERESA OLIVA MARIA TERESA OLIVA DEC OF TRUST	301 GRAND CONCOURSE	MIAMI SHORES	FL	33138	USA

MARIANA M PENNA	3801 COLLINS AVE #1702	MIAMI BEACH	FL	33140	USA
MARIE GUERRA	4201 INDIAN CREEK DR UNIT 9	MIAMI BEACH	FL	33140-327	USA
MARIE TOWERS	1316 NORMANDY DR	MIAMI BEACH	FL	33141-361	USA
MARION GENUTH (LE) REM GROSS & A GENUTH & LAMPERT	3901 INDIAN CREEK DR UNIT 309	MIAMI BEACH	FL	33140-378	USA
MARK & STEVEN MERMELSTEIN TRS & SHIRLEY HIRSCH & EZRIEL TAUBER TR	1366 46 ST	BROOKLYN	NY	11219	USA
MARK BARD	3801 COLLINS AVE #1505	MIAMI BEACH	FL	33140	USA
MARK HASTEN &W ANNA RUTH HASTEN	3801 COLLINS AVE #501	MIAMI BEACH	FL	33140-370	USA
MARK ROSEN INES ROSEN	3801 COLLINS AVE #1603	MIAMI BEACH	FL	33140	USA
MAURICIO G NOVOA	4130 COLLINS AVE STE 606	MIAMI BEACH	FL	33140	USA
MAURICIO NOVOA	4130 COLLINS AVE #201	MIAMI BEACH	FL	33140	USA
MAURO E BRACA HYPZAHY SOFIA BRACA	4201 COLLINS AVE 703	MIAMI BEACH	FL	33140	USA
MAX KAHAN &W SUSSANNA	5 RIBIER CT	MONSEY	NY	10952	USA
MAYER FRIEDMAN TRS RENEE FRIEDMAN	33 ROSS STREET	BROOKLYN	NY	11211	USA
MAYRATTA PENA	4015 INDIAN CREEK DR UNIT 204	MIAMI BEACH	FL	33140-374	USA
MENAHM BENGUGUI BELILTY	4045 SHERIDAN AVE PMB #389	MIAMI BEACH	FL	33140-366	USA
MICHAEL MCEACHERN TRS MICHAEL & CYNTHIA M REV TRUST CYNTHIA MCEACHERN TRS	3801 COLLINS AVE TH-2	MIAMI BEACH	FL	33140	USA
MICHAEL MUNOZ &W LISSET M PEREZ	6440 SW 62 TER	MIAMI	FL	33143	USA
MICHAEL RANALLO	4015 INDIAN CREEK DR #101	MIAMI BEACH	FL	33140-373	USA
MICHAEL WEISS TRS	3920 CYPRESS AVE	BROOKLYN	NY	11224	USA
MIKE GENUTH MIRI GENUTH	3901 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140	USA
MIKLOS GOTTLIEB &W ANNE	5316 15 AVE	BROOKLYN	NY	11219	USA
MINA KANNER TRS LOUIS KANNER TRS	115 HARDS LANE	LAWRENCE	NY	11559	USA
MIRIAM MULET	4021 INDIAN CREEK DR #3-D	MIAMI BEACH	FL	33140-375	USA
MIRIAM SOFFER & MARK WEISS HAROLD WEISS & LEAH WEISS	3901 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-378	USA
MOSAIC REALTY LLC	5002 N BAY RD	MIAMI BEACH	FL	33140-200	USA
MOSAIC USA LLC	1550 MADRUGA AVE # 120	CORAL GABLES	FL	33146	USA
MOSAICO 1004 LLC	3801 COLLINS AVE #1004	MIAMI BEACH	FL	33140-370	USA
MOSES FISCHMAN &W BESSIE	4141 COLLINS AVE UNIT 403	MIAMI BEACH	FL	33140-324	USA
MOSHE & RACHEL HOLDER TRS MOSHE & RACHEL HOLDER (BEN)	4101 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-320	USA
MYDA II ASSOCIATES LLC	225 25 STREET	BROOKLYN	NY	11232	USA
MYRA RAVINET	11414 SW 106 AVE	MIAMI	FL	33176-407	USA
NAPHTALI DAVID RISHE TAJANA LUCIE RISHE	4201 COLLINS AVE APT 2603	MIAMI BEACH	FL	33140	USA
NATHAN MITTLEMAN &W SARAH	1518 53 ST	BROOKLYN	NY	11219	USA
NATIONSTAR MORTGAGE LLC	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019	USA
NEIL WEEKS &W FORTUNA	PO BOX 778	NEW YORK	NY	10185	USA
NEIL WEEKS FORTUNA WEEKS	3801 COLLINS AVE #1606	MIAMI BEACH	FL	33140	USA
NEIMON GROUP LLC	1 LAKE POTOMAC CT	POTOMAC	MD	20854	USA
NESE TUNCAY	335 E 51 ST #7A	NEW YORK	NY	10022	USA
NETIV OFAKIM LLC	4201 COLLINS AVE #2602	MIAMI BEACH	FL	33140	USA
NEVALDO ROCHA &W ELIETE G	4021 INDIAN CREEK DR UNIT 3A	MIAMI BEACH	FL	33140-375	USA
NEW GREEN POINT CORP	3801 COLLINS AVE #1105	MIAMI BEACH	FL	33140	USA
NEW SOFT LLC C/O BERNARDO SARUSKI	3663 SW 8 ST STE 210	MIAMI	FL	33135	USA
NICOLAS CHAVEZ &W ANA	6034 HUDSON AVE	WEST NEW YORK	NJ	07093	USA
NICOLAS CHAVEZ &W ANA M	4015 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-374	USA
NIEVES PORTILLA	4021 INDIAN CREEK DR UNIT 2D	MIAMI BEACH	FL	33140-375	USA
NORMAN H WINTER TRS ISAAC MEISELS TR	3901 INDIAN CREEK DR 303	MIAMI BEACH	FL	33140	USA
OFELIA & MARITZA BALBIN	4201 INDIAN CREEK DR #7	MIAMI BEACH	FL	33140-327	USA
OLGA LEONOROVITZ	266 MOUNTAINVIEW DR	MONROE	NY	10950	USA
OP 206 & 306 LLC	666 NW 71 ST	MIAMI BEACH	FL	33141	USA
OP 206 & 306 LLC	666 71 ST	MIAMI BEACH	FL	33141-302	USA

ORLANDO OTERO &W ALCIDA GONZALEZ	17240 SW 188 ST	MIAMI	FL	33187-510	USA
ORLANDO QUIALA	3901 INDIAN CREEK DR UNIT 501	MIAMI BEACH	FL	33140-378	USA
OSCAR ALBERTO D ELIA	4130 COLLINS AVE #303	MIAMI BEACH	FL	33140	USA
OSWALDO HARO	4400 SW 160 AVE #1019	MIRAMAR	FL	33027	USA
PAACE FAM ENDEAVORS LLC	41 32 CHRISTINE CT	FAIR LAWN	NJ	07410	USA
PATRICK SARKISSIAN	260 PARK AVE SOUTH # 7-G	NEW YORK	NY	10010	USA
PAUL BROWN	1980 UPSHUR ST NW	WASHINGTON	DC	20011	USA
PAUL IPORRE	4025 INDIAN CREEK DR #205	MIAMI BEACH	FL	33140-375	USA
PENINSULA INVEST LLC	328 NORTH OCEAN BLVD #203	POMPANO BEACH	FL	33062	USA
PHILLIP SYLVESTER	3801 COLLINS AVE #506	MIAMI BEACH	FL	33140-370	USA
PHILLIP SYLVESTER	3801 COLLINS AVE #606	MIAMI BEACH	FL	33140-370	USA
POLISAT LLC	1470 NE 125 ST #310	NORTH MIAMI	FL	33161	USA
PORCELLI ATLANTIC PROPERTIES LLC	184 W BAY CEDAR CIR	JUPITER	FL	33459	USA
PRIME MOSAIC LLC	3801 COLLINS AVE # L1	MIAMI BEACH	FL	33140	USA
R & D INLET PARCEL LLC	1228 ALTON RD	MIAMI BEACH	FL	33139-381	USA
RACHEL CANDIOTTI	4101 INDIAN CREEK DR UNIT 304	MIAMI BEACH	FL	33140-320	USA
RACHEL ROTH TRS 4101 INDIAN CREEK DR TR BARUCH ROTH TRS	PO BOX 624	BROOKLYN	NY	11219	USA
RADIATOR SPRINGS LLC	1800 W 49 ST STE 332	HIALEAH	FL	33012	USA
RAFAEL KRAVEC &W REBECA	4201 COLLINS AVE #1401	MIAMI BEACH	FL	33140-327	USA
RAQUEL MONTEJO & RAQUEL CASTANEDA	4141 COLLINS AVE #510	MIAMI BEACH	FL	33140-324	USA
RAUL GONZALEZ	20441 NE 30 AVE #9 306	MIAMI	FL	33180	USA
RAUL PATTERSON &W BARBARA & MARIA BEATRIZ PATTERSON	4021 INDIAN CREEK DR APT 1F	MIAMI BEACH	FL	33140-375	USA
REGINO RODRIGUEZ TRS	1564 DAYTONIA RD	MIAMI BEACH	FL	33141	USA
REGIS MAAG	4130 COLLINS AVE UNIT 709	MIAMI BEACH	FL	33139	USA
RENE NUNEZ	4201 INDIAN CREEK DR #6	MIAMI BEACH	FL	33140-321	USA
REUVEN WOLF TRS LEWIS WOLF FAMILY TR 2	1346 49 ST	BROOKLYN	NY	11219	USA
REVA STARK	199 LEE AVE #308	BROOKLYN	NY	11211	USA
RICHARD C LADD TRS RICHARD C/ NANCY M LADD REVOC TR NANCY M LADD TRS	3801 COLLINS AVE UNIT 806	MIAMI BEACH	FL	33140	USA
ROBERT E WEINSTEIN BONNA R WEINSTEIN	37495 EAGLE TRACE	FARMINGTON HILLS	MI	48331	USA
ROBERT KALISCH TRS RENEE KALISCH TRS	928 46 ST	BROOKLYN	NY	11219	USA
ROBERT LEVIN DENISE LEVIN	3801 COLLINS AVE PH1	MIAMI BEACH	FL	33140-370	USA
ROBERT PAPA & JUDITH WARUM	1081 E 23 ST	BROOKLYN	NY	11210	USA
RODOLFO CASASOLA JILL CASASOLA	2610 31 ST NW	WASHINGTON	DC	20008	USA
ROLANDO ROMERO	2899 COLLINS AVE APT 608	MIAMI BEACH	FL	33140-441	USA
RON M REDLICH &W MICHELE	4201 COLLINS AVE #2103	MIAMI BEACH	FL	33140-328	USA
RONALD L DANIELS JUNE E DANIELS	4201 COLLINS AVE 1103	MIAMI BEACH	FL	33140	USA
ROSALBA GUANGA	4015 INDIAN CREEK DR #207	MIAMI BEACH	FL	33140-374	USA
ROSARIA VARRA TRS ROSARIA VARRA	4201 COLLINS AVE # 1703	MIAMI BEACH	FL	33140	USA
ROYAL PROP INVEST 2 INC	1825 CORAL WAY	MIAMI	FL	33145-273	USA
SALAM SAID TRS	3801 COLLINS AVE 1706	MIAMI BEACH	FL	33140	USA
SAM & AGNES FARKAS	1343 53 ST	BROOKLYN	NY	11219	USA
SAM P ROTH &W ANN R	4015 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-374	USA
SAMUEL JACOBOWITZ TRS BURTON AND LINDA PAUGACH CHARITABLE FOUNDATION TRUST	9801 67 AVE	REGO PARK	NY	11374	USA
SAMUEL MOWERMAN CHARLOTTE MOWERMAN	3801 COLLINS AVE # TH-3	MIAMI BEACH	FL	33140	USA
SAMUEL SALZBERG &W MINDY	1435 53 STREET	BROOKLYN	NY	11219	USA
SANDRA LEE O NEILL	6 FALTON DR	NEW FAIRFIELD	CT	06812	USA
SANTA MARIA INVESTORS	407 LINCOLN RD PH-NE	MIAMI BEACH	FL	33139	USA
SARA RESNICK TRS	4201 COLLINS AVE UNIT #1402	MIAMI BEACH	FL	33140	USA
SCOTT KAY	1 ANCHEROAGE WAY #710	FREEPORT	NY	11520	USA
SEA FOR REALTY LLC	3801 COLLINS AVE #1806	MIAMI BEACH	FL	33140	USA

SEAMOSA LLC	3801 COLLINS AVE #1605	MIAMI BEACH	FL	33140	USA
SHALOM KLEIN TRS	1519 39 ST	BROOKLYN	NY	11218	USA
SHAM T DARYANI	3801 COLLINS AVE #1802	MIAMI BEACH	FL	33140	USA
SHARLENE PEREZ	4141 COLLINS AVE 508	MIAMI BEACH	FL	33140	USA
SHARON RABINOVITZ	4122 COLLINS AVE #5B	MIAMI BEACH	FL	33140-328	USA
SHEILA CONCEPCION	4015 INDIAN CREEK DR #208	MIAMI BEACH	FL	33140-374	USA
SHELDON PIKE	290 CENTRAL AVE #107	LAWRENCE	NY	11559	USA
SIMON MIA GROUP LLC C/O ADAM SIMON	5901 ALTON RD	MIAMI BEACH	FL	33140	USA
SLAVA CHITRIK TRS SLAVA CHITRIK TRUST	4101 INDIAN CREEK DR #505	MIAMI BEACH	FL	33140	USA
SLGB PROPERTIES LLC	9171 SOUTH DIXIE HIGHWAY	PINECREST	FL	33156	USA
SPENCER LLC	1040 BISCAYNE BLVD #2501	MIAMI	FL	33132	USA
SRI REDDY	106 THOMPSON ST # 10	NEW YORK	NY	10012	USA
STEPHANE MANOS TRS	3801 COLLINS AVE #701	MIAMI BEACH	FL	33140	USA
STEPHANE MANOS TRS SS FAMILY TRUST	3801 COLLINS AVE 1501	MIAMI BEACH	FL	33140	USA
STEPHEN W ROBBINS &W MARIA S ROBBINS	15720 SW 140 CT	MIAMI	FL	33177-109	USA
STERWA CORP	3801 COLLINS AVE #805	MIAMI BEACH	FL	33140-370	USA
STEVEN GREENBERG EDITH GREENBERG	4201 COLLINS AVE # 1102	MIAMI BEACH	FL	33140	USA
STEVEN M ALPERS	PO BOX 80-1124	AVENTURA	FL	33280	USA
STEVEN PFEFFER &W JESSICA	1448 FOURTEENTH STREET	LAKEWOOD	NJ	08701	USA
STEVEN SCHONHOLTZ &W HARRIET	7 TANGLEWOOD CT	COLTS NECK	NJ	07722	USA
STRONG UNION CORP	1200 BRICKELL AVE STE 1800	MIAMI	FL	33131	USA
SUKKAH MIA BEACH ACQUISITIONS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
SUKKAH MIAMI BCH ACQUISITIONS LLC C/O PEBB CAPITAL	7900 GLADES RD 260	BOCA RATON	FL	33434	USA
SUKKAH MIAMI BEACH ACQUISITIONS II LLC	5901 NW 151 ST #126	MIAMI LAKES	FL	33014	USA
SUKKAH MIAMI BEACH ACQUISTIONS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
SUSAN GALE	4201 COLLINS AVE #1902	MIAMI BEACH	FL	33140-323	USA
SUSANNE K GROSS TRS KAMINER FAMILY IRREVOCABLE TRUST AGNES KISS TRS	3901 INDIAN CREEK DR 408	MIAMI BEACH	FL	33141	USA
TBB TRUST TR & JOSEPH BOKEZYN	1432 56 STREET	BROOKLYN	NY	11219	USA
TETIS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
THE A & E IRREVOCABLE TRUST	5223 15 AVE	BROOKLYN	NY	11219	USA
THIRTYNINE COLLINS LLC	3025 COLLINS AVE	MIAMI BEACH	FL	33140	USA
THOMAS ZSCHACH &W LYNN ARMITT	3801 COLLINS AVE # 1906	MIAMI BEACH	FL	33140	USA
TIBOR ROSENBERG TR	80 ROSS STREET #3G	BROOKLYN	NY	11211	USA
TMIH REALTY CORP	1715 50 ST	BROOKLYN	NY	11204	USA
TRANSITANDO LLC	2101 BRICKELL AVE #502	MIAMI	FL	33129	USA
VALERIYA G EZERINS TRS VALERIYA G EZERINS TRUST	5337 NAUTILUS DR	CAPE CORAL	FL	33904	USA
VASO THOMAS	82-30 138 ST #4L	BRIARWOOD	NY	11455	USA
VEL MARKET INVESTMENTS USA LLC	2655 LE JEUNE RD STE 571	CORAL GABLES	FL	33134	USA
VICTOR V POTAPENKO	4201 COLLINS AVE UNIT 702	MIAMI BEACH	FL	33140	USA
VILLAFORT FINANCE LIMITED C/O CHRISTOPHER LANGEN ESQ	PO BOX 398570	MIAMI BEACH	FL	33239	USA
VSNAPI LLC	4 TOBOGGAN RIDGE RD	SADDLE RIVER	NJ	07458	USA
WFO HOLDING LLC	5411 MIRABELL RD	CHARLOTTE	NC	28226	USA
WFO HOLDINGS LLC	2138 EL DORADO PKWY	CAPE CORAL	FL	33914	USA
WILLIAM R HOLLOWAY	4201 COLLINS AVE 2601	MIAMI BEACH	FL	33140	USA
WILMAR HOLDINGS LLC	107 WEST 13 ST	NEW YORK	NY	10011	USA
WILSON IZQUIERDO	69 SUNFLOWER ST	REDLANDS	CA	92373	USA
WOLF DREW LE REM TOVIA DREW TRS REM RIVKAH FRIEDMAN TRS	1565-51 ST	BROOKLYN	NY	13239	USA
YEHOShUA WEINER DEBBIE WEINER	70 ROSS ST 3N	BROOKLYN	NY	11249	USA
YEHUDA OSHRY & ESTHER HOROWITZ	1235 46 ST	BROOKLYN	NY	11219	USA
YEHUDA WEINSTOCK	564 WYTHE AVE 8C	BROOKLYN	NY	11249	USA

YURI A KOSHKIN TRS LEILA KOSHKIN TRS	249 SPRINGVALE RD	GREAT FALLS	VA	22066	USA
ZACHARIHA COHEN	38294 PELTON RD	WILLOUGHBY	OH	44094	USA
ZEHAVA GOLDBURD TRS	1772 57 ST	BROOKLYN	NY	11204	USA
ZOLTAN GUTTMAN	395-33K SOUTH END AVE	NEWY YORK	NY	10280	USA

ARA SELYAN
1783 AVENUE ROAD
TORONTO ON M5M 3Y8
CANADA

CAMPFIELD HOLDING INC
90 PRUE AVE
TORONTO ONTARIO M6B 1R5
CANADA

HANS CHRISTOPH BANGEN
FLOTTBEKER STIEG 21
HAMBURG 22607
GERMANY

HORACIO GAISER TRS HORACIO GAISER
AND PATRICA GNAVI REVOCABLE TRUST
BAHIA BLANCA 787 3 PISO APT A WILDE
BUENOS AIRES 1875
ARGENTINA

JACK HIRSHMAN
2 HARLOCK BLVD
TORONTO ONT M3H 3L5
CANADA

JOHANNES ALEXANDER BUERGER TRS
JOHANNES ALEXANDER BUERGER REV TR
SCHENKENDORFSTRASSE 31
D-60431 FRANKFURT
GERMANY

LLSUN LLC
10 12 SPRINGATES EAST GOV RD
CHARLESTOWN
SAINT KITTS AND NEVIS

MARTIN LANGE FANNY SEDELMAYR
RVA ITAPAIUNA 1800 FEDIFICLO CYPRIS 161
SAOPAULO SP 05707-001
BRAZIL

1202 LA TOUR LLC
4201 COLLINS AVE 1202
MIAMI BEACH, FL 33140

122 ENTERPRISES
736 ALLERTON AVENUE
BRONX, NY 10467

1503 MOSAIC LLC
3801 COLLINS AVE #1503
MIAMI BEACH, FL 33140

1703 LLC
3030 NORTH ROCKY POINT DR # 150A
TAMPA, FL 33607

1803 MOSAIC LLC
170 EAST END AVE #19B
NEW YORK, NY 10128

3801 COLLINS AVENUE UNIT 1104 LLC
3801 COLLINS AVE 1104
MIAMI BEACH, FL 33140

3801 COLLINS LLC C/O NEIL WEEKS
MANAGER
PO BOX 778
NEW YORK, NY 10185

3901 INDIAN CREEK HOLDING LLC
23 HEYWARD ST 2B
BROOKLYN, NY 11246

4201 COLLINS CORP
4201 COLLINS AVE UNIT 2101
MIAMI BEACH, FL 33140-3282

8 RONALD DRIVE REALTY LLC
8 RONALD DR
MONSEY, NY 10952

AARON HOLLANDER SHARON HOLLANDER
4525 N MERIDIAN AVE
MIAMI BEACH, FL 33140

ABRAHAM DEUTSCH &W BERTA
3901 INDIAN CREEK DR UNIT 502
MIAMI BEACH, FL 33140-3787

ABRAHAM ROSENBERG
66 HEWES ST
BROOKLYN, NY 11249

ADELA SANCHEZ
252 12 ST
HOBOKEN, NJ 07030

ADOLFO BUENROSTRO YVONNE TUMA
4201 INDIAN CREEK DR #8
MIAMI BEACH, FL 33140-3275

ALAMO HOTEL LLC
210-71 ST #309
MIAMI BEACH, FL 33141

ALDEN GROUP OF FLORIDA INC
100 LINCOLN 1516
MIAMI BEACH, FL 33139

ALEX ANDRUSS JTRS GISELDA MARGARITA
ANDRUSS JTRS JONATHAN ANDRUSS JTRS
122 PARK RD NORTH
ROYAL PALM BEACH, FL 33411

ALEX AUSPITZ TRS AUSPITZ FAMILY IRREV
TR
898 GREEN PL
WOODMERE, NY 11598

ALEX BERENSTEIN MARIE JOSE BERENSTEIN
3801 COLLINS AVE 905
MIAMI BEACH, FL 33140

ALEX NEUSTADT
116 SEVEN SPRING RD
MONROE, NY 10950

ALLEGIANCE ASSETS LTD
6910 NW 50 ST #4611
MIAMI, FL 33166-5632

ALY N LIZZA JR
50 ENGEL ST
HICKSVILLE, NY 11801

AMERICAN TRADE AND EXPORT INC
10850 NW 30 ST
DORAL, FL 33172

ANA M CHAVEZ & ALICIA P CHAVEZ IBARRA
ETALS
4101 INDIAN CREEK DR #506
MIAMI BEACH, FL 33140-3258

ANATOLI NEKHIM TRS THE ANATOLI NEKHIM
LIVING TRUST IRINA NEKHIM TRS
3801 COLLINS AVE 605
MIAMI BEACH, FL 33140

ANDREW LOYOLA &W ANGELA
8646 NW 1 TERR
MIAMI, FL 33126-8322

ANDREW SCHALLY
3801 COLLINS AVE #1506
MIAMI BEACH, FL 33140-3705

ANGEL CRESPO &W CRICEIDA
5115 BERGENLINE AVE
WEST NEW YORK, NJ 07093

ANTHONY FAZIO &W ANNA FAZIO
3801 COLLINS AVE #802
MIAMI BEACH, FL 33139

ANTOINETTE NOBILE
6365 COLLINS AVE #2311
MIAMI BEACH, FL 33141-9617

ARLINE J MINTZ
9455 COLLINS AVE #908
SURFSIDE, FL 33154-2673

ARON CYMERMAN &W SHIRLEY
28 10 210 PL
BAYSIDE, NY 11360-0000

ARTHUR GLUCK &W ELSA
5416-14 AVE
BROOKLYN, NY 11219

ARTURO CALDERIN &W CARMELINA &
FREDDY SEMINO &W ANA A
7231 SW 5 ST
MIAMI, FL 33144-2710

AURELIO J & XIOMARA I CARMENATES
9400 SW 91 ST
MIAMI, FL 33176-1922

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

BARRY DRUCKER &W LAURIE
2000 ROYAL COURT # 2311
NORTH HILLS, NY 11040

BARRY SINE
4201 COLLINS AVE #402
MIAMI BEACH, FL 33140-3235

BARRY T KATZEN JUDITH S KATZEN
1125 SAN PEDRO AVE
CORAL GABLES, FL 33156

BEJUAN CORP
1200 BRICKELL AVE #1800
MIAMI, FL 33131

BERNARD A ADLER &W LONA
10 COOLIDGE AVE
WHITE PLAINS, NY 10606

BERNARD JACOBOWITZ
634 WYTHE AVE
BROOKLYN, NY 11211

BERNARD POULIN
4779 COLLINS AVE #3302
MIAMI BEACH, FL 33140-3259

BERTA KLEIN
5 IDA ROAD
MONSEY, NY 10952

BESSIE HIRTH & ARNOLD SUDBERG &W
SANDRA TR
3404 FAIRWAY RD
OCEANSIDE, NY 11572

BEULAH RUDNER LE & LIZ STEINMAN
LESSEE: BAY POINT OFFICE TOWER
180 ISLAND DR
KEY BISCAYNE, FL 33149-2410

BEVERLY ROSENGARD
4201 COLLINS AVE #1101
MIAMI BEACH, FL 33140-3276

BINYOMIN WEINSTEIN MIRIAM WEINSTEIN
126 AUTUMN RD
LAKEWOOD, NJ 08703

BLUE HARBOUR LIMITED
4201 COLLINS AVE UNIT 401
MIAMI BEACH, FL 33140-3235

BORBER LLC
1390 BRICKELL AVE #104
MIAMI, FL 33131

BRAULIO LEOPOLDO ORTIZ SILVIA MARTINEZ
ORTIZ
3511 VISTA CT
MIAMI, FL 33133

BRIAN CHARTERS ELISA CHARTERS
30 FOREST HILLS WAY
CEDAR GROVE, NJ 07009

BRIDGE APPROACH CITY HALL
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

BRUCE INVESTMENTS INC
7800 RED ROAD #127
MIAMI, FL 33143

CANDYCE L PRESTON
4201 COLLINS AVE #2202
MIAMI BEACH, FL 33140

CARLOS ALBERTO DIAZ
517 ALCAZAR AVE
CORAL GABLES, FL 33134

CARLOS VALERA &W MARISA
1350 ALHAMBRA CIR
CORAL GABLES, FL 33134-3522

CARMEN TANUZ & MIGUEL A TANUZ & MARIA
TANUZ
4201 COLLINS AVE #601
MIAMI BEACH, FL 33140-3235

CASIMIRA VAZQUEZ JTRS AMALIA VAZQUEZ
BZYDRA JTRS
4141 COLLINS AVE UNIT 103
MIAMI BEACH, FL 33140

CAULFIELD AND CARRAWAY LLC
4730 S FORT APACHE RD STE 300
LAS VEGAS, NV 89147

CHAIM & YECHIEL ROTBLAT TRS
1347 - 48 ST #C6
BROOKLYN, NY 11219

CHALLENGE INVESTMENTS 1 LLC
3137 NE 163 ST
MIAMI, FL 33160

CHARLES TRAUBE &W SHOSHANA TRAUBE
11 ROLLING HILL LN
LAWRENCE, NY 11559

CHASE CAPITAL CORP
1602 ALTON RD #36
MIAMI BEACH, FL 33139

CHRISTOPHE LISE
100 N BISCAYNE BLVD # 500
MIAMI, FL 33132

CLAUDIA HERMAN
1125 WEST AVE 5
MIAMI BEACH, FL 33139

COINCO INVESTMENT COMPANY INC
844 SW 1ST ST
MIAMI, FL 33130

COLLINS AVENUE 104 LLC
3 DOLSON RD
MONSEY, NY 10952

COLOJAVI LLC
11 11 ELAINE TERRACE
FAIR LAWN, NJ 07410

DAMON E GIGLIO
3801 COLLINS AVE #2006
MIAMI BEACH, FL 33140-3705

DANIEL E VERON ADRIANA G SCHVARTZ
4201 COLLINS AVE #2001
MIAMI BEACH, FL 33140

DANIEL VITULLI
4 ETON DR
NORTH CALDWELL, NJ 07006

DANIEL WEISS
4101 INDIAN CREEK DR #503
MIAMI BEACH, FL 33140

DARRELL E GARBE
PO BOX 1217
NEW YORK, NY 10159-1217

DAVID BEALL LAUREN BEALL
4201 COLLINS AVE UNIT 1903
MIAMI BEACH, FL 33140

DAVID FLEISCHMAN &W SARA
3901 INDIAN CREEK DR UNIT 206
MIAMI BEACH, FL 33140-3783

DAVID HOFFMAN LE REM SILAH ROSENBERG
JTRS REM JOEL J ROSENBERG JTRS
4141 COLLINS AVE #105
MIAMI BEACH, FL 33140-3236

DAVID NEUSTADT TRS DAVID NEUSTADT
TRUST MALKA NEUSTADT TRS
39 FRANCIS PLACE
MONSEY, NY 10952

DENNY SHESTACK
4201 COLLINS AVE #803
MIAMI BEACH, FL 33140-3235

DEUTSCH RLTY ELENA TRU DEUTSCH TRS
854 49 ST
BROOKLYN, NY 11220

DEV DABAS &W SUMEDHA & VIVEK DABAS
JTRS
3801 COLLINS AVE #1404
MIAMI BEACH, FL 33140

DEV DATT DABAS SUMEDHA DABAS
3801 COLLINS AVE PH3
MIAMI BEACH, FL 33140

DIANE F & CHANTELL M MONTOUR TRS
3801 COLLINS AVE #1106
MIAMI BEACH, FL 33140-3705

DOGLA INC
4409 ALTON RD.
MIAMI BEACH, FL 33140

DOLOMITI PROPERTIES LLC
108 6 DILIDO TER
MIAMI BEACH, FL 33139

DONALD D REED &W SARA
1170 S BISCAYNE PT RD
MIAMI BEACH, FL 33141

DWAYNE SAMUELS & LUIS F SORIA
4101 INDIAN CREEK DR #302
MIAMI BEACH, FL 33140-3204

EARL INTERNATIONAL INC
4201 COLLINS AVE #2501
MIAMI BEACH, FL 33140

EJB INVESTMENT GROUP INC
2 S UNIVERSITY DR
PLANTATION, FL 33324

ELIAS SULTAN
3901 INDIAN CREEK DR 503
MIAMI BEACH, FL 33140

ELIEZER GOTTLIEB &W LINDA
44 ARROWHEAD LN
LAWRENCE, NY 11559

ELLISHA HOLDING SAS LLC
3801 COLLINS AVE
MIAMI BEACH, FL 33140-3705

ELSA M URQUIZA TRS ELSA M URQUIZA
REVOCABLE TRUST
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

EMERIO ALONSO AGUDELO
4021 INDIAN CREEK DR #2-E
MIAMI BEACH, FL 33140-3757

ENRIQUE DIAZ &W MIRIAM
421 LAGUNA AVE
KEY LARGO, FL 33037

ERIC BROOKS
35795 WOODRIDGE COURT
FARMINTON HILLS, MI 48335

ERIC C BROOKS
4101 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140-3203

ERIC DERMOND
757 N WATER ST #200
MILWAUKEE, WI 53202

ERICH HILDENBRANDT &W BIRGIT C/O
CHRISTOPHER LANGEN ESQ
PO BOX 398570
MIAMI BEACH, FL 33239

ERNEST FRENKEL &W REGINA
12 CRESTVIEW TER
MONSEY, NY 10952

EROTIDA CARIDAD PEREZ
4201 COLLINS AVE #903
MIAMI BEACH, FL 33140

EST OF SARA WEISS
3901 INDIAN CREEK DR #304
MIAMI BEACH, FL 33140

ESTER PRIZANT
4021 INDIAN CREEK DR UNIT 2-A
MIAMI BEACH, FL 33140-3756

ESTHER BLAU
3901 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140

ESTHER M MARTINEZ
4025 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140-3753

EUGENE J MODELL &W MARSHA
402 OLD CROSSING DR
PIKESVILLE, MD 21208

EUGENE KERN & JUDITH PERLSTEIN
4141 COLLINS AVE #301
MIAMI BEACH, FL 33140-3240

EUGENE SANDER TRS ANITA REISMAN TRS
ILONA SANDER
580 5 AVE #537
NEW YORK, NY 10036

EUGENE WEISS RACHEL SARA WEISS
675 BEDFORD AVE
BROOKLYN, NY 11211

EVA GOTTLIEB SARAH GOTTLIEB
260 CENTRAL AVE #330
LAWRENCE, NY 11559

EVELYN L KRISTIN
6549 HAMILTON MIDDLETOWN RD
MIDDLETOWN, OH 45044

FABIO ALVAREZ
4025 INDIAN CREEK DR #105
MIAMI BEACH, FL 33140-3700

FABIOLA N LEVA & MARILYN BLANCO REYES
4201 COLLINS AVE APT 902
MIAMI BEACH, FL 33140-3216

FERN RESNICK TRS
2925 PADDOCK RD
WESTON, FL 33331

FERNANDO ORTIZ &W LUCY
PO BOX 558354
MIAMI, FL 33255-8354

FERNANDO PACHECO
PO BOX 441229
MIAMI, FL 33144

FFMB HOUSING PARTNERS LP
299 BROADWAY 1820
NEW YORK, NY 10007

FH: LUCERNE INVESTMENTS LLC LESSEE:
SOKOLOV LTD
4333 COLLINS AVE
MIAMI BEACH, FL 33140-3212

FRANCIS N HAWLEY
1110 BRICKELL AVE STE 506
MIAMI, FL 33131

FRANCISCO E MAS &W LOURDES O
4141 COLLINS AVE #507
MIAMI BEACH, FL 33140-3246

GABRIELLA GROSSBERGER
1209 EAST 19 ST
BROOKLYN, NY 11230

GIORGIO R SAUMAT
4101 INDIAN CREEK DR 401
MIAMI BEACH, FL 33140

GIRI NARASIMHAN &W KALAIMATHEE
NARASIMHAN
4201 COLLINS AVE #1801
MIAMI BEACH, FL 33140-3237

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

GLADYS LOPEZ
4201 COLLINS AVE #2102
MIAMI BEACH, FL 33140-3282

GLENTOWER LLC
3801 COLLINS AVE 705
MIAMI BEACH, FL 33140

GUILLERMO A FERNANDEZ OFELIA R
FERNANADEZ
5441 BAYAN DR
CORAL GABLES, FL 33156

HADO KARBE
4141 COLLINS AVE #110
MIAMI BEACH, FL 33140

HARRY CHITRIK
4101 INDIAN CREEK DR 504
MIAMI BEACH, FL 33140

HATHIRAMANI HOLDINGS LLC
10407 VAN PATTON LN
GREAT FALLS, VA 22066

HEIDI SCHOLZ
3801 COLLINS AVE #1003
MIAMI BEACH, FL 33140

HELENE WALLENSTEIN TRS HELENE
WALLENSTEIN LIVING TRUST
3006 DAVID PL
OCEANSIDE, NY 11572

HERBERT D CROSS
78 BALEE DR
ETHRIDGE, TN 38456

HERMAN BENEDEK & GERTRUD BENEDEK
1564 51 ST
BROOKLYN, NY 11219-3758

HERSHEL SILBERMAN &W ESTHER
4101 INDIAN CREEK DR #201
MIAMI BEACH, FL 33140

HESHMAT MAJLESSI &W VIDA YASMIN
20 STRATFORD RD
HARRISON, NY 10528

HHLP MIAMI BEACH ASSOCIATES LLC
44 HERSHA DR
HARRISBURG, PA 17102

HOTEL LA PETITE MUSE LLC
5025 COLLINS AVE UNIT 2306
MIAMI BEACH, FL 33140

HT MIAMI BEACH LLC C/O HYATT
CORPARTION
71 SOUTH WACKER DRIVE
CHICAGO, IL 60606

IAN GINSBERG STEPHANIE GINSBERG
23 KETTLEPOND RD
JERICHO, NY 11753

IBIS GARCIA
6300 SW 39 ST
MIAMI, FL 33155

ICE BLUE INVESTMENTS LLC
900 N VENETIAN DR
MIAMI BEACH, FL 33139

IDALIA I DE GASTELUM IDALIA GASTELUM
JTRS
4201 COLLINS AVE #2301
MIAMI BEACH, FL 33140

IDY WEISS TRS
4101 INDIAN CREEK DR #308
MIAMI BEACH, FL 33140-3205

IMREI YITZCHAK
1501 43 ST
BROOKLYN, NY 11219

INGO PRIEBKE
3801 COLLINS AVE #603
MIAMI BEACH, FL 33140

INGO PRIEBKE LIESELOTTE PRIEBKE
11 SOMERSET LN
WARWICK, NY 10990

IPORANGA FINANCE LIMITED
4201 COLLINS AVE # 2003
MIAMI BEACH, FL 33140

IRENE KLEIN DEVORAH KLEIN
3901 INDIAN CREEK DR UNIT 207
MIAMI BEACH, FL 33140-3784

IRMA A STRADA
4201 COLLINS AVE #1201
MIAMI BEACH, FL 33140-3276

IRMA CALDERON
4300 N MICHIGAN AVE
MIAMI BEACH, FL 33140-2915

ISAAC A & CLARA M ORTEGA (TRS)
4201 COLLINS AVE UNIT 301
MIAMI BEACH, FL 33140-3235

ISAAC RAUL ORTEGA
4201 COLLINS AVE UNIT 901
MIAMI BEACH, FL 33140-3216

ISAAC WALDMAN &W ESTHER
1329 48 ST
BROOKLYN, NY 11219

ISIDORO JACOBOVICS &W SONIA
3737 INDIAN CREEK DR #601
MIAMI BEACH, FL 33140-4049

ISOMG VENTURES LLC
4205 ALHAMBRA CIR
CORAL GABLES, FL 33146

ISRAEL ORDONEZ &W HERIBERTA
4201 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33140-3235

IVAN ABRANTES
4015 INDIAN CREEK DR #107
MIAMI BEACH, FL 33140-3746

IVAN D CASTANO
4201 INDIAN CREEK DR #2
MIAMI BEACH, FL 33140-3218

JACK J MEEHAN
3801 COLLINS AVE UNIT 2005
MIAMI BEACH, FL 33140

JACOBSON EQUITIES CORP JTRS SERENA
FRANKFURTER JTRS
5014 16 AVE STE 178
BROOKLYN, NY 11204

JAIER WOLFF
4201 COLLINS AVE # 2401
MIAMI BEACH, FL 33140

JAMES ADAMS WHITLOW
4201 COLLINS AVE #602
MIAMI BEACH, FL 33140-3235

JAMIE SAMANTHA CHAVEZ
4101 INDIAN CREEK DR 202
MIAMI BEACH, FL 33140

JAOQUIN LIVINALLI
552 W PALM AIRE DR
POMPANO BEACH, FL 33069

JAVIER CASTANEDA &W ELENA COURIEL
9520 SW 117 CT
MIAMI, FL 33186-2144

JEANETTE S FURMAN TRS JTRS DANIEL E
FURMAN JTRS
4201 COLLINS AVE UNIT 801
MIAMI BEACH, FL 33140

JEFFREY LUSKY
607 JERONIMO DR
CORAL GABLES, FL 33146

JENNY & ANNY TCACHMAN & SABINA &
ISAAC TCACHMAN
4141 COLLINS AVE #401
MIAMI BEACH, FL 33140-3243

JESUS NADER
805N 10TH SE #677
MCALLEN, TX 78501

JESUS VIERA &W JO JEAN GRAHAM VIERA
4201 INDIAN CREEK DR #10
MIAMI BEACH, FL 33140-3275

JOEL GARCIA & GUILLERMO EVIA
326 RIO TERRA
VENICE, FL 34285

JOHANNA SINGER
1336 E 23 ST
BROOKLYN, NY 11210

JOHN F VASQUEZ &W ANNA M (USMC)
4141 COLLINS AVE #109
MIAMI BEACH, FL 33140-3238

JOHN T FERGUSON LLC
4023 N 26 ST
ARLINGTON, VA 22207

JONATHAN ADVISORS LTD
5 SPRING HILL RD
MANTUA, NJ 08051

JORGE L PEREZ
4201 COLLINS AVE UNIT 1203
MIAMI BEACH, FL 33140-3216

JORGE OSCAR ALMIROTY
3801 COLLINS AVE UNIT 1402
MIAMI BEACH, FL 33140

JOSE H RODRIGUEZ TRS JOSE H AND MARIA
M RODRIGUEZ REV TRUST
4201 COLLINS AVE 1502
MIAMI BEACH, FL 33140

JOSE J VARGAS BRANKA VARGAS
4201 COLLINS AVE APT 2503
MIAMI BEACH, FL 33140

JOSE LUIS VAZQUEZ ANA M VAZQUEZ
3901 INDIAN CREEK DR #505
MIAMI BEACH, FL 33140

JOSE RAMON VIGON TRS VIGON
WATerview 41 REV FAM TR MARIA
CONCEPCION VIGON TRS
2945 SW 109 CT
MIAMI, FL 33165

JOSEPH AND RENEE ARON TRS
4101 INDIAN CREEK DR #502
MIAMI BEACH, FL 33140-3257

JOSEPH MARKOWITZ ESTHER MARKOWITZ
27 SUNRISE DR
MONSEY, NY 10952

JUAN & NINA D LAFARGA & SASHA N & KELLY
C LAFARGA
4141 COLLINS AVE #409
MIAMI BEACH, FL 33140-3244

JUAN CARLOS DIAZ
4201 COLLINS AVE #2402
MIAMI BEACH, FL 33140

JUAN GARCIA
4015 INDIAN CREEK DR #202
MIAMI BEACH, FL 33140-3746

JUAN LAFARGA &W LILY & DAVID PINO
4101 INDIAN CREEK DR #406
MIAMI BEACH, FL 33140-3250

JUANA MOLINARI
231 E ENID DR
KEY BISCAYNE, FL 33149-2206

JUDITH SCHWARTZ
1501 43 ST
BROOKLYN, NY 11219

JUDY FRIEDMAN LE REM EVA BEILUS &
ETAL(JTRS)
3901 INDIAN CREEK DR #204
MIAMI BEACH, FL 33140-3783

JUDY STRAUSS
1369 - 53 ST
BROOKLYN, NY 11219

JULIA H KUDENHOLDT
298 BROOKSIDE RD
DARIEN, CT 06820

JULIAN ARRONTE &W NAYDA
5125 SW 133 CT DR
MIAMI, FL 33175

JULIO A GOMEZ & MARIA A GOMEZ TRS
1329 ALHAMBRA CIR
CORAL GABLES, FL 33134

JULIO IRBAUCH &W CHANA DANIEL MARCOS
& ETAL
4101 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140-3250

JULIO IRBAUCH &W CHANA L E REM DANIEL
M & DAVID A IRBAUCH
4101 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140-3250

JULIO RODRIGUEZ-CAYRO &W JULIA E
RODRIGUEZ-CAYRO
4141 COLLINS AVE #211
MIAMI BEACH, FL 33140-3239

JUNE INVEST & CONSULTANT GRP CORP
2101 BRICKELL AVE #502
MIAMI, FL 33129

JUNER TRUCK INC
10505 WEST OKECHOBEE RD STE 201
HIALEAH GARDENS, FL 33018

KARL GUNIA &W GRACIELA
4201 COLLINS AVE #1501
MIAMI BEACH, FL 33140-3277

KATHLEEN F ZERBONE
18578 SW 46 ST
MIRAMAR, FL 33029

KINDER ENTERPRISES CORP
247 SW 8 ST PMB 88
MIAMI, FL 33130

L EISGRAV & BARUCH ILLES(TRS) & FEIGE
PERLSTEIN (TR)
138 PARKVILLE AVE
BROOKLYN, NY 11230

L RANALLO & K KRAMER ET AL
4015 INDIAN CREEK DR #303
MIAMI BEACH, FL 33140-3748

LA TOUR BLANCHE LLC
4201 COLLINS AVE #1701
MIAMI BEACH, FL 33140

LA TOUR INVESTMENTS LLC
525 E SAMPLE RD
POMPANO BEACH, FL 33064

LAISIA LTD
4201 COLLINS AVE UNIT 1603
MIAMI BEACH, FL 33140-3237

LAZARO MARIO PEREZ ELVIS S PEREZ
4021 INDIAN CREEK DR # 1E
MIAMI BEACH, FL 33140

LEO J LIEBER &W SARAH
1558 - 49 ST
BROOKLYN, NY 11219

LEON LANDA MARK LANDA
10 WEST 47 ST
NEW YORK, NY 10036

LEON LANDAU &W EVA
1701-50 ST
BROOKLYN, NY 11204

LILIANE LIEBERMAN
3901 INDIAN CREEK DRIVE #404
MIAMI BEACH, FL 33140

LILY LAFARGA &H JUAN JANET LAFARGA
915 COUNTRY CLUB PRADO
CORAL GABLES, FL 33134

LINDA BUGAS DMITRY BUGAS
3801 COLLINS AVE #1705
MIAMI BEACH, FL 33140

LIPOT JEREMIAS & GOLDIE JEREMIAS TRS
4141 COLLINS AVE #402
MIAMI BEACH, FL 33140

LL SOLEIL LLC
3801 COLLINS AVE #702
MIAMI BEACH, FL 33140

LLROYAL LLC
3801 COLLINS AVE # 1003
MIAMI BEACH, FL 33140

LORENA PAULINA ALTAMIRANO PABLO COLL
345 W 42 ST #4
MIAMI BEACH, FL 33140

LUIS ALBERTO ARMONA TRS LUIS AND
MARGARET ARMONA LIV TR MARGARET
ARMONA TRS
3801 COLLINS AVE 1905
MIAMI BEACH, FL 33109

LUIS C & MIRTHA F ALFARO
597 JONES RD
ENGLEWOOD, NJ 07631

LUIS FELIPE MILANES FERNANDEZ
4201 COLLINS AVE #2502
MIAMI BEACH, FL 33140-3283

LUIS IGLESIAS &W ANA
133 44 ST
UNION CITY, NJ 07087

LYDIA PERZOFF
80 SOUTH SHORE DR #311
MIAMI BEACH, FL 33141-6708

MACLO LLC
1000 BRICKELL AVE #300
MIAMI, FL 33131

MAEVA LLC
4015 INDIAN CREEK DR #307
MIAMI, FL 33170

MAGDA SILBERMAN TRS KATE BRODT TRS
1543 - 56 ST
BROOKLYN, NY 11219

MAIRELY RODRIGUEZ TRS
8925 COLLINS AVE #7F
SURFSIDE, FL 33154

MALCOM REGO &W RAQUEL
620 W 44 ST
MIAMI BEACH, FL 33140

MALKA BIER & MENDY KOPLOWITZ
31 ALBERT DRIVE
MONSEY, NY 10952

MALKA E ROSENBERG
2315 AVENUE O
BROOKLYN, NY 11210

MANUEL RODRIGUEZ TRS
7077 SW 47 ST
MIAMI, FL 33155-4652

MANUEL S SANTOS
3801 COLLINS AVE #1406
MIAMI BEACH, FL 33140-3705

MARCELLE DAUSSY JONES
4025 INDIAN CREEK DR #301
MIAMI BEACH, FL 33140

MARCOS A CAMPUZANO
4025 INDIAN CREEK DR #206
MIAMI BEACH, FL 33140-3753

MARGARET KLEIN TRS MARGARET KLEIN
LIVING TRUST
1437 56 ST
BROOKLYN, NY 11219

MARIA C GARCIA
4141 COLLINS AVE UNIT 504
MIAMI BEACH, FL 33140-3245

MARIA DE LOS ANGELES JOHNSON
4101 INDIAN CREEK DR #507
MIAMI BEACH, FL 33140-3258

MARIA G ROMERO
4201 INDIAN CREEK DR #4
MIAMI BEACH, FL 33140-3218

MARIA TERESA OLIVA MARIA TERESA OLIVA
DEC OF TRUST
301 GRAND CONCOURSE
MIAMI SHORES, FL 33138

MARIANA M PENNA
3801 COLLINS AVE #1702
MIAMI BEACH, FL 33140

MARIE GUERRA
4201 INDIAN CREEK DR UNIT 9
MIAMI BEACH, FL 33140-3275

MARIE TOWERS
1316 NORMANDY DR
MIAMI BEACH, FL 33141-3613

MARION GENUTH (LE) REM GROSS & A
GENUTH & LAMPERT
3901 INDIAN CREEK DR UNIT 309
MIAMI BEACH, FL 33140-3785

MARK & STEVEN MERMELSTEIN TRS &
SHIRLEY HIRSCH & EZRIEL TAUBER TR
1366 46 ST
BROOKLYN, NY 11219

MARK BARD
3801 COLLINS AVE #1505
MIAMI BEACH, FL 33140

MARK HASTEN &W ANNA RUTH HASTEN
3801 COLLINS AVE #501
MIAMI BEACH, FL 33140-3705

MARK ROSEN INES ROSEN
3801 COLLINS AVE #1603
MIAMI BEACH, FL 33140

MAURICIO G NOVOA
4130 COLLINS AVE STE 606
MIAMI BEACH, FL 33140

MAURICIO NOVOA
4130 COLLINS AVE #201
MIAMI BEACH, FL 33140

MAURO E BRACA HYPZAHY SOFIA BRACA
4201 COLLINS AVE 703
MIAMI BEACH, FL 33140

MAX KAHAN &W SUSSANNA
5 RIBIER CT
MONSEY, NY 10952

MAYER FRIEDMAN TRS RENEE FRIEDMAN
33 ROSS STREET
BROOKLYN, NY 11211

MAYRATTA PENA
4015 INDIAN CREEK DR UNIT 204
MIAMI BEACH, FL 33140-3746

MENAHM BENGUIGUI BELILTY
4045 SHERIDAN AVE PMB #389
MIAMI BEACH, FL 33140-3665

MICHAEL MCEACHERN TRS MICHAEL &
CYNTHIA M REV TRUST CYNTHIA
MCEACHERN TRS
3801 COLLINS AVE TH-2
MIAMI BEACH, FL 33140

MICHAEL MUNOZ &W LISSET M PEREZ
6440 SW 62 TER
MIAMI, FL 33143

MICHAEL RANALLO
4015 INDIAN CREEK DR #101
MIAMI BEACH, FL 33140-3739

MICHAEL WEISS TRS
3920 CYPRESS AVE
BROOKLYN, NY 11224

MIKE GENUTH MIRI GENUTH
3901 INDIAN CREEK DR #202
MIAMI BEACH, FL 33140

MIKLOS GOTTLIEB &W ANNE
5316 15 AVE
BROOKLYN, NY 11219

MINA KANNER TRS LOUIS KANNER TRS
115 HARDS LANE
LAWRENCE, NY 11559

MIRIAM MULET
4021 INDIAN CREEK DR #3-D
MIAMI BEACH, FL 33140-3759

MIRIAM SOFFER & MARK WEISS HAROLD
WEISS & LEAH WEISS
3901 INDIAN CREEK DR #302
MIAMI BEACH, FL 33140-3784

MOSAIC REALTY LLC
5002 N BAY RD
MIAMI BEACH, FL 33140-2007

MOSAIC USA LLC
1550 MADRUGA AVE # 120
CORAL GABLES, FL 33146

MOSAICO 1004 LLC
3801 COLLINS AVE #1004
MIAMI BEACH, FL 33140-3705

MOSES FISCHMAN &W BESSIE
4141 COLLINS AVE UNIT 403
MIAMI BEACH, FL 33140-3244

MOSHE & RACHEL HOLDER TRS MOSHE &
RACHEL HOLDER (BEN)
4101 INDIAN CREEK DR #306
MIAMI BEACH, FL 33140-3205

MYDA II ASSOCIATES LLC
225 25 STREET
BROOKLYN, NY 11232

MYRA RAVINET
11414 SW 106 AVE
MIAMI, FL 33176-4077

NAPHTALI DAVID RISHE TAJANA LUCIE RISHE
4201 COLLINS AVE APT 2603
MIAMI BEACH, FL 33140

NATHAN MITTLEMAN &W SARAH
1518 53 ST
BROOKLYN, NY 11219

NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

NEIL WEEKS &W FORTUNA
PO BOX 778
NEW YORK, NY 10185

NEIL WEEKS FORTUNA WEEKS
3801 COLLINS AVE #1606
MIAMI BEACH, FL 33140

NEIMON GROUP LLC
1 LAKE POTOMAC CT
POTOMAC, MD 20854

NESE TUNCAY
335 E 51 ST #7A
NEW YORK, NY 10022

NETIV OFAKIM LLC
4201 COLLINS AVE #2602
MIAMI BEACH, FL 33140

NEVALDO ROCHA &W ELIETE G
4021 INDIAN CREEK DR UNIT 3A
MIAMI BEACH, FL 33140-3757

NEW GREEN POINT CORP
3801 COLLINS AVE #1105
MIAMI BEACH, FL 33140

NEW SOFT LLC C/O BERNARDO SARUSKI
3663 SW 8 ST STE 210
MIAMI, FL 33135

NICOLAS CHAVEZ &W ANA
6034 HUDSON AVE
WEST NEW YORK, NJ 07093

NICOLAS CHAVEZ &W ANA M
4015 INDIAN CREEK DR #308
MIAMI BEACH, FL 33140-3748

NIEVES PORTILLA
4021 INDIAN CREEK DR UNIT 2D
MIAMI BEACH, FL 33140-3757

NORMAN H WINTER TRS ISAAC MEISELS TR
3901 INDIAN CREEK DR 303
MIAMI BEACH, FL 33140

OFELIA & MARITZA BALBIN
4201 INDIAN CREEK DR #7
MIAMI BEACH, FL 33140-3275

OLGA LEONOROVITZ
266 MOUNTAINVIEW DR
MONROE, NY 10950

OP 206 & 306 LLC
666 NW 71 ST
MIAMI BEACH, FL 33141

OP 206 & 306 LLC
666 71 ST
MIAMI BEACH, FL 33141-3020

ORLANDO OTERO &W ALCIDA GONZALEZ
17240 SW 188 ST
MIAMI, FL 33187-5104

ORLANDO QUIALA
3901 INDIAN CREEK DR UNIT 501
MIAMI BEACH, FL 33140-3787

OSCAR ALBERTO D ELIA
4130 COLLINS AVE #303
MIAMI BEACH, FL 33140

OSWALDO HARO
4400 SW 160 AVE #1019
MIRAMAR, FL 33027

PAACE FAM ENDEAVORS LLC
41 32 CHRISTINE CT
FAIR LAWN, NJ 07410

PATRICK SARKISSIAN
3260 PARK AVE SOUTH # 7-G
NEW YORK, NY 10010

PAUL BROWN
1980 UPSHUR ST NW
WASHINGTON, DC 20011

PAUL IPORRE
4025 INDIAN CREEK DR #205
MIAMI BEACH, FL 33140-3753

PENINSULA INVEST LLC
328 NORTH OCEAN BLVD #203
POMPANO BEACH, FL 33062

PHILLIP SYLVESTER
3801 COLLINS AVE #506
MIAMI BEACH, FL 33140-3705

PHILLIP SYLVESTER
3801 COLLINS AVE #606
MIAMI BEACH, FL 33140-3705

POLISAT LLC
1470 NE 125 ST #310
NORTH MIAMI, FL 33161

PORCELLI ATLANTIC PROPERTIES LLC
184 W BAY CEDAR CIR
JUPITER, FL 33459

PRIME MOSAIC LLC
3801 COLLINS AVE # L1
MIAMI BEACH, FL 33140

R & D INLET PARCEL LLC
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

RACHEL CANDIOTTI
4101 INDIAN CREEK DR UNIT 304
MIAMI BEACH, FL 33140-3205

RACHEL ROTH TRS 4101 INDIAN CREEK DR
TR BARUCH ROTH TRS
PO BOX 624
BROOKLYN, NY 11219

RADIATOR SPRINGS LLC
1800 W 49 ST STE 332
HIALEAH, FL 33012

RAFAEL KRAVEC &W REBECA
4201 COLLINS AVE #1401
MIAMI BEACH, FL 33140-3276

RAQUEL MONTEJO & RAQUEL CASTANEDA
4141 COLLINS AVE #510
MIAMI BEACH, FL 33140-3246

RAUL GONZALEZ
20441 NE 30 AVE #9 306
MIAMI, FL 33180

RAUL PATTERSON &W BARBARA & MARIA
BEATRIZ PATTERSON
4021 INDIAN CREEK DR APT 1F
MIAMI BEACH, FL 33140-3755

REGINO RODRIGUEZ TRS
1564 DAYTONIA RD
MIAMI BEACH, FL 33141

REGIS MAAG
4130 COLLINS AVE UNIT 709
MIAMI BEACH, FL 33139

RENE NUNEZ
4201 INDIAN CREEK DR #6
MIAMI BEACH, FL 33140-3218

REUVEN WOLF TRS LEWIS WOLF FAMILY TR
2
1346 49 ST
BROOKLYN, NY 11219

REVA STARK
199 LEE AVE #308
BROOKLYN, NY 11211

RICHARD C LADD TRS RICHARD C/ NANCY M
LADD REVOC TR NANCY M LADD TRS
3801 COLLINS AVE UNIT 806
MIAMI BEACH, FL 33140

ROBERT E WEINSTEIN BONNA R WEINSTEIN
37495 EAGLE TRACE
FARMINGTON HILLS, MI 48331

ROBERT KALISCH TRS RENEE KALISCH TRS
928 46 ST
BROOKLYN, NY 11219

ROBERT LEVIN DENISE LEVIN
3801 COLLINS AVE PH1
MIAMI BEACH, FL 33140-3705

ROBERT PAPA & JUDITH WARUM
1081 E 23 ST
BROOKLYN, NY 11210

RODOLFO CASASOLA JILL CASASOLA
2610 31 ST NW
WASHINGTON, DC 20008

ROLANDO ROMERO
2899 COLLINS AVE APT 608
MIAMI BEACH, FL 33140-4412

RON M REDLICH &W MICHELE
4201 COLLINS AVE #2103
MIAMI BEACH, FL 33140-3282

RONALD L DANIELS JUNE E DANIELS
4201 COLLINS AVE 1103
MIAMI BEACH, FL 33140

ROSALBA GUANGA
4015 INDIAN CREEK DR #207
MIAMI BEACH, FL 33140-3747

ROSARIA VARRA TRS ROSARIA VARRA
4201 COLLINS AVE # 1703
MIAMI BEACH, FL 33140

ROYAL PROP INVEST 2 INC
1825 CORAL WAY
MIAMI, FL 33145-2730

SALAM SAID TRS
3801 COLLINS AVE 1706
MIAMI BEACH, FL 33140

SAM & AGNES FARKAS
1343 53 ST
BROOKLYN, NY 11219

SAM P ROTH &W ANN R
4015 INDIAN CREEK DR #306
MIAMI BEACH, FL 33140-3748

SAMUEL JACOBOWITZ TRS BURTON AND
LINDA PAUGACH CHARITABLE FOUNDATION
TRUST
9801 67 AVE
REGO PARK, NY 11374

SAMUEL MOWERMAN CHARLOTTE
MOWERMAN
3801 COLLINS AVE # TH-3
MIAMI BEACH, FL 33140

SAMUEL SALZBERG &W MINDY
1435 53 STREET
BROOKLYN, NY 11219

SANDRA LEE O NEILL
6 FALTON DR
NEW FAIRFIELD, CT 06812

SANTA MARIA INVESTORS
407 LINCOLN RD PH-NE
MIAMI BEACH, FL 33139

SARA RESNICK TRS
4201 COLLINS AVE UNIT #1402
MIAMI BEACH, FL 33140

SCOTT KAY
1 ANCHEROAGE WAY #710
FREEPORT, NY 11520

SEA FOR REALTY LLC
3801 COLLINS AVE #1806
MIAMI BEACH, FL 33140

SEAMOSA LLC
3801 COLLINS AVE #1605
MIAMI BEACH, FL 33140

SHALOM KLEIN TRS
1519 39 ST
BROOKLYN, NY 11218

SHAM T DARYANI
3801 COLLINS AVE #1802
MIAMI BEACH, FL 33140

SHARLENE PEREZ
4141 COLLINS AVE 508
MIAMI BEACH, FL 33140

SHARON RABINOVITZ
4122 COLLINS AVE #5B
MIAMI BEACH, FL 33140-3287

SHEILA CONCEPCION
4015 INDIAN CREEK DR #208
MIAMI BEACH, FL 33140-3747

SHELDON PIKE
290 CENTRAL AVE #107
LAWRENCE, NY 11559

SIMON MIA GROUP LLC C/O ADAM SIMON
5901 ALTON RD
MIAMI BEACH, FL 33140

SLAVA CHITRIK TRS SLAVA CHITRIK TRUST
4101 INDIAN CREEK DR #505
MIAMI BEACH, FL 33140

SLGB PROPERTIES LLC
9171 SOUTH DIXIE HIGHWAY
PINECREST, FL 33156

SPENCER LLC
1040 BISCAYNE BLVD #2501
MIAMI, FL 33132

SRI REDDY
106 THOMPSON ST # 10
NEW YORK, NY 10012

STEPHANE MANOS TRS
3801 COLLINS AVE #701
MIAMI BEACH, FL 33140

STEPHANE MANOS TRS SS FAMILY TRUST
3801 COLLINS AVE 1501
MIAMI BEACH, FL 33140

STEPHEN W ROBBINS &W MARIA S ROBBINS
15720 SW 140 CT
MIAMI, FL 33177-1094

STERWA CORP
3801 COLLINS AVE #805
MIAMI BEACH, FL 33140-3705

STEVEN GREENBERG EDITH GREENBERG
4201 COLLINS AVE # 1102
MIAMI BEACH, FL 33140

STEVEN M ALPERS
PO BOX 80-1124
AVENTURA, FL 33280

STEVEN PFEFFER &W JESSICA
1448 FOURTEENTH STREET
LAKEWOOD, NJ 08701

STEVEN SCHONHOLTZ &W HARRIET
7 TANGLEWOOD CT
COLTS NECK, NJ 07722

STRONG UNION CORP
1200 BRICKELL AVE STE 1800
MIAMI, FL 33131

SUKKAH MIA BEACH ACQUISITIONS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

SUKKAH MIAMI BCH ACQUISITIONS LLC C/O
PEBB CAPITAL
7900 GLADES RD 260
BOCA RATON, FL 33434

SUKKAH MIAMI BEACH ACQUISITIONS II LLC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014

SUKKAH MIAMI BEACH ACQUISITIONS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

SUSAN GALE
4201 COLLINS AVE #1902
MIAMI BEACH, FL 33140-3237

SUSANNE K GROSS TRS KAMINER FAMILY
IRREVOCABLE TRUST AGNES KISS TRS
3901 INDIAN CREEK DR 408
MIAMI BEACH, FL 33141

TBB TRUST TR & JOSEPH BOKEZYN
1432 56 STREET
BROOKLYN, NY 11219

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

THE A & E IRREVOCABLE TRUST
5223 15 AVE
BROOKLYN, NY 11219

THIRTYNINE COLLINS LLC
3025 COLLINS AVE
MIAMI BEACH, FL 33140

THOMAS ZSCHACH &W LYNN ARMITT
3801 COLLINS AVE # 1906
MIAMI BEACH, FL 33140

TIBOR ROSENBERG TR
80 ROSS STREET #3G
BROOKLYN, NY 11211

TMIH REALTY CORP
1715 50 ST
BROOKLYN, NY 11204

TRANSITANDO LLC
2101 BRICKELL AVE #502
MIAMI, FL 33129

VALERIYA G EZERINS TRS VALERIYA G
EZERINS TRUST
5337 NAUTILUS DR
CAPE CORAL, FL 33904

VASO THOMAS
82-30 138 ST #4L
BRIARWOOD, NY 11455

VEL MARKET INVESTMENTS USA LLC
2655 LE JEUNE RD STE 571
CORAL GABLES, FL 33134

VICTOR V POTAPENKO
4201 COLLINS AVE UNIT 702
MIAMI BEACH, FL 33140

VILLAFORT FINANCE LIMITED C/O
CHRISTOPHER LANGEN ESQ
PO BOX 398570
MIAMI BEACH, FL 33239

VSNAPI LLC
4 TOBOGGAN RIDGE RD
SADDLE RIVER, NJ 07458

WFO HOLDING LLC
5411 MIRABELL RD
CHARLOTTE, NC 28226

WFO HOLDINGS LLC
2138 EL DORADO PKWY
CAPE CORAL, FL 33914

WILLIAM R HOLLOWAY
4201 COLLINS AVE 2601
MIAMI BEACH, FL 33140

WILMAR HOLDINGS LLC
107 WEST 13 ST
NEW YORK, NY 10011

WILSON IZQUIERDO
69 SUNFLOWER ST
REDLANDS, CA 92373

WOLF DREW LE REM TOVIA DREW TRS REM
RIVKAH FRIEDMAN TRS
1565-51 ST
BROOKLYN, NY 13239

YEHOSHUA WEINER DEBBIE WEINER
70 ROSS ST 3N
BROOKLYN, NY 11249

YEHUDA OSHRY & ESTHER HOROWITZ
1235 46 ST
BROOKLYN, NY 11219

YEHUDA WEINSTOCK
564 WYTHE AVE 8C
BROOKLYN, NY 11249

YURI A KOSHKIN TRS LEILA KOSHKIN TRS
249 SPRINGVALE RD
GREAT FALLS, VA 22066

ZACHARIHA COHEN
38294 PELTON RD
WILLOUGHBY, OH 44094

ZEHAHA GOLDBURD TRS
1772 57 ST
BROOKLYN, NY 11204

ZOLTAN GUTTMAN
395-33K SOUTH END AVE
NEWY YORK, NY 10280

MIAMI BEACH

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

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Address: 4000 Collins Ave

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 ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE	Required	Provided
1	Copy of checklist	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Letter of Intent with details of application request, hardship, etc.	X	
4	Copies of all current or previously active Business Tax Receipts	X	
5	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
6	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
7	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	
8	Architectural Plans and Exhibits	X	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
b	All Applicable Zoning Information (see Zoning Data requirements)	X	
c	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
d	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
e	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
f	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths) Indicate any backflow preventer and FPL vault if applicable	X	
g	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
h	Current, dated color photographs, min 4"x 6" of interior space (no Google images)		
i	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	
j	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
k	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
l	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
m	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
n	Proposed Section Drawings	X	
o	Color Renderings (elevations and three dimensional perspective drawings)	X	
9	Landscaping Plans and Exhibits		
a	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	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X	

Indicate N/A If Not Applicable

Initials: J.S.

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Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
10	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		
11	A detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920		
12	Copy of original Building Permit Card, & Microfilm, if available	X	
13	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)	X	
14	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
15	Line of Sight studies		
16	Structural Analysis of existing building including methodology for shoring and bracing		
17	Proposed exterior and interior lighting plan, including photometric calculations	X	
18	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
19	Neighborhood Context Study		
20	Open Space calculations and shaded diagrams		
21	Proposed Operational Plan	PB	
22	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review.	PB	
23	Sound Study report (Hard copy) with 1 CD		
24	Set of plans 24"x 36" (when requested by staff)		
25	Copies of previous Recorded Final Orders		
26	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
27	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
28	Site Plan (Identify streets and alleys)	PB	
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____		
b	# parking spaces & dimensions ____ Loading spaces locations & dimensions ____		
c	# of bicycle parking spaces ____		
d	Interior and loading area location & dimensions ____		
e	Street level trash room location and dimensions ____		
f	Delivery route ____ Sanitation operation ____ Valet drop-off & pick-up ____ Valet route in and out ____		
g	Valet route to and from ____ auto-turn analysis for delivery and sanitation vehicles ____		
29	Floor Plan (dimensioned)	PB	
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 ____		
3	Planning Board LOI include and respond to all review guidelines in the code as follows:		
a	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	PB	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	PB	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		

Indicate N/A If Not Applicable

Initials: J.S.

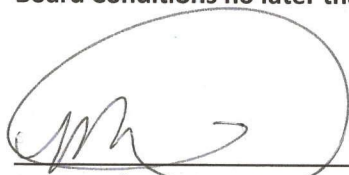
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305.673.7550

e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>		
ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
30	One (1) signed and sealed 11"X17" unbound 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	
31	14 collated copies of all the above documents	X	
32	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

Date